

TO: Dave Ruller
FROM: Angela Manley, Parks and Recreation Director
DATE: February 29, 2024
RE: Kent Parks and Recreation Donation

The Kent Parks & Recreation Department has received the following donation to be used for the Kent Parks and Recreation 2024 Eclipse Mural Project:

Kent Rotary Foundation - \$500.00

The check has been forwarded to Budget and Finance and will be held until Council formally accepts the donation. Please request the necessary authorization from City Council to accept this donation and to allow Budget & Finance to appropriate the same amount to this account number (106-03-53-301-7420) in the Parks & Recreation Fund. Your attention to this matter is greatly appreciated!

CC:
Budget & Finance
Amy Wilkens, Clerk of Council
Kent Parks & Recreation Board

TO: Dave Ruller
FROM: Angela Manley, Parks and Recreation Director
DATE: February 28, 2024
RE: Kent Parks and Recreation Donation

The Kent Parks & Recreation Department has received the following donation to be used for the Kent Parks and Recreation 2024 Eclipse Mural Project:

Main Street Kent - \$5,000.00

The check has been forwarded to Budget and Finance and will be held until Council formally accepts the donation. Please request the necessary authorization from City Council to accept this donation and to allow Budget & Finance to appropriate the same amount to this account number (106-03-53-301-7420) in the Parks & Recreation Fund. Your attention to this matter is greatly appreciated!

CC:
Budget & Finance
Amy Wilkens, Clerk of Council
Kent Parks & Recreation Board

TO: Dave Ruller
FROM: Angela Manley, Parks and Recreation Director
DATE: February 16, 2024
RE: Kent Parks and Recreation Donation

The Kent Parks & Recreation Department has received the following sponsorship donation to be used for the Kent Parks and Recreation Adult Easter Egg Hunt:

Timberland Enterprises, Inc. (DBA Ray's Place) - \$500.00

The check has been forwarded to Budget and Finance and will be held until Council formally accepts the donation. Please request the necessary authorization from City Council to accept this donation and to allow Budget & Finance to appropriate the same amount to this account number (106-03-53-301-7420) in the Parks & Recreation Fund. Your attention to this matter is greatly appreciated!

CC:
Budget & Finance
Amy Wilkens, Clerk of Council
Kent Parks & Recreation Board



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: March 7, 2024
TO: Dave Ruller, City Manager
FROM: Bridget Susel, Community Development Director
RE: City Appointment: Tax Incentive Review Council

The State of Ohio has several different economic development incentive programs that provide real property tax exemptions to businesses and companies that make investments in new and expanding commercial projects in communities. The City of Kent utilizes several of these programs, including the Community Reinvestment Area (CRA) and the Enterprise Zone (EZ) Program. Both of these programs require an annual review by a Portage County board known as the Tax Incentive Review Council (TIRC).

The TIRC is comprised of representatives from Portage County, affected school districts, and the City of Kent. Currently, there is a vacancy in one of the two City board appointments since former Economic Development Director, Tom Wilke, retired in April 2023.

I am respectfully requesting that City Council appoint Eric Helmstedter, the City's current Economic Development Director, to the vacant City position on the TIRC. If you need any additional information in order to add this unauthorized item to the March 20, 2024 Council meeting agenda, please let me know.

Thank you.

Cc: Hope Jones, Law Director
Amy Wilkens, Clerk of Council
Eric Helmstedter, Economic Development Director

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING

MEMO

TO: Dave Ruller
Amy Wilkens

FROM: Jon Giaquinto

DATE: 3/8/24

RE: East Main Street Improvement Project – Right of Way Purchase – Packet B

The Service Department is requesting council time for approval to purchase temporary and permanent right of way from four owners within the referenced project limits. All purchases follow the Federal Uniform Relocation Act that is required when using Federal Funding. To determine the Fair Market Value Estimate (FMVE), an appraisal is completed from an ODOT pre-qualified appraisers. That appraisal is also reviewed by a separate ODOT pre-qualified appraisal.

All right of way must be cleared by November 2024 to start construction in 2025.

Attached to this memo is the property map for the project highlighting the four parcels included in this request. The Service Department is requesting payments be approved for the following four owners.

Property Owner	R/W Plan Number	Description	Amount
Christopher J. & Carol Ann Martin	3T	Temporary	\$4,500
Two Brothers Kent, LLC	8T	Temporary	\$6,750
Doris A. Jacobs Revocable Trust	13T	Temporary	\$2,250
Escape Plan 1, LLC	27T	Temporary	\$5,565

The City will be reimbursed 90% by ODOT and 5% by KSU for these purchases. Thus far, 6 of 32 owners have agreed to compensation for the temporary/permanent right-of-way required to complete the project.

c: Melanie Baker, Service Director
Jim Bowling, City Engineer
Patti Long, Executive Assistant
Hope Jones, Law Director
Rhonda Hall, Budget and Finance Director
Sandy Lance

TEMPORARY EASEMENT

Christopher J. Martin & Carol Ann Martin, husband and wife, the Grantor(s), in consideration of the sum of \$4,500.00, to be paid by City of Kent, Portage County, Ohio, the Grantee, do grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 3-T

POR-59-2.14

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-024-34-00-093-000
Prior Instrument Reference: Vol. 983, Pg. 1063; Vol. 983, Pg. 1061; Vol. 983, Pg. 1059; Vol. 983, Pg. 1057; Vol. 983, Pg. 1055; Vol. 983, Pg. 1053; and Vol. 983, Pg. 1051; Portage County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is thirty-six (36) months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF Christopher J. Martin & Carol Ann Martin, husband and wife,
have hereunto set their hands on the 2/21 day of 2024, _____.

Christopher J. Martin
CHRISTOPHER J. MARTIN, HUSBAND

Carol Ann Martin
CAROL ANN MARTIN, WIFE

STATE OF OHIO, COUNTY OF Portage . SS:

BE IT REMEMBERED, that on the 21st day of February, 2024, before me
the subscriber, a Notary Public in and for said state and county, personally came the above
named Christopher J. Martin & Carol Ann Martin, husband and wife, who acknowledged the
foregoing instrument to be their voluntary acts and deeds. No oath or affirmation was
administered to Christopher J. Martin & Carol Ann Martin with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official
seal on the day and year last aforesaid.



IAN CROUCH
Notary Public, State of Ohio
My Commission Expires:
11/30/2024

Iain Crouch

NOTARY PUBLIC
My Commission expires: 11/30/2024

This document was prepared by: The City of Kent, Portage County, Ohio

EXHIBIT A

LPA RX 887 T

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Rev. 07/09

Ver. Date 02/15/23

PID 112026

**PARCEL 3-T
POR-59-2.14 (E. MAIN STREET AREA IMPROVEMENTS)
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
REGRADE
FOR 36 MONTHS FROM DATE OF ENTRY BY THE
CITY OF KENT, PORTAGE COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Portage, City of Kent, being part of Original Lot 24 in Franklin Township, Township 3 North, Range 9 West, being part of lands described in the deed to CHRISTOPHER J. MARTIN & CAROL ANN MARTIN (Grantor) as recorded in Deed Volume 983 Page 1051 on file in the Portage County Recorder's Office and laying on the left side of the centerline of right-of-way of East Main Street (State Route 59) as shown on the East Main Street Area Improvements right-of-way plans prepared by Arcadis U.S., Inc for and on file with the City of Kent, Ohio, and more fully described as follows:

Beginning on the Grantor's westerly line at 49.09 feet left of Station 25+94.11;

1. Thence North 88° 19' 26" East, leaving the said Grantor's westerly line and through the Grantor, a distance 43.90 feet being 50.00 feet left of Station 26+38.00;
2. Thence North 59° 29' 55" East, continuing through the Grantor, a distance of 18.31 feet being 59.16 feet left of Station 26+53.85;
3. Thence North 00° 13' 47" West, continuing through the Grantor, a distance 40.00 feet being 36.00 feet left of North Willow Street Station 10+99.00;
4. Thence North 71° 20' 07" East, continuing through the Grantor, a distance of 6.64 feet to the westerly right-of-way line of North Willow Street as shown on the said right-of-way plans being 29.70 feet left of North Willow Street Station 11+01.10;
5. Thence South 00° 13' 47" East, along said westerly right-of-way line, a distance of 45.23 feet being 56.00 feet left of Station 26+60.14;
6. Thence South 52° 33' 16" West, along the said westerly right-of-way line, a distance of 13.30 feet to the northerly right-of-way line of said East Main Street being 48.00 feet left of Station 26+49.51;

EXHIBIT A

LPA RX 887 T

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Rev. 07/09

7. Thence South $67^{\circ} 24' 16''$ West, continuing along said northerly right-of-way line, a distance of 12.62 feet being 43.25 feet left of Station 26+37.82;
8. Thence South $85^{\circ} 16' 10''$ West, continuing along said northerly right-of-way line, a distance of 43.87 feet to the Grantor's southwesterly corner being 40.00 feet left of Station 25+94.07;
9. Thence North $00^{\circ} 13' 47''$ West, leaving the said northerly right-of-way line and along the Grantor's westerly line, a distance of 9.09 feet to the **Point of Beginning**;

The above-described easement contains 0.018 acres (765 square feet, including 0.000 acres within the present road occupied) all within Parcel Number 17-024-34-00-093-000 and subject to all legal highways and easements of record;

This description was prepared by Arcadis, U.S., Inc. under the supervision of Robert G. Hoy, Ohio Professional Surveyor No. 8142, and is based on a field survey performed by Arcadis U.S., Inc. in August 2022.

Bearings in this description are on the Ohio State Plane Coordinate System, NAD83(2011), North Zone, Grid North, U.S. Survey Feet.

The stations are from the existing centerline of right-of-way of East Main Street (State Route 59) as shown on said East Main Street Area Improvements right-of-way plans unless noted otherwise.

Arcadis U.S., Inc.

Robert G. Hoy, Ohio Professional Surveyor No. 8142

VALUE ANALYSIS
(\$10,000 OR LESS)

OWNER'S NAME

Christopher J. Martin and Carol Ann Martin

COUNTY POR
ROUTE 59
SECTION 2.14
PARCEL NO. 3T
PROJECT I.D. NO. 112026

Subject

Address/Location	Zoning	Utilities	APN(s)		
337 E. Main Street City of Kent, Portage County, OH GPS: 41.15395, -81.35325	C-R: Commercial - High Density Multifamily Residential District (City of Kent)	All public utilities available	17-024-34-00-093-000		
			Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.470 net	Acre(s)	See Comments

Comments

This property is located along the north side of E. Main Street (SR 59) and the west side of N. Willow Street at the E. Main Street and N. Willow Street intersection, City of Kent, Portage County, Ohio. The subject larger parcel is improved with a residential building (commercially used), barn building, and related site improvements. The property is located in an area with a mix of residential uses, commercial uses, governmental uses, and Kent State University special-purpose (educational) uses. Due to the presence of the Kent State University main campus along the south side of E. Main Street between Haymaker Parkway and Horning Road, most of the development in the immediate area is supportive of, and benefits from, university-related activities. Based on the physical characteristics of the site, existing zoning, and neighborhood composition, it is concluded that a commercial use, likely of a retail or service variety, is the most likely use of the site as though vacant. The site size and dimensions are adequate for legal development per current requirements. Although the timing of development is not known due to market conditions, commercial development is regarded to be maximally productive and therefore the highest and best uses as vacant. Due to the nature of the taking, the property is analyzed as if vacant; a highest and best use as improved analysis is not applicable.

The larger parcel is mostly rectangular in shape and, per the right of way plans, contains 0.470 acre gross and net. The property is referenced as Portage County Auditor's Parcel Number 17-024-34-00-093-000. The topography is mostly level above the road grade of E. Main Street. The subject site is not located within a high risk flood hazard area, as shown on the FEMA Flood Plain Map 39133C0138E, having an effective date of March 7, 2017. The property has unity of ownership currently in the names of Christopher J. Martin and Carol Ann Martin.

Comparable Sales

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	2 East Avenue, City of Tallmadge, Summit County, Ohio GPS: 41.10130, -81.43955	Commercial	Grantor/Seller	12/3/2019
APN(s)		Zoning	Utilities	Sale Price
6006785		C3 Commercial District	All public utilities available	\$200,000
				Parcel Size
				0.27 Acre
			Unit Value Indication	\$740,741/acre

Comments

This property is located along the south side of East Avenue approximately 100' east of Tallmadge Circle. The topography is mostly level. There was a 180± SF storage building of negligible contributory value on the property at the time of the transfer. The parcel is rectangular in shape and is of adequate size and dimensions for legal development. The land is not located within a high risk flood hazard area. The property was purchased by a neighboring property owner for possible redevelopment of the existing McDonald's site, which is currently located to the southeast of this property. The property is located in a commercial neighborhood adjacent to an Arby's restaurant and across the roadway from a Gulf service station. Verified with a representative of the Grantor, Tony Jaber, on 8/2/2023.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	22430 Lorain Avenue (OH-10), Fairview Park, Cuyahoga County, Ohio GPS: 41.43968, -81.86944	Commercial	Broker/Agent	3/21/2023
APN(s)		Zoning	Utilities	Sale Price
32113021 and 32113022; now 32113072		GB-A General Business A District	All public utilities available	\$299,900 (effective)
				Parcel Size
				0.49 Acre
			Unit Value Indication	\$612,041/acre

Comments

This property is located along the northwest side of Lorain Avenue approximately 125' southwest of the W. 224th Street and Lorain Avenue intersection. The topography is level. The property was vacant at the time of the transfer. The parcel is slightly irregular in shape but fully usable from a configuration perspective. The site is of adequate size and dimensions for legal development. The land is not located within a high risk flood hazard area. The property was reportedly purchased for commercial development and is located in a neighborhood that has a mix of residential and commercial uses. The property is adjacent to a strip center, and a McDonald's restaurant is located across the roadway from the property. Verified with the Grantor/Listing Agent, Alexandria Rose, on 8/2/2023.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	233 Tallmadge Road (CR 18), Brimfield Township, Portage County, Ohio GPS: 41.101020, -81.38552	Commercial	Grantor/Seller	6/28/2019
APN(s)		Zoning	Utilities	Sale Price
040360000017011		G-C General Commercial District	All public utilities available	\$950,000
				Parcel Size
				1.06 Acres
			Unit Value Indication	\$896,226/acre

Comments

This property is located along the north side of Tallmadge Road (CR 18) approximately 200' east of the Maplecrest Parkway and Tallmadge Road intersection. The topography is level above the road grade of Tallmadge Road. The property was vacant at the time of the transfer. The parcel is rectangular in shape and fully usable from a configuration perspective. The site is of adequate size and dimensions for legal development. The land is not located within a high risk flood hazard area. The property was purchased for commercial development with a Panda Express restaurant. This is an outlot to a Meijer's store in a fast-growing area of Brimfield Township. Nearby land usage is predominantly commercial in nature along CR 18 with a Meijer store, Walmart, and several restaurants, including a Burger King, Starbucks, Applebees, and Taco Bell. An interchange with I-76 is a short distance (1,800±) east of the property. Verified with a representative of the Grantor, Dan DeHoff, on 8/20/2019.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
4	130 West State Street, Alliance, Stark County, Ohio GPS: 40.90145, -81.10782	Commercial	Broker/Agent	10/11/2018
APN(s)		Zoning	Utilities	Sale Price (effective)
10001774 and 108460		B3 Mixed Commercial District	All public utilities available	\$905,000
				Parcel Size
				1.078 Acres
			Unit Value Indication	\$839,518/acre

Comments

This property is located at the southeast corner of the W. State Street and Miller Avenue intersection. The topography is level with the road grades. The southeast corner of the property was improved with a 10,272 SF industrial building at the time of the transfer. Demolition costs were reportedly \$40,000, and \$40,000 has been added to the recorded transfer price of \$865,000 to reflect site preparation. The site is of adequate size and dimensions for legal development. A 15± alley divides the property in two and provides access to the property from W. Chestnut Street. The southeastern parcel (APN 108460) is utilized for additional parking. The land is not located within a high risk flood hazard area. The property was developed with an Arby's restaurant which subsequently transferred in November 2019 for a recorded sales price of \$2,887,558. Neighboring land usage is predominantly commercial in nature along the south side of W. State Street and includes a Sheetz and Huntington Bank. This property is located across the roadway from the University of Mount Union. Verified with Shannon, Assistant to the Listing Agent, Lisa Trummer, on 8/1/2023.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
5	6600 Frank Avenue NW, Jackson Township, Stark County, Ohio GPS: 40.87736, -81.44113	Commercial	Broker/Agent	3/4/2022
APN(s)		Zoning	Utilities	Sale Price
10015046		B2 Commercial/Business/Office District	All public utilities available	\$1,000,000
				Parcel Size
				1.30 Acres
			Unit Value Indication	\$769,231/acre

Comments

This property is located along the east side of Frank Avenue NW approximately 100' north of the Old Springs Street NW and Frank Avenue NW intersection. The topography is mostly level with the road grade. The property was vacant at the time of the sale. The property is of adequate size and dimensions for legal development. The parcel is rectangular in shape and is not located within a high risk flood hazard area. The property was purchased for commercial development, and a Blue Falls Car Wash is being built on the site. The car wash is scheduled to open in 2023. Neighboring land usage is predominantly commercial in nature and includes a Walgreens, shopping center, Community One Credit Union, and Rockne's restaurant. This property is located approximately one-third of a mile north of Stark State College. Verified with Sam DeWees, Listing Agent, on 8/24/2023.

Overall Comments / Reconciliation

Comments

Land sales sought are those most recent, with similar value influences, and those with similar physical characteristics. Due to the lack of local market activity of vacant commercially-zoned land sales, it was necessary to extend the search area for relevant sales. Regarding land and assuming all other factors equal, larger parcels typically sell for a lower price per unit than smaller parcels, and parcels with favorable frontage-to-depth ratios will typically sell for a higher per unit price than parcels with ratios less favorable. A property's zoning determines the legal use of the site. Topography is another important element of comparison because it impacts the degree of necessary site work, as well as the usability of the finished product. The presence or lack of public utilities makes a property more or less desirable, and accordingly, valuable.

The sales' non-adjusted value indications broadly range from \$612,041 to \$896,226 per acre. Each sale is relevant to the analysis due to its generally similar highest and best use. All five properties are generally similar to the subject property with regard to neighborhood development. The Land Sales 1 and 2 properties are most similar to the subject with regard to size, the Land Sales 1 and 3 properties are the closest in proximity, Land Sales 2 and 5 are the most recent, and the Land Sales 4 and 5 properties are the most similar to the subject with regard to proximity to an institution of higher learning. Considering all indicators and the differences that exist between the sales and the subject, an overall site value of \$750,000 per acre is concluded.

Reconciled Value: \$750,000 per acre

Part Taken - Land						
Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
3T	0.017 acre	N/A	36 months	\$750,000/acre X 10% of fee X 3 years	For regrading	\$3,825
Total:						\$3,825

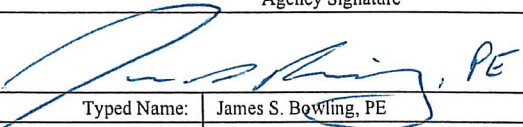
Part Taken - Improvements						
Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
3T	No site improvements taken	N/A	N/A	N/A	N/A	N/A
Total:						N/A

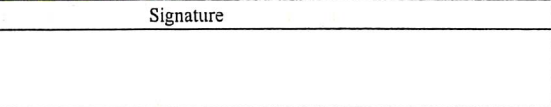
Cost to Cure		
Parcel # Suffix	Description	Cost to Cure
3T	N/A	N/A
Total:		N/A

Preparer's Conclusion		
Comments		
<p>Required is a temporary construction easement area, denoted as Parcel 3T, which contains 0.017 acre net. The temporary easement is along the entire length of the subject property's E. Main Street (SR 59) frontage and partly along the N. Willow Street frontage (extends northward along N. Willow Street to station 11+01.10) at a depth ranging from 6'± to 7'±. The temporary easement is for the purpose of performing the work necessary to regrade for 36 months from the date of entry by the City of Kent, Portage County, Ohio.</p> <p>There are no improvements situated within the Parcel 3T area that will be taken and not replaced/restored.</p> <p>All site improvements situated within existing right of way are non-compensable per Ohio Department of Transportation policies and procedures.</p> <p>Moreover, it is assumed that site improvements within the temporary easement area such as lawn, gravel, paved surfaces, and curbing, if any, will be replaced/restored before project completion and are not included in the compensation estimate.</p> <p>There is estimated to be no damage to the residue parcel.</p>		
Total Estimated Compensation:		\$3,825

FMVE Conclusion		
Comments		
<p>As noted, a temporary easement is needed for the purpose of performing the work necessary to regrade for 36 months from the date of entry by the City of Kent, Portage County, Ohio.</p>		
Total:		\$3,825

Signatures	
Preparer Signature	
	
Typed Name:	John D. D'Angelo, MAI
Title:	President of General Partner Ohio State Certified General Real Estate Appraiser #2001011052
Date:	8/29/2023

Agency Signature	
	
Typed Name:	James S. Bowling, PE
Title:	Deputy Service Director/Superintendent of Engineering
Date:	9/28/23

Administration Settlement			
Signature			
			
Typed Name:	James S. Bowling, PE	FMVE Amount:	\$3,825
Title:	Deputy Service Director/Superintendent of Engineering	Additional Amount:	\$675
Date:	2/21/2024	Total Settlement:	\$4,500
<p>THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)</p>			

POR-59-2.14
Parcel 3-T
Administrative Review

The owners submitted counteroffers of \$5,500 and \$5,000 which were rejected by the negotiator. The owner then submitted a lower, more reasonable and final counter offer of \$4,500 which was an increase of \$675 over the FMVE offer of \$3,825. The owner thought that the land value used in the VA was too low. The requested increase is reasonable and far less than the cost to proceed with appropriation action. The counteroffer was approved by the negotiator on 2/21/2024.

James S. Bowling, PE
Deputy Service Director / Superintendent of Engineering
City of Kent

TITLE REPORT



C/R/S POR-59-2.14
PARCEL 3-T
PID 112026

42 YEAR REPORT ABBREVIATED REPORT UPDATE

INSTRUCTION:

- (1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated". The City of Kent expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.
- (2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) **FEE OR OTHER PRIMARY OWNERS**

Name	Marital Status (Spouse's Name)	Interest
Christopher J. Martin & Carol Ann Martin	Husband and Wife	Fee Simple, Full Interest
Mailing Address: 337 East Main Street Kent, OH 44240		
Phone Number		
Property Address: 337 East Main Street Kent, OH 44240		

(2) **BRIEF DESCRIPTION OF SUBJECT PREMISES**

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Current Deed: Vol. 983, Pg. 1051, Vol. 983, Pg. 1061, Vol. 983, Pg. 1059, Vol. 983, Pg. 1057, Vol. 983, Pg. 1055, Vol. 983, Pg. 1053, and Vol. 983, Pg. 1051 (Attached)

Situated in the City of Kent, County of Portage and the State of Ohio: And known as being a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin, metes and bounds and containing 48/100 acres of land, save and except 0.01 acre of land

APN: 17-024-34-00-093-000 (0.47 Acres)

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
None Found		

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
None Found		

(3-C) **EASEMENTS**

Name & Address	Type
None Found	

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

None Found

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Portage City: Kent School District: Kent CSD

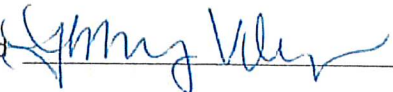
AUD. PAR. NO(S)	Land – 100%	Building – 100%	Total – 100%	Taxes per ½ year
17-024-34-00-093-000	\$104,400.00	\$105,400.00	\$209,800.00	\$2,538.95 per half 2022 Paid in Full

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: No:
Comments:

This Title Report covers the time period from 12/10/1980 to 8/17/2023. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 3-T and presently standing in the name of Christopher J. Martin & Carol Ann Martin as the same are entered upon the several public records of Portage County.

Date & Time 8/17/2023 7:59 AM (am/pm)

Signed 

Print Name Abby Vilyus

UPDATE TITLE BLOCK

This Title Report covers the time period from _____ to _____. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 3-T and presently standing in the name of _____ as the same are entered upon the several public records of Portage County.

Date & Time _____ (am/pm)

Signed _____

Print Name _____

Comments from the agent who prepared the Title Update:

DIST 4 CRS POR-59-2.14

PARCEL 3-T

PID 112026

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Katherine Evans Woolf, married Morris Woolf signed to release his dower interest	Christopher J. Martin and Carol Ann Martin	12/6/1980	12/22/1980 1:06 PM	Vol. 983, Pg. 1063	\$10.00	Warranty Deed
Undivided 1/6 Interest Situating in the City of Kent, County of Portage and the State of Ohio: And known as being a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin, metes and bounds and containing 48/100 acres of land, save and except 0.01 acre of land						
Eleanor Evans Sink, married E.H. Sink signed to release his dower interest	Christopher J. Martin and Carol Ann Martin	12/14/1980	12/22/1980 1:05 PM	Vol. 983, Pg. 1061	\$10.00	Warranty Deed
Undivided 1/6 Interest Situating in the City of Kent, County of Portage and the State of Ohio: And known as being a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin, metes and bounds and containing 48/100 acres of land, save and except 0.01 acre of land						
Marie M. Rowland, married Don Rowland signed to release his dower interest	Christopher J. Martin and Carol Ann Martin	12/13/1980	12/22/1980 1:04 PM	Vol. 983, Pg. 1059	\$10.00	Warranty Deed
Undivided 1/6 Interest Situating in the City of Kent, County of Portage and the State of Ohio: And known as being a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin, metes and bounds and containing 48/100 acres of land, save and except 0.01 acre of land						

DIST 4 CRS POR-59-2.14

PARCEL 3-T

PID 112026

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Virginia E. Peterson, married Bert Peterson signed to release his dower interest	Christopher J. Martin and Carol Ann Martin	12/8/1980	12/22/1980 1:03 PM	Vol. 983, Pg. 1057	\$10.00	Warranty Deed
		Undivided 1/9 Interest	Situating in the City of Kent, County of Portage and the State of Ohio: And known as being a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin, metes and bounds and containing 48/100 acres of land, save and except 0.01 acre of land			
Christine E. Haberecht, single	Christopher J. Martin and Carol Ann Martin	12/6/1980	12/22/1980 1:02 PM	Vol. 983, Pg. 1055	\$10.00	Warranty Deed
		Undivided 1/9 Interest	Situating in the City of Kent, County of Portage and the State of Ohio: And known as being a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin, metes and bounds and containing 48/100 acres of land, save and except 0.01 acre of land			
Robert Evans, single	Christopher J. Martin and Carol Ann Martin	12/10/1980	12/22/1980 1:01 PM	Vol. 983, Pg. 1053	\$10.00	Warranty Deed
		Undivided 1/9 Interest	Situating in the City of Kent, County of Portage and the State of Ohio: And known as being a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin, metes and bounds and containing 48/100 acres of land, save and except 0.01 acre of land			
Rebecca McElroy Asher, married Earl Asher signed to release his dower interest	Christopher J. Martin and Carol Ann Martin	12/10/1980	12/22/1980 1:00 PM	Vol. 983, Pg. 1051	\$10.00	Warranty Deed
		Undivided 1/6 Interest	Situating in the City of Kent, County of Portage and the State of Ohio: And known as being a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin, metes and bounds and containing 48/100 acres of land, save and except 0.01 acre of land			

DIST 4 CRS POR-59-2.14

PARCEL 3-T

PID 112026

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Estate of Margaret M. McElroy, deceased	Rebecca McElroy (1/2 Interest) Marie M. Rowland (1/2 Interest)	7/7/1973	7/7/1973 11:57 AM	Vol. 900, Pg. 1147	Exempt	Certificate of Transfer
		Undivided 1/3 Interest Situating in the City of Kent, County of Portage and the State of Ohio: And known as being a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin, metes and bounds and containing 48/100 acres of land, save and except 0.01 acre of land				
Estate of D. Mortimer Evans, deceased	Christine E. Haberecht (1/3 Interest) Virginia E. Peterson (1/3 Interest) W. Robert Evans (1/3 Interest)	5/17/1972	6/19/1972 3:00 PM	Vol. 889, Pg. 640	Exempt	Certificate of Transfer
		Undivided 1/3 Interest Parcel of Ground in City of Kent and known as a part of Block G of the Zenas Kent's Estate in said Village of Kent in Township of Franklin, metes and bounds and containing 48/100 acres of land				
Estate of Chester G. Evans, deceased	D. Mortimer Evans (2/6 Interest) Margaret Evans McElroy (2/6 Interest) Eleanor Evans Sink (1/6 Interest) Katherine Evans Woolf (1/6 Interest)	7/20/1971	7/20/1971 1:50 PM	Vol. 872, Pg. 396	Exempt	Certificate of Transfer
		Undivided 1/3 Interest Situating in the City of Kent, County of Portage and State of Ohio: And known as being part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin, metes and bounds and containing 48/100 acres of land				
Mortimer Evans and Alice Evans, husband and wife Griffith Evans and Katherine Evans, husband and wife Margaret M. McElroy, unmarried	Chester G. Evans	7/1/1949	10/21/1949 3:31 PM	Vol. 466, Pg. 601	Exempt	Quit Claim Deed
		Fee Simple, Full Interest Situating in the Village of Kent, County of Portage, and State of Ohio: and known as part of Block G of Zenas Kents Estate in said Village of Kent, and in township Lot No. 24 of the Township of Franklin, metes and bounds and containing 48/100 acres of land				

DIST 4 CRS POR-59-2.14

PARCEL 3-T

PID 112026

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
The Estate of Dr. Rebecca M. Evans, deceased	Griffith Evans (1/4 Interest)	3/2/1949	3/24/1949 3:28 PM	Vol. 454, Pg. 421	Exempt	Certificate of Transfer
	Mortimer Evans (1/4 Interest) Chester G. Evans (1/4 Interest) Margaret McElroy (1/4 Interest)	Undivided 1/5 Interest Situating in the Village of Kent, County of Portage and State of Ohio, and known as a part of Block G of Zenas Kents Estate, in said Village of Kent, and in Township Lot No. 24 of the Township of Franklin, metes and bounds and containing 48/100 acres of land				
The Estate of John G. Evans, deceased	Griffith Evans (1/5 Interest)	4/23/1948	4/23/1948 1:46 PM	Vol. 417, Pg. 306	Exempt	Certificate of Transfer
	Mortimer Evans (1/5 Interest) Chester Evans (1/5 Interest) Margaret McElroy (1/5 Interest) Rebecca M. Evans (1/5 Interest)	Undivided ? Interest Situating in the Village of Kent, County of Portage and State of Ohio, and known as a part of Block G. of Zenas Kents Estate, in said Village, of Kent, and in Township, Lot No. 24 of the Township of Franklin, metes and bounds and containing 48/100 acres of land				
Edward A. Parsons	John G. Evans	5/26/1885	4/8/1886 4:00 PM	Vol. 143, Pg. 376	Unknown	Warranty Deed
	Fee Simple, Full Interest Situating in the Village of Kent, County of Portage, and State of Ohio and known as a part of block G of Zenas Kents Estate in said Village of Kent, and in Township Lot No. 24 of the Township of Franklin, metes and bounds and containing 48/100 acres of land					

Know all Men by these Presents

That I, Kathrine Evans Woolf, married
 _____, the Grantor
 who claim title by or through instrument _____, recorded in Volume _____, Page _____,
 County Recorder's Office, for the consideration of
 One and no/100----- Dollars (\$ 1.00)
 received to our full satisfaction of Christopher J. Martin and Carol Ann Martin
 _____ the Grantee s,
 whose TAX MAILING ADDRESS will be _____ do

Give, Grant, Bargain, Sell and Convey unto the said Grantees, their heirs and assigns, the following described premises, situated in the City of _____ of _____, County of Portage and State of Ohio:

And known as being a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin and is bounded and described as follows: Beginning at a point in the North line of Main Street one hundred and ninety-two (192) feet East of the Southeast corner of a piece of land in Block and lot aforesaid, owned by The Kent Motor Inn; thence North on a line parallel with said Kent Motor Inn's East line, three hundred and ten (310) feet to a point in line with a continuation of The Kent Motor Inn's North line; thence East on said line sixty-six (66) feet to the West side of Willow Street; thence South along the West side of Willow Street three hundred and ten (310) feet to the intersection of Willow Street with Main Street; thence West along the North side of Main Street sixty-six (66) feet to the place of beginning, containing 45/100 acres of land.

EXCEPTING THEREFROM PARCEL NO. 129-WD (HIGHWAY) ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY:
 Commencing at an iron pin at the intersection of the northerly right of way line of East Main Street and the westerly right of way line of North Willow Street, which is 40.00 feet left of centerline survey Station 11 plus 70.56 of east Main Street and also being the true place of beginning for the tract of land described herein; thence South 85° 40' 12" West along the northerly line of Main Street and owners' southerly property line, a distance of 66.00 feet to the owners' southwesterly property corner; thence North 82° 25' 05" East, along the proposed right of way line, a distance of 43.87 feet to a point; thence North 64° 34' 19" East, along the proposed right of way line, a distance of 12.62 feet to a point; thence North 49° 50' 18" East, along the proposed right of way line, a distance of 13.34 feet to a point on the owners' easterly property line and the westerly right of way line of said Willow Street; thence South 2° 53' 48" East, along said property line and said westerly right of way line a distance of 16.00 feet to the true place of beginning, and contains 0.01 acre of land.

TRANSFERRED

SEC. 319.34 (F-2) 35
 SEC. 319.202 10.00

DEC 22 1980

Christa B. ...
 PORTAGE COUNTY AUDITOR

7-7
 O. K. MAP DEPT.
 012-22-80 | JJB
 KT 24C WIL COENOR
 WILSON MAIN
 12 Z. KENT HEIRS

be the same more or less, but subject to all legal highways.

Legibility poor on
 original instrument
 HELEN M. FREDERICK
 Portage County Recorder

BOOK 0983 Pg 1063

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever.

And I, Kathrine Evans Woolf, married the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the ensembling of these presents, I am well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever Except easements, restrictions, and conditions of record and taxes and assessments prorated to date of transfer.

and that I will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s, their heirs and assigns, against all lawful claims and demands whatsoever except asforesmentioned

And for valuable consideration

I, Morris Woolf husband of Kathrine Evans Woolf do hereby remise, release and forever quit-claim unto the said Grantee s, their heirs and assigns, all my right and expectancy of Power in the above described premises.

In Witness Whereof we have hereunto set our hands, the 6TH day of DECEMBER, in the year of our Lord one thousand nine hundred and eighty

Signed and acknowledged in presence of

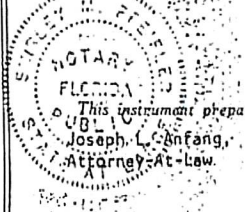
Shirley M. Pfeiffer
Witness

x Morris T. Woolf
Morris Woolf

John L. Pfeiffer
Witness

x Kathrine Evans Woolf
Kathrine Evans Woolf

State of Florida
xx Monroe County, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named Morris J. Woolf and Kathrine Evans Woolf who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.



In Testimony Whereof, I have hereunto set my hand and official seal, at Big Pine Key this 6th day of December, A. D. 1980

Shirley M. Pfeiffer
Notary Public, State of Florida et Lago.
My Commission Expires Feb. 11, 1982
3-6612 By American Fidelity & County Co.



Morris Woolf ✓
&
Kathrine Evans Woolf ✓
TO
Christopher Martin ✓
&
Carol Martin ✓

Transferred _____ 19____
COUNTY AUDITOR

State of Ohio
County of Orange 55
Received for record on the
02 day of Dec 1980
at 206 or lock P. M.
and recorded Nov 23 1980 in
Deed Book 483 Page 1064
Helen M. Frederick
COUNTY RECORDER
Fees \$ 5.00

This instrument prepared by
X BERNS TITLE AGENCY INC. P-2088
INDEXED ✓

BOOK 0983 PG 1064

Know all Men by these Presents

That I, Eleanor Evans Sink, married _____, the Grantor
 who claim title by or through instrument _____, recorded in Volume _____, Page _____,
 County Recorder's Office, for the consideration of
 One on no/100-----Dollars (\$ 1.00)
 received to our full satisfaction of Christopher J. Martin & Carol Ann Martin
 the Grantee s,
 whose TAX MAILING ADDRESS will be _____ do

Give, Grant, Bargain, Sell and Convey unto the said Grantee s, their heirs and assigns, the following described premises, situated in the City of Kent, County of Portage and State of Ohio:

And known as being a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin and is bounded and described as follows: Beginning at a point in the North line of Main Street one hundred and ninety-two (192) feet East of the Southeast corner of a piece of land in Block and lot aforesaid, owned by The Kent Motor Inn; thence North on a line parallel with said Kent Motor Inn's East line, three hundred and ten (310) feet to a point in line with a continuation of The Kent Motor Inn's North line; thence East on said line sixty-six (66) feet to the West side of Willow Street; thence South along the West side of Willow Street three hundred and ten (310) feet to the intersection of Willow Street with Main Street; thence West along the North side of Main Street sixty-six (66) feet to the place of beginning, containing 48/100 acres of land.

EXCEPTING THEREFROM PARCEL NO. 129-WD (HIGHWAY) ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY: Commencing at an iron pin at the intersection of the northerly right of way line of East Main Street and the westerly right of way line of North Willow Street, which is 40.00 feet left of centerline survey Station 11 plus 70.56 of east Main Street and also being the true place of beginning for the tract of land described herein; thence South 86° 40' 12" West along the northerly line of Main Street and owners' southerly property line, a distance of 66.00 feet to the owners' southwesterly property corner; thence North 82° 25' 05" East, along the proposed right of way line, a distance of 43.87 feet to a point; thence North 64° 34' 19" East, along the proposed right of way line, a distance of 12.62 feet to a point; thence North 49° 50' 18" East, along the proposed right of way line, a distance of 13.34 feet to a point on the owners' easterly property line and the westerly right of way line of said Willow Street; thence South 2° 53' 48" East, along said property line and said westerly right of way line a distance of 16.00 feet to the true place of beginning, and contains 0.01 acre of land.

TRANSFERRED
 SEC. 319.54 (F-2) .35
 SEC. 319.202 10.00

DEC 22 1980

Sister Rimmer
 PORTAGE COUNTY AUDITOR

6-7
 O. K. MAP DEPT.
 012-22-80 | JJB
 NEW CORNER OF
 WILLOW STREET
 47 Z-KENT HEIRS

be the same more or less, but subject to all legal highways.

Legibility poor on
 original instrument
 HELEN M. FREDERICK
 Portage County Recorder

BOOK 0983 PAGE 1061

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever.

And I, Eleanor Evans Sink, married the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the enrolling of these presents, I am well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except easements, restrictions & conditions of record and taxes and assessments prorated to date of transfer.

and that I will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s, their heirs and assigns, against all lawful claims and demands whatsoever except asforesmentioned

And for valuable consideration

I E.H. Sink husband of Eleanor Evans Sink do hereby remise, release and forever quit-claim unto the said Grantee s, their heirs and assigns, all my right and expectancy of ~~Power~~ in the above described premises.

In Witness Whereof we have hereunto set our hands, the 14th day of December, in the year of our Lord one thousand nine hundred and eighty

Signed and acknowledged in presence of

Peggy Ann Shanaberger
Witness
Wallace H. Shanaberger

E.H. Sink
E.H. Sink

Eleanor Evans Sink
Eleanor Evans Sink

State of Ohio

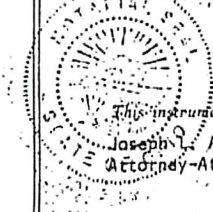
Portage County, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named E.H. Sink and Eleanor Evans Sink, husband and wife

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at *Kent, Ohio* this 14 day of *December*, A. D. 1980

This instrument prepared by:
Joseph L. Anfeng
Attorney-At-Law

Peggy Ann Shanaberger
PEGGY ANN SHANABERGER
Notary Public for State of Ohio
My commission expires Oct. 12, 1981



47796



✓
E.H. Sink
&
Eleanor Evans Sink
TO
✓
Christopher Hartlin
&
Carol Hartlin

Transferred _____ 19__

COUNTY AUDITOR

State of Ohio

County of *Portage* _____ 55

Received for Record on the

22 day of *Dec* 1980
at *1:05* o'clock *P.* M.

and recorded *Dec. 23, 1980* in
Deed Book *983* Page *102*

Robert M. Frederick
COUNTY RECORDER.

Recorders fee \$ *5.00*

This instrument prepared by

BERN'S TITLE AGENCY INC. P-2088

INDEXED

BOOK 0983 PAGE 1062

Know all Men by these presents

That, I, Marle M. Rowland, married
 , the Grantor
 who claim title by or through instrument , recorded in Volume , Page ,
 County Recorder's Office, for the consideration of
 One and no/100----- Dollars (\$ 1.00)
 received to our full satisfaction of Christopher J. Martin & Carol Ann Martin
 the Grantee s;
 whose TAX MAILING ADDRESS will be
 do

Give, Grant, Bargain, Sell and Convey unto the said Grantee s, their
 heirs and assigns, the following described premises, situated in the City of
 Kent , County of Portage and State of Ohio:

And known as being a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin and is bounded and described as follows: Beginning at a point in the North line of Main Street one hundred and ninety-two (192) feet East of the Southeast corner of a piece of land in Block and lot aforesaid, owned by The Kent Motor Inn; thence North on a line parallel with said Kent Motor Inn's East line, three hundred and ten (310) feet to a point in line with a continuation of The Kent Motor Inn's North line; thence East on said line sixty-six (66) feet to the West side of Willow Street; thence South along the West side of Willow Street three hundred and ten (310) feet to the intersection of Willow Street with Main Street; thence West along the North side of Main Street sixty-six (66) feet to the place of beginning, containing 48/100 acres of land.

EXCEPTING THEREFROM PARCEL NO. 129-WD (HIGHWAY) ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY:
 Commencing at an iron pin at the intersection of the northerly right of way line of East Main Street and the westerly right of way line of North Willow Street, which is 40.00 feet left of centerline survey Station 11 plus 70.56 of east Main Street and also being the true place of beginning for the tract of land described herein; thence South 86° 40' 12" West along the northerly line of Main Street and owners' southerly property line, a distance of 66.00 feet to the owners' southwesterly property corner; thence North 82° 25' 05" East, along the proposed right of way line, a distance of 43.87 feet to a point; thence North 64° 34' 19" East, along the proposed right of way line, a distance of 12.62 feet to a point; thence North 49° 50' 18" East, along the proposed right of way line, a distance of 13.34 feet to a point on the owners' easterly property line and the westerly right of way line of said Willow Street; thence South 2° 53' 48" East, along said property line and said westerly right of way line a distance of 16.00 feet to the true place of beginning, and contains 0.01 acre of land.

TRANSFERRED

SEC. 319.34 (F-2) -35
 SEC. 319.202 10.00

DEC 22 1980

John R. Binner
 PORTAGE COUNTY AUDITOR

5-7
 O. K. MAP DEPT.
 12-22-80 JSB
 K21C NEW CORNER OF WILLOW ST MAIN
 41 Z. Kent Heirs

Book 0983 p. 1059

be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever.

And I, Marie M. Rowland the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensembling of these presents, I am well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except easements restrictions and conditions of record taxes and assessments prorated to date of transfer

and that I will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s their heirs and assigns, against all lawful claims and demands whatsoever except asforesaid

And for valuable consideration

I, Don Rowland, husband of Marie M. Rowland do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all my right and expectancy of ~~title~~ in the above described premises.

In Witness Whereof we have hereunto set our hand s, the 10th day of DECEMBER, in the year of our Lord one thousand nine hundred and eighty

Signed and acknowledged in presence of

x Howe Conlin
Witness

x Don Rowland
Don Rowland

x Robert B. McKee
Witness

x Marie M. Rowland
Marie M. Rowland

CALIFORNIA
State of ~~OHIO~~
SANTA BARBARA County, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named Don Rowland and Marie M. Rowland, husband and wife

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at this 10th day of DECEMBER, A. D. 1980



Witnessed by: Joseph L. Anfang Attorney At Law

Mary Ann Lund

47705
Title Insurance Co.

Don Rowland ✓
Marie M. Rowland ✓
TO
Christopher Martin ✓
&
Carol Martin ✓

Transferred _____ 19__

COUNTY AUDITOR

State of Ohio

County of Orange _____ 55

Received for record on the _____

at _____ day of _____ 1980

at _____ o'clock _____ M.

and recorded Dec 23 1980 in

Book 983 p. 111

_____ 1980
Robert M. Trudewald
COUNTY RECORDER

Recorders fee \$ 5.00

This instrument prepared by

X BERKS TITLE AGENCY INC. P-2088

INDEXED

BOOK 0983 PAGE 1060

Know all Men by these Presents

That I, Virginia E. Peterson, married
 _____, the Grantor
 who claim title by or through instrument, recorded in Volume _____, Page _____,
 County Recorder's Office, for the consideration of
 One and no/100----- Dollars (\$ 1.00)
 received to our full satisfaction of Christopher J. Martin & Carol Ann Martin

whose TAX MAILING ADDRESS will be _____, the Grantee's,
 do

Give, Grant, Bargain, Sell and Convey unto the said Grantees, their
 heirs and assigns, the following described premises, situated in the City of
 Kent _____, County of Portage _____ and State of Ohio:

And known as being a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin and is bounded and described as follows: Beginning at a point in the North line of Main Street one hundred and ninety-two (192) feet East of the Southeast corner of a piece of land in Block and lot aforesaid, owned by The Kent Motor Inn; thence North on a line parallel with said Kent Motor Inn's East line, three hundred and ten (310) feet to a point in line with a continuation of The Kent Motor Inn's North line; thence East on said line sixty-six (66) feet to the West side of Willow Street; thence South along the West side of Willow Street three hundred and ten (310) feet to the intersection of Willow Street with Main Street; thence West along the North side of Main Street sixty-six (66) feet to the place of beginning, containing 48/100 acres of land.

EXCEPTING THEREFROM PARCEL NO. 129-WD (HIGHWAY) ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY:
 Commencing at an iron pin at the intersection of the northerly right of way line of East Main Street and the westerly right of way line of North Willow Street, which is 40.00 feet left of centerline survey Station 11 plus 79.56 of east Main Street and also being the true place of beginning for the tract of land described herein; thence South 86° 40' 12" West along the northerly line of Main Street and owners' southerly property line, a distance of 66.00 feet to the owners' southwesterly property corner; thence North 82° 25' 05" East, along the proposed right of way line, a distance of 43.87 feet to a point; thence North 64° 34' 19" East, along the proposed right of way line, a distance of 12.62 feet to a point; thence North 49° 50' 18" East, along the proposed right of way line, a distance of 13.34 feet to a point on the owners' easterly property line and the westerly right of way line of said Willow Street; thence South 2° 53' 48" East, along said property line and said westerly right of way line a distance of 18.00 feet to the true place of beginning, and contains 0.01 acre of land.

BOOK 0983 PG 1057

TRANSFERRED

SEC. 319.54 (F-2) 35
 SEC. 319.207 10.00

DEC 22 1980

John R. ...
 PORTAGE COUNTY AUDITOR

47
 O. K. MAP DEPT.
 12-22-80 | JTB
 NO. 210 OF
 KT 210 WILLIAMS F. MANS
 41 Z. KENT HEARS

be the same more or less. but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever.

And I, Virginia E. Peterson the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the ensembling of these presents, I am well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whiptsoever except easements restrictions and conditions of record, & taxes and assessments prorated to date of transfer

and that I will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s, their heirs and assigns, against all lawful claims and demands whatsoever except asforesmentioned

And for valuable consideration

I, Bert Peterson, husband of Virginia E. Peterson do hereby remise, release and forever quit-claim unto the said Grantee s, their heirs and assigns, all my right and expectancy of Lawer in the above described premises.

In Witness Whereof our we have hereunto set our hands, the day of December 8, in the year of our Lord one thousand nine hundred and eighty

Signed and acknowledged in presence of

x [Signature] Witness

x Bert Peterson Bert Peterson

x [Signature] Witness

x Virginia E. Peterson Virginia E. Peterson

State of Ohio

County, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named Bert Peterson and Virginia E. Peterson, husband and wife

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at this 8 day of December

This instrument prepared by: Joseph L. Anfang Attorney-At-Law

[Notary Seal: RICHARD M. ... NOTARY PUBLIC STATE OF OHIO ... MY COMMISSION EXPIRES OCT 22 1987 ... BONDED THRU GENERAL INS. UNDERWRITERS]

47704
[Seal]

Bert Peterson
&
Virginia E. Peterson
TO
Christopher Martin
&
Carol Martin

19
County Auditor

State of Ohio
County of [unclear] 55
Received for record on file
22 days of Dec 1980
at 2:03 o'clock P. M.
and recorded on Dec 28 1980 in
Book 983 Page 1058
[Signature]
County Recorder
Records fee 5.50

This instrument prepared by
YEERKS TITLE AGENCY INC. P-2088
INDEXED

BOOK 983 PAGE 1058

Know all Men by these Presents

That, I, Christine E. Haberecht, single
 , the Grantor
 who claim title by or through instrument , recorded in Volume , Page ,
 County Recorder's Office, for the consideration of
 One and no/100----- Dollars (\$ 1.00)
 received to our full satisfaction of Christopher J. Martin & Carol Ann Martin
 the Grantee s,
 whose TAX MAILING ADDRESS will be
 do

Give, Grant, Bargain, Sell and Convey unto the said Grantees , their
 heirs and assigns, the following described premises, situated in the City of
 Kent , County of Portage and State of Ohio:

And known as being a part of Block G of Zenas Kents Estate in said City
 of Kent, and in Township Lot No. 24 of the Township of Franklin and is
 bounded and described as follows: Beginning at a point in the North line
 of Main Street one hundred and ninety-two (192) feet East of the Southeast
 corner of a piece of land in Block and lot aforesaid, owned by The Kent
 Motor Inn; thence North on a line parallel with said Kent Motor Inn's East
 line, three hundred and ten (310) feet to a point in line with a contin-
 uation of The Kent Motor Inn's North line; thence East on said line sixty-six
 (66) feet to the West side of Willow Street; thence South along the West
 side of Willow Street three hundred and ten (310) feet to the intersection
 of Willow Street with Main Street; thence West along the North side of
 Main Street sixty-six (66) feet to the place of beginning, containing
 46/100 acres of land.

EXCEPTING THEREFROM PARCEL NO. 129-10 (HIGHWAY) ALL RIGHT, TITLE AND
 INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY:
 Commencing at an iron pin at the intersection of the northerly right of
 way line of East Main Street and the westerly right of way line of North
 Willow Street, which is 40.00 feet left of centerline survey Station 11
 plus 70.56 of east Main Street and also being the true place of beginning
 for the tract of land described herein; thence South 96° 40' 12" West
 along the northerly line of Main Street and owners' southerly property
 line, a distance of 66.00 feet to the owners' southwesterly property
 corner; thence North 82° 25' 05" East, along the proposed right of way
 line, a distance of 43.87 feet to a point; thence North 64° 34' 18" East,
 along the proposed right of way line, a distance of 12.62 feet to a point;
 thence North 49° 50' 16" East, along the proposed right of way line, a
 distance of 13.34 feet to a point on the owners' easterly property line
 and the westerly right of way line of said Willow Street; thence South 2°
 53' 48" East, along said property line and said westerly right of way line
 a distance of 16.00 feet to the true place of beginning, and contains 0.91
 acre of land.

TRANSFERRED

SEC. 319.5- (1-2) 3.5
 SEC. 319.576 10.00

DEC 22 1980

John R. ...
 PORTAGE COUNTY AUDITOR

be the same more or less, but subject to all legal highways.

3-7
 O. K. MAP DEPT.
 010-22-80 JJB
 KENT CO. OFFICE OF
 Z. KEOR HEIRS

Legibility poor on
 original instrument
 HELEN M. FREDERICK
 Portage County Recorder

BOOK 0983 PAGE 1055

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever.

And I, Christine E. Haberecht, single the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the ensembling of these presents, I am well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except easements, restrictions and conditions of record & taxes and assessments prorated to date of transfer

and that I will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s, their heirs and assigns, against all lawful claims and demands whatsoever except asformentioned

And for valuable consideration

do hereby remise, release and forever quit-claim unto the said Grantee heirs and assigns, all right and expectancy of Lawer in the above described premises.

In Witness Whereof I have hereunto set my hand, the 6th day of DECEMBER, in the year of our Lord one thousand nine hundred and eighty

Signed and Acknowledged in presence of

X [Signature] Witness

X Christine E. Haberecht Christine E. Haberecht

X [Signature] Witness

State of Ohio

XX Cuyahoga County, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named I, Christine E. Haberecht, single

who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at LYNDHURST, Ohio this 6 day of DECEMBER, A. D. 1980

This instrument prepared by: Joseph L. Anfang Attorney-at-Law

KENNETH D. RAMACCIATO Notary Public for the State of Ohio, My Commission Expires Aug. 25, 1981



Christine E. Haberecht TO Christopher Martin & Carol Martin

Transferred 19 COUNTY AUDITOR

State of Ohio 55 County of Cuyahoga Referred for Record on the 22 day of Dec. 1980 at 1:02 o'clock P. M. and Recorded Dec. 23 1980 in Book 983 Page 1056 Helen M. Fiedler COUNTY RECORDER Records fee \$5.00

This instrument prepared by PEERS TITLE AGENCY INC. P-2088 INDEXED

BOOK 0983 PG 1056

Know all Men by these Presents

983/
1053

That I, W. Robert Evans, Single

, the Grantor

who claim title by or through instrument, recorded in Volume, Page,

County Recorder's Office, for the consideration of

One and no/100-----Dollars (\$ 1.00)

received to our full satisfaction of Christopher J. Martin & Carol Ann Martin

the Grantee s,

whose TAX MAILING ADDRESS will be

do

Give, Grant, Bargain, Sell and Convey unto the said Grantee s, their heirs and assigns, the following described premises, situated in the City of Kent, County of Portage and State of Ohio:

And known as being a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin and is bounded and described as follows: Beginning at a point in the North line of Main Street one hundred and ninety-two (192) feet East of the Southeast corner of a piece of land in Block and lot aforesaid, owned by The Kent Motor Inn; thence North on a line parallel with said Kent Motor Inn's East line, three hundred and ten (310) feet to a point in line with a continuation of The Kent Motor Inn's North line; thence East on said line sixty-six (66) feet to the West side of Willow Street; thence South along the West side of Willow Street three hundred and ten (310) feet to the intersection of Willow Street with Main Street; thence West along the North side of Main Street sixty-six (66) feet to the place of beginning, containing 48/100 acres of land.

EXCEPTING THEREFROM PARCEL NO. 129-WD (HIGHWAY) ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY: Commencing at an iron pin at the intersection of the northerly right of way line of East Main Street and the westerly right of way line of North Willow Street, which is 40.00 feet left of centerline survey Station 11 plus 70.56 of east Main Street and also being the true place of beginning for the tract of land described herein; thence South 86° 40' 12" West along the northerly line of Main Street and owners' southerly property line, a distance of 66.00 feet to the owners' southwesterly property corner; thence North 82° 25' 05" East, along the proposed right of way line, a distance of 43.87 feet to a point; thence North 64° 34' 19" East, along the proposed right of way line, a distance of 12.62 feet to a point; thence North 49° 50' 18" East, along the proposed right of way line, a distance of 13.34 feet to a point on the owners' easterly property line and the westerly right of way line of said Willow Street; thence South 2° 53' 48" East, along said property line and said westerly right of way line a distance of 16.00 feet to the true place of beginning, and contains 0.01 acre of land.

BOOKED 12/22/80

TRANSFERRED

SEC. 319.34 (F-2) 35
SEC. 319.202 10.00

2-7
O. K. MAP DEPT.
D 17-22-80 JTB
KENT COUNTY MAP DEPT.
AT Z Kent HEIRS

DEC 22 1980

John R. ...
PORTAGE COUNTY AUDITOR

be the same more or less, but subject to all legal highways.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever.

And I, W. Robert Evans the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the ensembling of these presents, I am well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except easements, restrictions, conditions of record taxes and assessments are prorated to date of transfer.

and that I will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s, their heirs and assigns, against all lawful claims and demands whatsoever except asforementioned

And for valuable consideration

do hereby remise, release and forever quit-claim unto the said Grantee, heirs and assigns, all right and expectancy of ~~Law~~ in the above described premises.

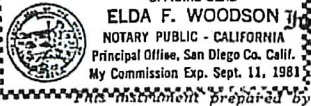
In Witness Whereof I have hereunto set my hand, the 10th day of DECEMBER, in the year of our Lord one thousand nine hundred and eighty

Signed and acknowledged in presence of

Witness: X [Signature] W. Robert Evans, P.C. Box 087 (S.D. Ca 92118)
X [Signature] P.C. Box 087

State of California }
California }
XX San Diego County, } ss. Before me, a Notary Public
the above named } in and for said County and State, personally appeared
W. Robert Evans, Single

who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.



In Testimony Whereof, I have hereunto set my hand and official seal, at San Diego, California this 10th day of December, A. D. 19 80

This instrument prepared by: Joseph L. Anfang, Attorney At Law

BOOK 0983 PG 1054



TO: V. Robert Evans, Christopher Hart In, Carol Hart In

Transferred 19, COUNTY AUDITOR

State of Ohio, County of Orange, 55, Recorded for Record on the 22 day of Dec. 1980 at 1:01 o'clock P. M. and Recorded Dec. 23, 1980 in Book 983 Page 1054

This instrument prepared by: BEBBS TITLE AGENCY INC. P-2088 INDEXED

Know all Men by these Presents

That, I, Rebecca McElroy Asher, Married

, the Grantor

who claim title by or through instrument, recorded in Volume, Page,

County Recorder's Office, for the consideration of

One and no/100----- Dollars (\$ 1.00)

received to our full satisfaction of Christopher J. Martin and Carol Ann Martin

the Grantees,

whose TAX MAILING ADDRESS will be

do

Give, Grant, Bargain, Sell and Convey unto the said Grantee s, their heirs and assigns, the following described premises, situated in the City of Kent, County of Portage and State of Ohio:

And known as being a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin and is bounded and described as follows: Beginning at a point in the North line of Main Street one hundred and ninety-two (192) feet East of the Southeast corner of a piece of land in Block and lot aforesaid, owned by The Kent Motor Inn; thence North on a line parallel with said Kent Motor Inn's East line, three hundred and ten (310) feet to a point in line with a continuation of The Kent Motor Inn's North line; thence East on said line sixty-six (66) feet to the West side of Willow Street; thence South along the West side of Willow Street three hundred and ten (310) feet to the intersection of Willow Street with Main Street; thence West along the North side of Main Street sixty-six (66) feet to the place of beginning, containing 48/100 acres of land.

EXCEPTING THEREFROM PARCEL NO. 129-VD (HIGHWAY) ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY: Commencing at an iron pin at the intersection of the northerly right of way line of East Main Street and the westerly right of way line of North Willow Street, which is 40.00 feet left of centerline survey Station 11 plus 70.56 of east Main Street and also being the true place of beginning for the tract of land described herein; thence South 85° 40' 12" West along the northerly line of Main Street and owners' southerly property line, a distance of 56.00 feet to the owners' southwesterly property corner; thence North 82° 25' 05" East, along the proposed right of way line, a distance of 43.87 feet to a point; thence North 64° 34' 19" East, along the proposed right of way line, a distance of 12.62 feet to a point; thence North 49° 50' 18" East, along the proposed right of way line, a distance of 13.34 feet to a point on the owners' easterly property line and the westerly right of way line of said Willow Street; thence South 2° 53' 48" East, along said property line and said westerly right of way line a distance of 16.00 feet to the true place of beginning, and contains 0.01 acre of land.

TRANSFERRED

REC. 319.34 IF-21, 35
REC. 319.207, 10.00

1-7 300/1148
O. K. MAP DEPT.
12-22-80 JJB
KT 24C No. 102A
47 Z. KENT HEED

DEC 2 2 1980

James B. ...
PORTAGE COUNTY AUDITOR

be the same more or less, but subject to all legal highways.

Legibility poor on
original instrument
HELEN M. FREDERICK
Portage County Recorder

BOOK 0983 PAGE 1051

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, their heirs and assigns forever.

And I, Rebecca McElroy Asher, married the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantee, their heirs and assigns, that at and until the encouling of these presents, I am well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever Except easements restriction and conditions of record, taxes and assessments prorated to date of transfer

and that I will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs and assigns, against all lawful claims and demands whatsoever except as mentioned

And for valuable consideration

I, Earl Asher, husband of Rebecca McElroy Asher do hereby remise, release and forever quit-claim unto the said Grantee, their heirs and assigns, all my right and expectancy of Dower in the above described premises.

In Witness Whereof we have hereunto set our hand, the 10th day of DECEMBER, in the year of our Lord one thousand nine hundred and eighty

Signed and acknowledged in presence of

x Jessie D. Brazley
Witness

x Earl Asher
Earl Asher

x Kina Bannister
Witness

x Rebecca McElroy Asher
Rebecca McElroy Asher

State of ~~Ohio~~

XX Antioch County, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named

Earl Asher and Rebecca McElroy Asher, husband and wife

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.



In Testimony Whereof, I have hereunto set my hand and official seal, at this 10 day of Dec., A. D. 19 80

This instrument prepared by:
Joseph L. Anfang
Attorney At Law

Transferred _____ 19 _____

COUNTY AUDITOR

State of Ohio

County of Antioch

Received for Record on the

22 day of Dec. 1980

at 1:00 o'clock P. M.

and Recorded Dec. 23 1980 in

Book 983 Page 1151/1152

Allen M. Fredenick
COUNTY RECORDER

Recorders Fee \$ 5.00

This instrument prepared by

X BERKS TITLE AGENCY INC. P. 2088

INDEXED

47701



Earl Asher ✓
Rebecca McElroy ✓

TO

Christopher Martin ✓
Carol Martin ✓

BOOK 983 PAGE 1152

APPLICATION AND CERTIFICATE FOR TRANSFER OF REAL ESTATE

IN RE ESTATE OF: Margaret M. McElroy ✓

DOMICILED AT: Winnatka, County of Cook, Illinois

FIDUCIARY: Norton L. Penney APPOINTED 11 / 23 / 70

CAPACITY: Administrator, WVA

WILL PROBATED 11 / 13 / 70, of the Estate of Margaret M. McElroy, deceased

Filed in Portage County Being first duly sworn, verily believes that the facts stated herein are true.

The following is a description of each parcel of Real Estate situated in Ohio, owned by the decedent at the time of death.

Undivided one-third interest in the following described real estate:

Situate in the City of Kent, County of Portage and State of Ohio, to-wit:

And known as a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin and is bounded and described as follows: Beginning at a point in the North line of Main Street one hundred and ninety-two (192) feet East of the Southeast corner of a piece of land in Block and Lot aforesaid, owned by The Kent Motor Inn; thence North on a line parallel with said Kent Motor Inn's East line, three hundred and ten (310) feet to a point in line with a continuation of The Kent Motor Inn's North line; thence East on said line sixty-six (66) feet to the West side of Willow Street; thence South along the West side of Willow Street three hundred and ten feet to the intersection of Willow Street with Main Street; thence West along the North side of Main Street sixty-six (66) feet to the place of beginning, containing 1/100 acres of land.

EXCEPTING THEREFROM PARCEL NO. 129-WD (HIGHWAY) ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY: Commencing at an iron pin at the intersection of the northerly right of way line of East Main Street and the westerly right of way line of North Willow Street, which is 40.00 feet left of centerline survey Station 11 plus 70.56 of east Main Street and also being the true place of beginning for the tract of land described herein; thence South 86° 40' 12" West along the northerly line of Main Street and owners' southerly property line, a distance of 66.00 feet to the owners' southwesterly property corner; thence North 82° 25' 05" East, along the proposed right of way line, a distance of 43.87 feet to a point; thence North 64° 34' 19" East, along the proposed right of way line, a distance of 12.62 feet to a point; thence North 49° 50' 18" East, along the proposed right of way line, a distance of 13.34 feet to a point on the owners' easterly property line and the westerly right of way line of said Willow Street; thence South 2° 53' 48" East, along said property line and said westerly right of way line, a distance of 16.00 feet to the true place of beginning, and contains 0.01 acre of land.

160369

Vol 900 pg 1147

Insofar as they can be ascertained, the following is a list of persons, with their ages, places of residence and relationship to the decedent and interest passing, to whom each such parcel of real estate passed by descent or devise.

Name	Age	Place of Residence	Relationship	Portion Passed
Rebecca McKlroy Asher ✓	L	1821 Emerson Lane, Denton, Texas	Daughter	1/2
Marie M. Rowland ✓	L	500 Via Sinuosa, Santa Barbara, California	Daughter	1/2

O. K. MAP DEPT.
07-7-13
KENT'S HIGH

Your petitioner further represents that all known debts of decedent's estate have been paid or secured to be paid, or that sufficient other assets are in hand to complete the payment thereof.

Your petitioner further represent that all the provisions of law to be performed before filing this application, have been fully complied with.

Wherefore it is prayed for a certificate transferring said real estate to the parties herein named and to have the same transferred and recorded in the proper County, as provided by law.

Norton L. Penney
Sworn to before me and signed in my presence,
25th day of July, 1973
Notary Public



It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicate, to the names of the persons set forth, and that this certificate be recorded by the Recorder of Orange County, in the deed records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 7th day of July, 1973.

By Kathy Jones
Deputy Clerk



160369

Received for Record

July 7, 1973
11:57 o'clock P.M.

Recorded July 7, 1973
Recorded Vol. 900 Page 147
Donna Montgomery Zundel
Recorder

CERTIFICATE FOR TRANSFER OF REAL ESTATE

Transferred JUL 7 - 1973

SEC. 313.01 (a) (3) Auditor
WITH 0

By Jerry Penney Deputy

By _____ Deputy

✓ \$ 3.00 INDEXED

x Wm. D. Rowland
Attorney at Law
Security Bldg.
Athens, Ohio 45701

1 VOL 900 pg 148

CERTIFICATE OF TRANSFER OF REAL ESTATE

Revised Code Sec. 2113.61

Probate Court, PORTAGE County, Ohio

In the Matter of the Estate of

D. MORTIMER EVANS ✓

Deceased

Doc. _____ No. 26790

CERTIFICATE OF TRANSFER OF REAL ESTATE

To the Recorder of PORTAGE County, Ohio, Greeting:

This is to certify that the records of this Court show that _____

D. MORTIMER EVANS died _____ testate on the 4th day of
November, 19 70; that h is place of residence at death was Kent, Ohio
_____ and that the following is a description of each parcel of
real estate situated in your county, and owned by the decedent at the time of death:

Undivided one-third (1/3) interest in the following described real estate:
Parcel of ground in City of Kent and known as a part of Block G of the Zenas
Kent's Estate in said Village of Kent in Township of Franklin.

Bounded and described as follows: To Wit: Beginning at a point in the North line
of Main Street 192 feet East of the S.E. corner of a piece of land in Block G and
lot aforesaid, conveyed by the said E. A. Parsons to T. G. Parsons, thence
North on a line parallel with said T. G. Parsons' East line, 310 feet to a point
with the continuation of said T. G. Parsons North line, thence East on a said line
66 feet to the West side of Willow Street, thence South along the West side of
Willow Street 310 feet to the intersection of Willow Street and Main Street, thence
West along the North side of Main Street 66 feet to the place at the beginning,
containing 4/100 acres of land.

145488

VOL 889
PAGE 640

~~Under his intestate succession~~—under his last will and testament, to the following persons:

Name	Age	Place of Residence	Relationship	Interest Inherited
Christine E. Haberecht ✓	A	5274 Chickadee Lane Lyndhurst, Ohio 44124	Daughter	one-third
Virginia E. Peterson ✓	A	1176 Sheerbrook Drive Chagrin Falls, Ohio 44022	Daughter	one-third
W. Robert Evans ✓	A	4429 Ohio Street San Diego, California 92116	Son	one-third

THIS TRANSFER ONLY
TAX MAP DEPT.
Date 6-19-72 | EP
KENT 24 C BLK G
Z. KENT HEIRS

TRANSFERRED

JUN 19 1972

REC-319.202 COMPLIED WITH

John P. ...
PORTAGE COUNTY AUDITOR

²That the Last Will and Testament of said decedent was admitted to probate by this Court and is recorded in Will Record 163, Page 12

That a record of the administration of the estate of said decedent is docketed in Administration Docket 50, Page 290

Witness my signature and the seal of this Court, this 17th day of May

1972

Jun 17

VICTOR B. ...
FOR THE ...
AUDITOR

S. L. Summers
Judge of Probate
By *Marta M. Harris*
Deputy Clerk



County Recorder's fees \$ _____

1 Strike out one of the statements "by the laws of intestate succession," or "under his last will and testament."
2 If no will, strike out the two lines following.

VOL 889 PAGE 641

146427

Doc. No. 26790

PROBATE COURT

PORTAGE County, Ohio

In the Matter of the Estate of

D. MORTIMER EVANS

E ✓
H ✓
P ✓

Deceased

CERTIFICATE OF TRANSFER OF REAL ESTATE

RECEIVED FOR RECORD

June 19 1972
Recorded June 20 1972
in Portage County Records
Vol. 889 Page 640-641

POINSA MONTGOMERY Recorder

HARTER & HADDEN
Attorneys Name (Jerome D. Neifach)
1144 Union Commerce Building
Address Cleveland, Ohio 44115

Telephone No. 696-1144

INDEXED

Certificate for Transfer of Real Estate

Revised Code, Sec. 2113.01

No. 26544 Doc. 50 Page 44 Filed 10
Court of Common Pleas, Probate Division, PORTAGE County, Ohio

In the Matter of THE ESTATE OF CHESTER G. EVANS Deceased
No.
Certificate for Transfer of Real Estate

To the Recorder of PORTAGE County, Ohio:
I hereby certify that the records of this Court show that Chester G. Evans, a resident of the City of Kent in said County, died intestate on the 23rd day of August, 1970.

and that on the 4th day of September, 1970, Kathrine Evans Woolf was appointed by this Court, Administratrix of the estate of said decedent; that said estate is being administered under No. 255AA and a memorandum record of said estate can be found in Administration Docket No. 50, Page AA of the Records of the Court of Common Pleas, Probate Division, of Portage County, Ohio.

That said decedent died seized of the following described parcels of real estate situated in your County:—

Situated in the City of Kent, County of Portage and State of Ohio:

And known as a part of Block G of Zenas Kents Estate in said City of Kent, and in Township Lot No. 24 of the Township of Franklin and is bounded and described as follows: Beginning at a point in the North line of Main Street one hundred and ninety-two (192) feet East of the S. E. Corner of a piece of land in Block and lot aforesaid, owned by The Kent Motor Inn; thence North on a line parallel with said Kent Motor Inn's East line, three hundred and ten (310) feet to a point in line with a continuation of The Kent Motor Inns' North line; thence East on said line sixty-six (66) feet to the West side of Willow Street; thence south along the West side of Willow Street three hundred and ten (310) feet to the intersection of Willow Street with Main Street; thence West along the North side of Main Street sixty-six (66) feet to the place of beginning, containing 4/100 acres of land.

135261

1 VOL 872 PAGE 396

1. If estate, "that...last will and testament was filed in the Court of Common Pleas, Probate Division, of...County, Ohio, on...admitted to probate on...and recorded in Vol...Page...of the Record of Wills in said County."
2. In case of no administration, insert "an order was made by the Court relieving said estate from administration and directing delivery of personal property and transfer of real estate to the persons entitled thereto, and..." and cross out lines relative to record, or if under last paragraph of Sec. 2113.01 write in pertinent fact.
3. "Administratrix," "Executor" or "Commissioner to execute instruments of conveyance."

That the persons inheriting said Real Estate and the interest by each inherited are as follows:

Names	P.O. Address	Relationship	Interest Parting
D. Mortimer Evans	Portage County Home Ravenna, Ohio	Brother	2/6
Margaret Evans McElmy	357 Sunset Rd. Winnetka, Ill.	Sister	2/6
Eleanor Evans Sink	430 W. Main St. Kent, Ohio	Niece	1/6
Kathrine Evans Woolf	870 Stewart Rd., Kent, Ohio	Niece	1/6

THIS TRANSFER ONLY

TAX MAP DEPT.	
Date 7-22-71	C-J
KENT 246 Prof Bk 6	
Z. KENT HE 1123	

It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicate....., to the names of the persons set forth, and that this certificate be recorded by the Recorder of PORTAGE County, in the deed records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 20th day of July, 1971.

By Suzanne Louche Deputy Clerk
Suzanne Louche Judge

135261
 No. 25544
 Doc. 50 Page 44
 Court of Common Pleas
 Probate Division
 PORTAGE County, O.
 In the Matter of the Estate of
 CHESTER G. EVANS
 Deceased
 CERTIFICATE FOR TRANSFER
 OF REAL ESTATE
 Transferred TRANSFERRED
 JUL 20 1971
 REC. 31954 P-21-33 Judicial
 WITH REC. 317322 COMMONS
 By United Bank Deputy
 Received Not Record
 July 20, 1971
 at 1:50 o'clock P.M.
 July 21, 1971
 Recorded Vol. 872 Page 396
 Recorder
 By _____ Deputy
 Recorder

30% INDEXED 768 PM 278 704 872 REC 397

127201

Quit-Claim Deed

Mortimer Evans and Alice Evans
 Griffith Evans and Katharine Evans
 Margaret E. McElroy

TO

Chester G. Evans
 337 E. Main St.
 Kent, Ohio

TRANSFERRED

OCT 21 1949

AUDITOR
 STATE OF OHIO
E. H. RINEARSON

COUNTY OF Portage 55

RECEIVED FOR RECORD ON THE
 21 day of Oct 1949
 at 3:31 o'clock P.M.

DEED RECORDED Oct 25 1949
 DEED BOOK 465 Page 51

RECORDED
 RECORDERS FEE \$ 2.10 PAGE 384

FORM 12-1949 QUIT CLAIM DEED. TUTTLEMAN HAS OFFICE IN THE OFFICE OF THE PUBLIC RECORDS DEPARTMENT

Know all Men by these Presents

That, Mortimer Evans and Alice Evans, husband and wife
 Griffith Evans, and Katharine Evans, husband and wife
 Margaret E. McElroy - unmarried.

The Grantor s

for divers good causes and considerations thereunto moving, and especially for the
 sum of Love and affection
 Dollars (\$)) received to our full satisfaction of

Chester G. Evans
 337 E. Main St.
 Kent, Ohio

the Grantee

have Given, Granted, Remised, Released and Forfeited Quit-Claimed, and do by these
 presents absolutely give, grant, remise, release and forever quit-claim, unto the
 said grantee, his heirs and assigns forever, all such right and
 title as we, the said grantor s, have or ought to have in and to the
 following described piece or parcel of land, situated in the Kent Village of Kent
Kent County of Portage and State of Ohio;

and known as a part of Block B of Zenas Kents Estate in said Village of Kent,
 and in township Lot no. 24 of the Township of Franklin and is bounded and described
 as follows: to-wit: Beginning at a point in the North line of Main Street,
 one hundred and ninety two (192) feet East of the S. E. corner of a piece of land
 in Block and Lot aforesaid, conveyed by the said E. A. Parsons to T. G. Parsons,
 thence North on a line parallel with said T. G. Parsons East line, three hundred
 and seventeen (317) feet to a point in line with a continuation of said T. G.
 Parsons North line, thence East on said line sixty-six (66) feet to the West
 side of Willow Street, thence south along the West side of Willow street
 three hundred and seventeen (317) feet to the intersection of Willow Street with
 Main Street thence West along the North side of Main Street sixty-six (66) feet
 to the place of beginning, containing $\frac{1}{100}$ acres of land.

Next preceding transfer recorded in Vol. 454, page 421
 Portage County records of deeds.

We have and to hold the premises aforesaid, with the appurtenances thereunto belonging to the said grantees, his heirs and assigns, so that neither the said grantors, nor their heirs, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

And for valuable consideration

I, Mortimer Evans, husband of Alice Evans, and I, Alice Evans, wife of Mortimer Evans and I, Griffith Evans, husband of Kathrine Evans, and I, Kathrine Evans, wife of Griffith Evans, respectively, and I, Margaret M. McElroy.

do hereby remise, release and forever quit-claim unto the said grantees, his heirs and assigns, all our right and expectancy of Dower in the above described premises.

In Witness Whereof, we have hereunto set our hands, the day of 3, in the year of our Lord one thousand

nine hundred and sixty-six

Signed and acknowledged in presence of

<i>Mildred J. Layton</i>	<i>Mortimer Evans</i> Mortimer Evans
<i>Marshall Smith</i>	<i>Alice Evans</i> Alice Evans
Witnesses as to Mortimer Evans and Alice Evans	<i>Griffith Evans</i> Griffith Evans
<i>William Young</i>	<i>Kathrine Evans</i> Kathrine Evans
<i>Paul ...</i>	<i>Margaret M. McElroy</i> Margaret M. McElroy
Witnesses as to Griffith Evans & Kathrine Evans	
<i>...</i>	
Witnesses as to Margaret M. McElroy	

State of Ohio, } Before me, a Notary Public
Cuyahoga County, } ss. in and for said County and State, personally appeared the above named Mortimer Evans and Alice Evans, husband and wife

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at *Shaker Heights, Ohio* this 14 day of *July* A. D. 19 *35*

Mildred J. Layton
MILDRED J. LAYTON
My Commission expires April 14, 1937

No. 36251
 PROBATE COURT
 In the Matter of the Estate of
 Dr. Rebecca M. Swans
 Deceased
CERTIFICATE FOR TRANSFER OF REAL ESTATE
Transferred, 1947
 By **E. H. RINEARSON**
 Auditor
 Received for Record
 at 3:28 P.M. 10/27
 Rec. Mar 29-49
 Recorded Vol. 454 Page 421
 Clerk B. Bennett
 Vol. 454 Page 421

Prob III C

SHARPE BROTHERS, PRINTERS, SPRINGFIELD, OHIO

Certificate for Transfer of Real Estate
 (General Code, Sec. 10109-102)

Probate Court Fortage County, Ohio

In the Matter of **THE ESTATE OF**
Dr. Rebecca M. Swans
 Deceased } No. 36251
Certificate for Transfer of Real Estate

To the Recorder of Fortage County, Greeting:
 I hereby certify that the records of this Court show that
Dr. Rebecca M. Swans, a resident of
Kent, Texas in said County, died testate on the
30th day of October, 1947

and that on the 8th day of March, 1948
Griffith Swans
 was appointed by this Court, 111 Auxiliary Administrator

of the estate of said decedent; that said estate is being administered under No. 36251 and a memorandum record of said estate can be found in Administration Docket No. 29 Page 521 of the Records of the Probate Court of Fortage County, Ohio.

That said decedent died seized of the following described parcels of real estate situated in your County:—

An undivided one-fifth interest in the following described property:
 Situated in the Village of Kent, County of Fortage and State of Ohio, and known as a part of Block G of Zenas Kents Estate, in said Village of Kent, and in Township Lot No. 21 of the Township of Franklin and is bounded and described as follows: to-wit: Beginning at a point in the North line of Main Street, one hundred and ninety-two (192) feet east of the S. B. corner of a piece of land in Block and Lot aforesaid, conveyed by the said E. A. Parsons to T. G. Parsons thence north on a line parallel with said T. G. Parsons East line, three hundred and seventeen (317) feet to a point in line with a continuation of said T. G. Parsons north line thence east on said line Sixty-six (66) feet to the west side of Willow Street, thence South along the West side of Willow Street three hundred and seventeen (317) feet to the intersection of Willow Street with Main Street thence West along the North side of Main Street Sixty-six (66) feet to the place of beginning, containing 40/100 acres of land.

1. If estate "testate" will and testament was filed in the Probate Court of _____ County, Ohio, on _____ 19____ admitted to probate
 2. If estate "intestate" and no will was filed in the Probate Court of _____ County, Ohio, on _____ 19____ admitted to probate
 3. In case of no administration, insert "an order was made by this Court relieving said estate from administration and directing delivery of personal property and transfer of real estate to the persons entitled thereto, and _____ and class and lines relative to records, de la section 10109-102, write in pertinent facts."
 4. Administrator, "Executor" or "Commissioner to execute instruments of conveyance"

That the names of the Deceased and the interests to them passing, are as follows:

Names	Interests Passing
William H. Evans	1/4
William H. Evans	1/4
William H. Evans	1/4
William H. Evans	1/4

Last recorded in Volume 417 Page 305 of Postage County Records.

That the persons inheriting said Real Estate and the interest by each inherited are as follows:

Names	Interests Passing
Griffith Evans - Kent, D.	1/4
Mortimer Evans - Shekin Hts, D.	1/4
Chester G. Evans - Kent, D.	1/4
Margaret McElroy - Kent, D.	1/4

It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicate..... to the names of the persons set forth, and that this certificate be recorded by the Recorder of Postage..... County, in the deed records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 24th day of March 1949.



Clay Dietrich
 Probate Judge
Clayton R. ...
 Deputy Clerk

Vol. 417 PAGE 306
 That the names of the devisees and the interests to them passing, are as follows:

Names	Interests Passing

That the persons inheriting said Real Estate and the interest by each inherited are as follows:

Names	Interests Passing
Griffith Evans ✓ Kent, D.	1/5
Mortimer Evans	1/5
Chester Evans	1/5
Margaret McElroy	1/5
Rebecca H. Evans	1/5

It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicate to the names of the persons set forth, and that this certificate be recorded by the County, in the deed records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, this 23 day of April 1938



Ray J. High
 Probate Judge
J. H. Hawks
 Deputy Clerk

Edward A. Parsons
and wife
Mary J. Parsons
John B. Russell

Know all Men by these Presents, That Edward A. Parsons
Mary J. Parsons wife of Edward A. Parsons
the Grantors for the consideration of
(\$12,000.00) Dollars, received in full
satisfaction of John B. Russell
the Grantee, do Give, Grant, Bargain, Sell and Convey unto the said Grantee
assigns, the following described premises, situate in the Village
of Portage, County of Portage, and State of Ohio, and known as

A part of block B of Penas North Estate in said Village
and his purchase lot No. 24 of the Township of Ross
is bounded and described as follows, to-wit: Beginning at
in the South line of Main Street one hundred and
(175) feet East of the E. Corner of a piece of land
lot aforesaid conveyed to the said E. A. Parsons by
James West on a line parallel with said S. B. Parsons
three hundred and seventy (375) feet to a point
with a continuation of said S. B. Parsons North line
back on said line sixty six (66) feet to the West side of
Main Street thence along the West side of Main Street
thence North on a line parallel with said S. B. Parsons
thence West with Main Street thence West along the
side of Main Street sixty six (66) feet to the place of beginning
containing 1/200 acres of land.

do the same more or less, but subject to all legal highways, to have and to hold the
above granted and bargained premises, with the appurtenances thereunto belonging unto the said Grantee
his heirs and assigns, forever. And the said Grantors do, for the said Grantee and assigns,
executors and administrators, covenant with the said Grantee his heirs and assigns, that he and his
heirs and assigns shall and lawfully shall, and lawfully shall, and lawfully shall, and lawfully shall,
ensuing of these presents, do well seized of the above described Premises as a good and lawful owner
in Fee Simple, and have good right to bargain and sell the same in manner and form as above written, and that
the same are free and clear from all incumbrances whatsoever.

and that we will Warrant and Defend said Premises, with the appurtenances thereunto
belonging to the said Grantee his heirs and assigns forever, against all lawful Claims and demands whatsoever.
And the said Mary J. Parsons wife of said Edward A. Parsons

do hereby Remise, Release and Forever Quit-Claim unto the said Grantee his heirs and assigns, all
and title of Debt, in the above described premises.

IN WITNESS WHEREOF, the said Grantors set their hands and seals, the said day and date
in the year of our Lord, one thousand eight hundred and eighty five

Signed, Sealed, Acknowledged and Delivered in Presence of
J. B. Milliken
Loaac Russell
Edward A. Parsons
Mary J. Parsons

THE STATE OF OHIO, PORTAGE COUNTY, SS
Before me a Justice of the Peace in and for said County, personally ap-
peared the aboves named Edward A. Parsons and Mary J. Parsons
Parsons who acknowledged that they did sign and seal the
foregoing instrument, and that the same is their free act and deed.
I further certify, that I did examine the said Mary J. Parsons
separately and apart from her said husband
and did then and there make known to her the contents of the foregoing instru-
ment, and upon that examination she declared that she did voluntarily sign,
seal and acknowledge the same and that she is still satisfied thereof.
In Witness Whereof, I have hereunto set my hand and official seal this
day of May A. D. 1885
Loaac Russell
Justice of the Peace

Received for Record
April 8th
A. D. 1884 at 4 P.M.
Recorded this 12th
day of April
A. D. 1884
J. J. Cook
Recorder, Portage County.

Edmund A. Parsons
and wife
Mary J. Parsons
DEED TO
J. B. Miller

Know all Men by these Presents, That Edmund A. Parsons
Mary J. Parsons wife of said Edmund A. Parsons
do hereby grant, bargain, sell and convey unto the said Grantee,
for the consideration of Twenty Dollars Dollars, received by
satisfaction of J. B. Miller
the Grantee, do Give, Grant, Bargain, Sell and Convey unto the said Grantee,
and assigns, the following described premises, situated in the
County of Portage, and State of Ohio, and known

A part of Block B. of James Hunt's Estate in said Village
of Newt and his Purchase lot No. 24 of the Township of Ross
is bounded and described as follows, to-wit: Beginning at
in the West side of Union Street one hundred and
(172) feet East of the S. E. corner of a piece of land
lot aforesaid conveyed by the said E. A. Parsons to
Union Street on a line parallel with said S. E. corner
three hundred and seven (317) feet to a point
with a continuation of said S. E. corner of Union
Street on said line sixty six (66) feet to the West side of
Street thence South along the West side of Union Street
thousand and seven (1007) feet to the intersection of
Union Street with Union Street thence West along the
side of Union Street sixty six (66) feet to the place of beginning
Containing 1/2 Acre of land.

be the same more or less, but subject to all legal highways, to have and to hold the
above granted and bargained premises, with the appurtenances thereunto belonging unto the said Grantee
his heirs and assigns forever. And the said Grantors do for their heirs and assigns, executors and administrators, covenant with the said Grantee his heirs and assigns, that the said Grantors, their heirs and assigns, executors and administrators, shall not at any time molest or disturb the said Grantee his heirs and assigns in the possession and enjoyment of the above described premises as aforesaid, and until the same are free and clear from all incumbrances whatsoever.

and that we will Warrant and Defend said Premises, with the appurtenances thereunto
belonging to the said Grantee his heirs and assigns forever, against all lawful Claims and demands whatsoever.
And the said Mary J. Parsons wife of said Edmund A. Parsons

do hereby Remise, Release and Forgive full Claim unto the said Grantee his heirs and assigns, all
and title of Debt, in the above described premises.

IN WITNESS WHEREOF, the said Grantors set their hands and seals, this twentieth day of
May in the year of our Lord, one thousand eight hundred and eighty five

Signed, Sealed, Acknowledged and Delivered in Presence of
J. B. Miller
Leaac Russell
Edmund A. Parsons
Mary J. Parsons

THE STATE OF OHIO, PORTAGE COUNTY, SS.

Before me a Justice of the Peace and for said County, personally appeared the aboves named Edmund A. Parsons and Mary J. Parsons who acknowledged that they did sign and seal the foregoing instrument, and that the same is their free act and deed.

I further certify that I did examine the said Mary J. Parsons separately and apart from her said husband and did then and there make known to her the contents of the foregoing instrument, and upon that examination she declared that she did voluntarily sign, seal and acknowledge the same and that she is still satisfied therewith.

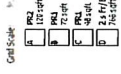
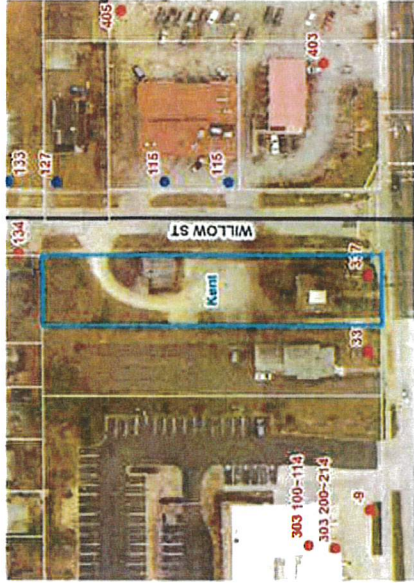
In Witness Whereof, I have hereunto set my hand and official seal this twentieth day of May A. D. 1885
Leaac Russell
Justice of the Peace

Received for Record
April 8th
A. D. 1885 at 4 P.M.
Recorded this 12th
day of April
A. D. 1885
J. H. Post
Recorder, Portage County.

Portage County, Ohio - Property Record Card
 Parcel 17-024-34-00-093-000
 Card 1

GENERAL PARCEL INFORMATION

Owner MARTIN CHRISTOPHER J & CAROL ANN
 Property Address 337 MAIN E
 Mailing Address
 Land Use 470 - Dwelling Used as Office
 Deed CURRENT DEED VOLUME/PAGE: /
 Legal Description KENT H G
 LOT 24 SE



VALUATION

	Appraised	Assessed
Land Value	\$104,400.00	\$36,540.00
Improvements Value	\$105,400.00	\$36,890.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$73,430.00	
Net Annual Tax	\$5,077.90	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
S1 - Primary Site	0.47	0	0		104410

RESIDENTIAL

Building Style	Conventional	Full Baths	2
Year Built	1901	Half Baths	0
Stories	1536	Basement	0
Finished Area	768	Finished Basement Area	0
First Floor Area	0	Heating	Base
Half Floor Area	768	Cooling	Central
Upper Floor Area	768	Exterior Wall	Frame/Siding
Rooms	8	Attic	None
Bedrooms	4	Number of Fireplace Openings	0
Family Rooms	0	Number of Fireplace Stacks	0

ADDITIONS

Description	Area	Year Built	Value
PR2 - Porch Frame -	120	0	6590
PR1 - Porch Frame - Open	48	0	2580
PR1 - Porch Frame - Open	72	0	2740

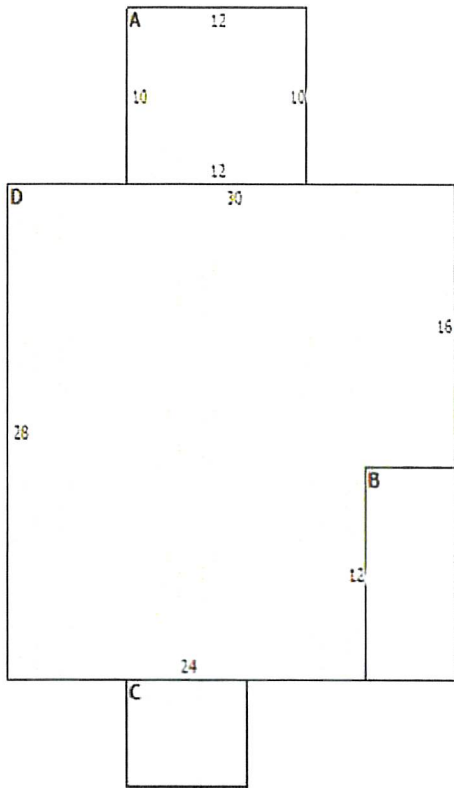
IMPROVEMENTS

AGRICULTURAL

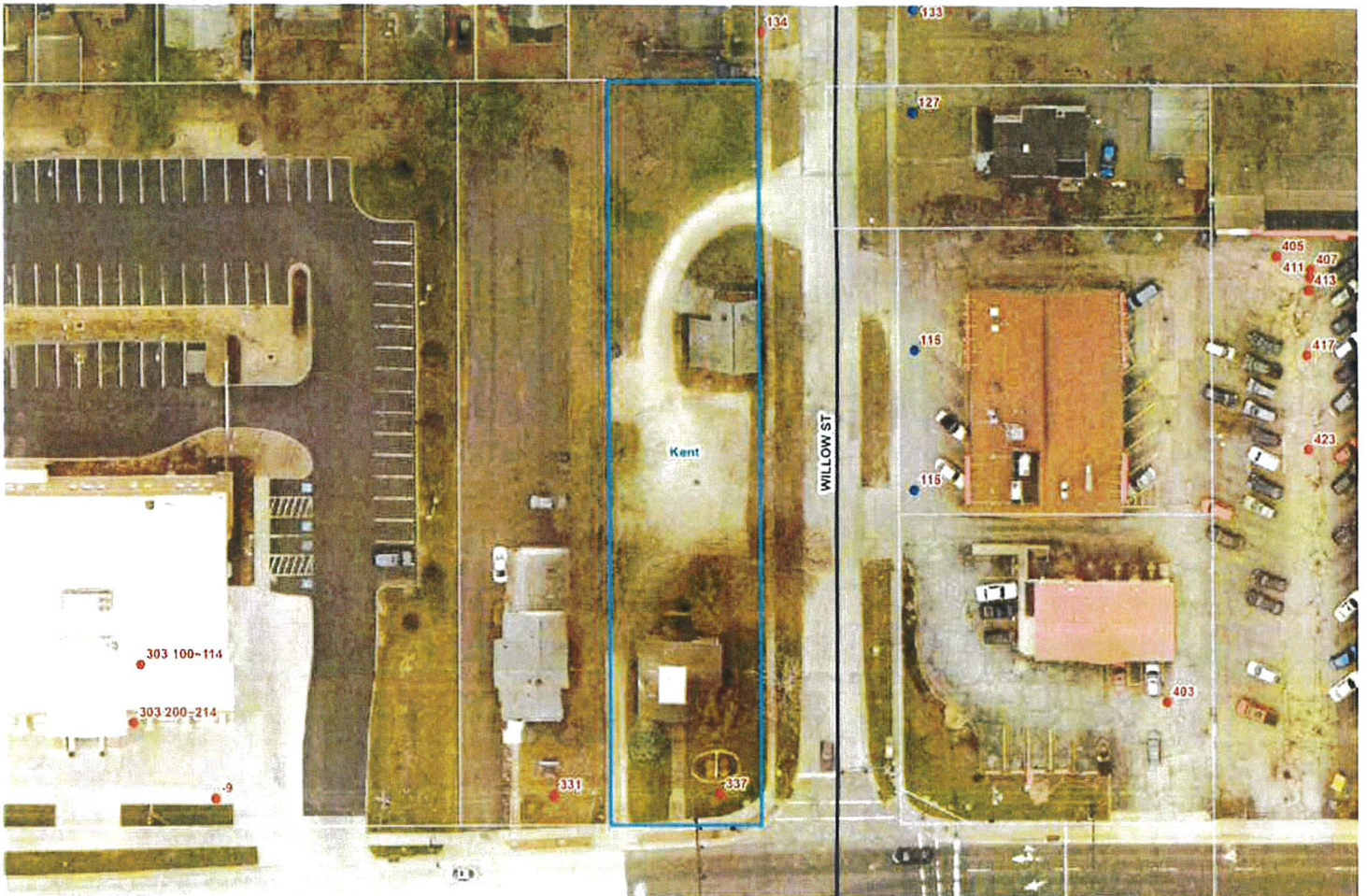
COMMERCIAL

Date	Buyer	Seller	Price
1/1/1990	MARTIN CHRISTOPHER J & Unknown		\$0.00

Grid Scale: 5ft



- A PR2
120 sqft
- B PR1
72 sqft
- C PR1
48 sqft
- D 2 s Fr/B
768 sqft



Summary

Parcel Number **17-024-34-00-093-000**
Map Number 17024
Location Address 337 MAIN E
Acres 0.47
Legal Description KENT H G LOT 24 SE
(Note: Not to be used on legal documents.)
Neighborhood 23017 - Kent Heirs
City KENT CITY
Township
School District KENT CSD
Homestead Reduction: No
Owner Occupancy Credit: No
Foreclosure No
Board of Revision No
Land Use 470 - Dwelling Used as Office
(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)
New Construction
Divided Property
Routing Number

Owners

Owner Address	Tax Payer Address
MARTIN CHRISTOPHER J & CAROL ANN 337 EAST MAIN ST KENT OH 44240	MARTIN CHRISTOPHER J & CAROL ANN 337 EAST MAIN ST KENT OH 44240

Assessed Year	2022	2021	2020
Land Value	\$104,400	\$104,400	\$104,400
CAUV Value	\$0	\$0	\$0
Improvements Value	\$105,400	\$105,400	\$105,400
Total Value (Appraised 100%)	\$209,800	\$209,800	\$209,800

Taxable Value (35% of Appraised Value)

Assessed Year	2022	2021	2020
Land Value	\$36,540	\$36,540	\$36,540
CAUV Value	\$0	\$0	\$0
Improvements Value	\$36,890	\$36,890	\$36,890
Total Value (Assessed 35%)	\$73,430	\$73,430	\$73,430

Tax Detail

Tax Rates
Full Tax Rate: 135.470000
Effective Tax Rate: 69.152967

Escrow
Escrow Prepay Program: NO
Escrow Amount Paid: 0.00

Tax Lien
Tax Lien Sold: NO

Tax History

Tax Year
(click for detail)

2022 Pay 2023

Delinquent	1st Half	2nd Half	Total Due
\$0.00	\$2,538.95	\$2,538.95	\$0.00

2022 Pay 2023 1st Half Details

	1st Half
Charge	\$4,973.78
Credit	(\$2,434.83)
Rollback	\$0.00
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$2,538.95
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$2,538.95
Net Paid	(\$2,538.95)
Net Due	\$0.00

2022 Pay 2023 2nd Half Details

	2nd Half
Charge	\$4,973.78
Credit	(\$2,434.83)
Rollback	\$0.00
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$2,538.95
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$2,538.95
Net Paid	(\$2,538.95)
Net Due	\$0.00

2022 Pay 2023 Delinquent Details

	Delinquent
Charge	\$0.00
Credit	\$0.00
Rollback	\$0.00
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$0.00
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$0.00
Net Paid	\$0.00
Net Due	\$0.00

2022 Pay 2023 Total Details

	Total
Charge	\$9,947.56
Credit	(\$4,869.66)
Rollback	\$0.00
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$5,077.90
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$5,077.90
Net Paid	(\$5,077.90)
Net Due	\$0.00

2021 Pay 2022

\$0.00 \$2,580.35 \$2,580.35 \$0.00

2020 Pay 2021

\$0.00 \$2,619.18 \$2,619.18 \$0.00

2019 Pay 2020

\$0.00 \$2,629.37 \$2,629.37 \$0.00

2018 Pay 2019

\$0.00 \$2,652.44 \$2,652.44 \$0.00

2017 Pay 2018

\$0.00 \$2,383.86 \$2,383.86 \$0.00

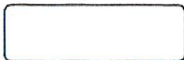
2016 Pay 2017

\$0.00 \$2,428.53 \$2,428.53 \$0.00


Tax Payments

[Click here to pay Property taxes online.](#)

Property Card



Report Discrepancy

To report a discrepancy click the data correction button  at the top.

No data available for the following modules: Notes, Buildings, Ag Soil, Special Assessments, Photos.



TEMPORARY EASEMENT

Two Brothers Kent LLC, an Ohio limited liability company, the Grantor(s), in consideration of the sum of \$6,750.00, to be paid by City of Kent, Portage County, Ohio, the Grantee, do grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 8-T

POR-59-2.14

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-024-33-00-127-000

Prior Instrument Reference: #201222564 and #201222563, Portage County Recorder's Office.

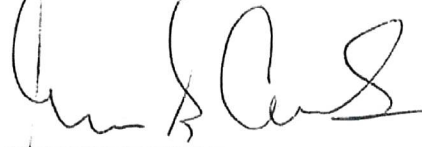
To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is thirty-six (36) months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF Two Brothers Kent LLC, an Ohio limited liability company, has caused its name to be subscribed by George S Axiotis, its duly authorized managing member, and its duly authorized agent on the 1st day of March, 2024.

TWO BROTHERS KENT LLC, AN OHIO LIMITED LIABILITY COMPANY

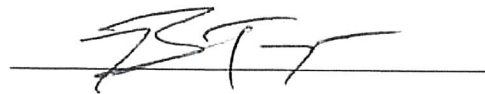
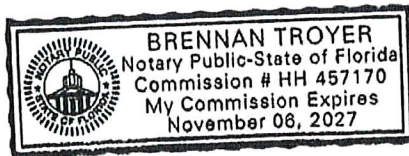


By: George S Axiotis Managing member

STATE OF FL, COUNTY OF Sarasota ss:

BE IT REMEMBERED, that on the 1st day of March, 2024, before me the subscriber, a Notary Public in and for said state and county, personally came the above named George S Axiotis, who acknowledged being the managing member and duly authorized agent of Two Brothers Kent LLC, an Ohio limited liability company, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity. No oath or affirmation was administered to George S Axiotis with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



NOTARY PUBLIC
My Commission expires: 11/08/27

This document was prepared by: The City of Kent, Portage County, Ohio

EXHIBIT A

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 02/15/23

PID 112026

**PARCEL 8-T
POR-59-2.14 (E. MAIN STREET AREA IMPROVEMENTS)
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
REGRADE & RECONSTRUCT DRIVE
FOR 36 MONTHS FROM DATE OF ENTRY BY THE
CITY OF KENT, PORTAGE COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Portage, City of Kent, being part of Original Lot 24 in Franklin Township, Township 3 North, Range 9 West, being part of lands described in the deed to TWO BROTHERS KENT, LLC AN OHIO LIMITED LIABILITY COMPANY (Grantor) as recorded in Instrument 201222564 on file in the Portage County Recorder's Office and laying on the left side of the centerline of right-of-way of East Main Street (State Route 59) as shown on the East Main Street Area Improvements right-of-way plans prepared by Arcadis U.S., Inc for and on file with the City of Kent, Ohio, and more fully described as follows:

Beginning on the Grantor's westerly line at 46.00 feet left of Station 116+80.32;

1. Thence North 89° 31' 04" East, leaving the Grantor's westerly line and through the Grantor, a distance of 29.68 feet being 46.00 feet left of Station 117+10.00;
2. Thence North 53° 20' 33" East, continuing through the Grantor, a distance of 23.96 feet being 31.00 feet left of North Lincoln Street Station 1+60.00;
3. Thence North 00° 12' 46" West, continuing through the Grantor, a distance of 133.00 feet being 31.00 feet left of North Lincoln Street Station 2+93.00;
4. Thence North 89° 47' 54" East, continuing through the Grantor, a distance of 6.00 feet to the westerly right-of-way line of North Lincoln Street as shown on said right-of-way plans being 25.00 feet left of North Lincoln Street Station 2+93.00;
5. Thence South 00° 12' 46" East, along said westerly right-of-way line, a distance of 133.12 feet being 25.00 feet left of North Lincoln Street Station 1+59.98;

EXHIBIT A

LPA RX 887 T

Page 2 of 2

Rev. 07/09

6. Thence South 56° 24' 15" West, continuing along the said westerly right-of-way line, a distance of 36.61 feet to the northerly right-of-way line of said East Main Street being 40.00 feet left of Station 117+04.68;
7. Thence South 89° 31' 04" West, leaving the said westerly right-of-way and along the said northerly right-of-way line, a distance of 24.38 feet to the Grantor's southwesterly corner being 40.00 feet left of Station 116+80.30;
8. Thence North 00° 13' 17" West, along the Grantor's westerly line and leaving said northerly line, a distance of 6.00 feet to the **Point of Beginning**;

The above-described easement contains 0.024 acres (1043 square feet, including 0.000 acres within the present road occupied) all within Parcel Number 17-024-33-00-127-000 and subject to all legal highways and easements of record;

This description was prepared by Arcadis, U.S., Inc. under the supervision of Robert G. Hoy, Ohio Professional Surveyor No. 8142, and is based on a field survey performed by Arcadis U.S., Inc. in August 2022.

Bearings in this description are on the Ohio State Plane Coordinate System, NAD83(2011), North Zone, Grid North, U.S. Survey Feet.

The stations are from the existing centerline of right-of-way of East Main Street (State Route 59) as shown on said East Main Street Area Improvements right-of-way plans unless noted otherwise.

Arcadis U.S., Inc.
Robert G. Hoy, Ohio Professional Surveyor No. 8142

VALUE ANALYSIS
(\$10,000 OR LESS)

OWNER'S NAME

Two Brothers Kent LLC, an Ohio limited liability company

COUNTY POR
ROUTE 59
SECTION 2.14
PARCEL NO. 8T
PROJECT I.D. NO. 112026

Subject

Address/Location	Zoning	Utilities	APN(s)		
439 E. Main Street City of Kent, Portage County, OH GPS: 41.15396, -81.35152	C-R: Commercial - High Density Multifamily Residential District (City of Kent)	All public utilities available	17-024-33-00-127-000		
			Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.210 net	Acre(s)	See Comments

Comments

This property is located along the north side of E. Main Street (SR 59) and the west side of N. Lincoln Street at the E. Main Street and N. Lincoln Street intersection, City of Kent, Portage County, Ohio. The subject larger parcel is improved with a commercial building (Papa John's restaurant) and related site improvements. The property is located in an area with a mix of residential uses, commercial uses, and Kent State University special-purpose (educational) uses. Due to the presence of the Kent State University main campus along the south side of E. Main Street between Haymaker Parkway and Horning Road, most of the development in the immediate area is supportive of, and benefits from, university-related activities. Based on the physical characteristics of the site, existing zoning, and neighborhood composition, it is concluded that a commercial use, likely of a retail or service variety, is the most likely use of the site as though vacant. The site size and dimensions are adequate for legal development per current requirements. Although the timing of development is not known due to market conditions, commercial development is regarded to be maximally productive and therefore the highest and best use as vacant. Due to the nature of the taking, the property is analyzed as if vacant; a highest and best use as improved analysis is not applicable.

The larger parcel is mostly rectangular in shape and, per the right of way plans, contains 0.210 acre gross and net. The property is referenced as Portage County Auditor's Parcel Number 17-024-33-00-127-000. The topography is mostly level with the road grade of E. Main Street. The subject site is not located within a high risk flood hazard area, as shown on the FEMA Flood Plain Map 39133C0138E, having an effective date of March 7, 2017. The property has unity of ownership currently in the name of Two Brothers Kent LLC, an Ohio limited liability company.

Comparable Sales

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	2 East Avenue, City of Tallmadge, Summit County, Ohio GPS: 41.10130, -81.43955	Commercial	Grantor/Seller	12/3/2019
APN(s)		Zoning	Utilities	Sale Price
6006785		C3 Commercial District	All public utilities available	\$200,000
				Parcel Size
				0.27 Acre
			Unit Value Indication	\$740,741/acre

Comments

This property is located along the south side of East Avenue approximately 100' east of Tallmadge Circle. The topography is mostly level. There was a 180± SF storage building of negligible contributory value on the property at the time of the transfer. The parcel is rectangular in shape and is of adequate size and dimensions for legal development. The land is not located within a high risk flood hazard area. The property was purchased by a neighboring property owner for possible redevelopment of the existing McDonald's site, which is currently located to the southeast of this property. The property is located in a commercial neighborhood adjacent to an Arby's restaurant and across the roadway from a Gulf service station. Verified with a representative of the Grantor, Tony Jaber, on 8/2/2023.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	22430 Lorain Avenue (OH-10), Fairview Park, Cuyahoga County, Ohio GPS: 41.43968, -81.86944	Commercial	Broker/Agent	3/21/2023
APN(s)		Zoning	Utilities	Sale Price
32113021 and 32113022, now 32113072		GB-A General Business A District	All public utilities available	\$299,900 (effective)
				Parcel Size
				0.49 Acre
			Unit Value Indication	\$612,041/acre

Comments

This property is located along the northwest side of Lorain Avenue approximately 125' southwest of the W. 224th Street and Lorain Avenue intersection. The topography is level. The property was vacant at the time of the transfer. The parcel is slightly irregular in shape but fully usable from a configuration perspective. The site is of adequate size and dimensions for legal development. The land is not located within a high risk flood hazard area. The property was reportedly purchased for commercial development and is located in a neighborhood that has a mix of residential and commercial uses. The property is adjacent to a strip center, and a McDonald's restaurant is located across the roadway from the property. Verified with the Grantor/Listing Agent, Alexandria Rose, on 8/2/2023.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	233 Tallmadge Road (CR 18), Brimfield Township, Portage County, Ohio GPS: 41.101020, -81.38552	Commercial	Grantor/Seller	6/28/2019
APN(s)		Zoning	Utilities	Sale Price
040360000017011		G-C General Commercial District	All public utilities available	\$950,000
				Parcel Size
				1.06 Acres
			Unit Value Indication	\$896,226/acre

Comments

This property is located along the north side of Tallmadge Road (CR 18) approximately 200' east of the Maplecrest Parkway and Tallmadge Road intersection. The topography is level above the road grade of Tallmadge Road. The property was vacant at the time of the transfer. The parcel is rectangular in shape and fully usable from a configuration perspective. The site is of adequate size and dimensions for legal development. The land is not located within a high risk flood hazard area. The property was purchased for commercial development with a Panda Express restaurant. This is an outlot to a Meijer's store in a fast-growing area of Brimfield Township. Nearby land usage is predominantly commercial in nature along CR 18 with a Meijer store, Walmart, and several restaurants, including a Burger King, Starbucks, Applebees, and Taco Bell. An interchange with I-76 is a short distance (1,800±) east of the property. Verified with a representative of the Grantor, Dan DeHoff, on 8/20/2019.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
4	130 West State Street, Alliance, Stark County, Ohio GPS: 40.90145, -81.10782	Commercial	Broker/Agent	10/11/2018
APN(s)		Zoning	Utilities	Sale Price (effective)
10001774 and 108460		B3 Mixed Commercial District	All public utilities available	\$905,000
				Parcel Size
				1.078 Acres
			Unit Value Indication	\$839,518/acre

Comments

This property is located at the southeast corner of the W. State Street and Miller Avenue intersection. The topography is level with the road grades. The southeast corner of the property was improved with a 10,272 SF industrial building at the time of the transfer. Demolition costs were reportedly \$40,000, and \$40,000 has been added to the recorded transfer price of \$865,000 to reflect site preparation. The site is of adequate size and dimensions for legal development. A 15± alley divides the property in two and provides access to the property from W. Chestnut Street. The southeastern parcel (APN 108460) is utilized for additional parking. The land is not located within a high risk flood hazard area. The property was developed with an Arby's restaurant which subsequently transferred in November 2019 for a recorded sales price of \$2,887,558. Neighboring land usage is predominantly commercial in nature along the south side of W. State Street and includes a Sheetz and Huntington Bank. This property is located across the roadway from the University of Mount Union. Verified with Shannon, Assistant to the Listing Agent, Lisa Trummer, on 8/1/2023.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
5	6600 Frank Avenue NW, Jackson Township, Stark County, Ohio GPS: 40.87736, -81.44113	Commercial	Broker/Agent	3/4/2022
APN(s)		Zoning	Utilities	Sale Price
10015046		B2 Commercial/Business/Office District	All public utilities available	\$1,000,000
				Parcel Size
				1.30 Acres
			Unit Value Indication	\$769,231/acre

Comments

This property is located along the east side of Frank Avenue NW approximately 100' north of the Old Springs Street NW and Frank Avenue NW intersection. The topography is mostly level with the road grade. The property was vacant at the time of the sale. The property is of adequate size and dimensions for legal development. The parcel is rectangular in shape and is not located within a high risk flood hazard area. The property was purchased for commercial development, and a Blue Falls Car Wash is being built on the site. The car wash is scheduled to open in 2023. Neighboring land usage is predominantly commercial in nature and includes a Walgreens, shopping center, Community One Credit Union, and Rockne's restaurant. This property is located approximately one-third of a mile north of Stark State College. Verified with Sam DeWees, Listing Agent, on 8/24/2023.

Overall Comments / Reconciliation

Comments

Land sales sought are those most recent, with similar value influences, and those with similar physical characteristics. Due to the lack of local market activity of vacant commercially-zoned land sales, it was necessary to extend the search area for relevant sales. Regarding land and assuming all other factors equal, larger parcels typically sell for a lower price per unit than smaller parcels, and parcels with favorable frontage-to-depth ratios will typically sell for a higher per unit price than parcels with ratios less favorable. A property's zoning determines the legal use of the site. Topography is another important element of comparison because it impacts the degree of necessary site work, as well as the usability of the finished product. The presence or lack of public utilities makes a property more or less desirable, and accordingly, valuable.

The sales' non-adjusted value indications broadly range from \$612,041 to \$896,226 per acre. Each sale is relevant to the analysis due to its generally similar highest and best use. All five properties are generally similar to the subject property with regard to neighborhood development. The Land Sales 1 and 2 properties are most similar to the subject with regard to size, the Land Sales 1 and 3 properties are the closest in proximity, Land Sales 2 and 5 are the most recent, and the Land Sales 4 and 5 properties are the most similar to the subject with regard to proximity to an institution of higher learning. Considering all indicators and the differences that exist between the sales and the subject, an overall site value of \$750,000 per acre is concluded.

Reconciled Value: \$750,000 per acre

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
8T	0.024 acre	N/A	36 months	\$750,000/acre X 10% of fee X 3 years	For regrading and drive reconstruction	\$5,400
Total:						\$5,400

Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
8T	No site improvements taken	N/A	N/A	N/A	N/A	N/A
Total:						N/A

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
8T	Relocation of handicap parking space with striping and signage and removal of existing parking lines along E. Main St. (see Addendum)	\$1,350
Total:		\$1,350

Preparer's Conclusion

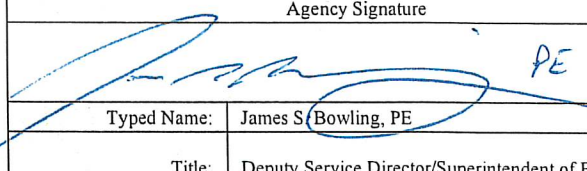
Comments
<p>Required is a temporary construction easement area, denoted as Parcel 8T, which contains 0.024 acre net. The temporary easement is along the entire length of the subject property's E. Main Street (SR 59) frontage and partly along the N. Lincoln Street frontage (extends northward along N. Lincoln Street to station 2+93.00) at a depth ranging from 2'± to 6'. The temporary easement is for the purpose of performing the work necessary to regrade and reconstruct drive for 36 months from the date of entry by the City of Kent, Portage County, Ohio. Additional work within the TCE area will include removing the driveway along Main Street at Station 116+90.</p> <p>There are no improvements situated within the Parcel 8T area that will be taken and not replaced/restored.</p> <p>All site improvements situated within existing right of way are non-compensable per Ohio Department of Transportation policies and procedures.</p> <p>Moreover, it is assumed that site improvements within the temporary easement area such as lawn, gravel, paved surfaces, and curbing, if any, will be replaced/restored before project completion and are not included in the compensation estimate.</p> <p>As noted above, access to the subject property directly from E. Main Street near station 116+90 is to be removed, which effectively results in a loss of two (perhaps three) parking spaces to the south of the building, including one handicap space. These parking spaces appear to be legal, non-conforming spaces. The zoning code states, "Backing directly onto a street, or requiring the use of a street for a maneuvering lane is prohibited" (Chapter 1107-134). Based on the City of Kent zoning code requirement (Chapter 1107-130) of one parking space per 200 SF of restaurant use, the 1,850 SF subject property building requires 10 parking spaces. The subject's remaining parking capacity to the north of the building of ten (possibly eleven) spaces is adequate to meet the restaurant parking requirements of the City of Kent zoning code. A nominal cost to cure has been included to relocate the handicap space to the north of the building; the space along the western boundary closest to the building allows for adequate handicap aisle width for a handicap space (comparable to before the taking). The cost to cure includes striping and signage associated with a handicap space, as well as resealing of the parking area (36' X 18'; 650 SF, rounded) to the south of the building to remove the existing parking spaces lines along the E. Main Street frontage.</p>
Total Estimated Compensation:
\$6,750

FMVE Conclusion

Comments
<p>As noted, a temporary easement is needed for the purpose of performing the work necessary to regrade and drive reconstruction for 36 months from the date of entry by the City of Kent, Portage County, Ohio. Additional work within the TCE area will include removing the driveway along Main Street at Station 116+90. A cost to cure has been included to relocate the handicap parking space.</p>
\$6,750

Signatures

Preparer Signature	
	
Typed Name:	John D. D'Angelo, MAI
Title:	President of General Partner Ohio State Certified General Real Estate Appraiser #2001011052
Date:	10/12/2023

Agency Signature	
	
Typed Name:	James S. Bowling, PE
Title:	Deputy Service Director/Superintendent of Engineering
Date:	11/8/2023

Administration Settlement

Signature

Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	

THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION | THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY | COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE | THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)

ATTACHMENTS

- Photographs of the Subject Property – Taken by Andrew Moore
- Plat Map – Aerial Image
- Right of Way Plan Sheet
- The Map of Comparable Sales
- Support for Nominal Cost to Cure
- Jurisdictional Exception Disclosure
- Appraisal Scoping Checklist
- Appraiser Disclosure Statements

PHOTOGRAPHS OF SUBJECT PROPERTY
(All subject photographs taken on August 22, 2023)



Photograph 1 – Property view from near station 117+50 (E. Main Street; SR 59) facing in a northwesterly direction



Photograph 2 – View from near station 116+80 facing in an easterly direction showing the Parcel 8T area; the Papa John's sign is shown on the right of way plans to be a "do not disturb" item

PHOTOGRAPHS OF SUBJECT PROPERTY
(All subject photographs taken on August 22, 2023)



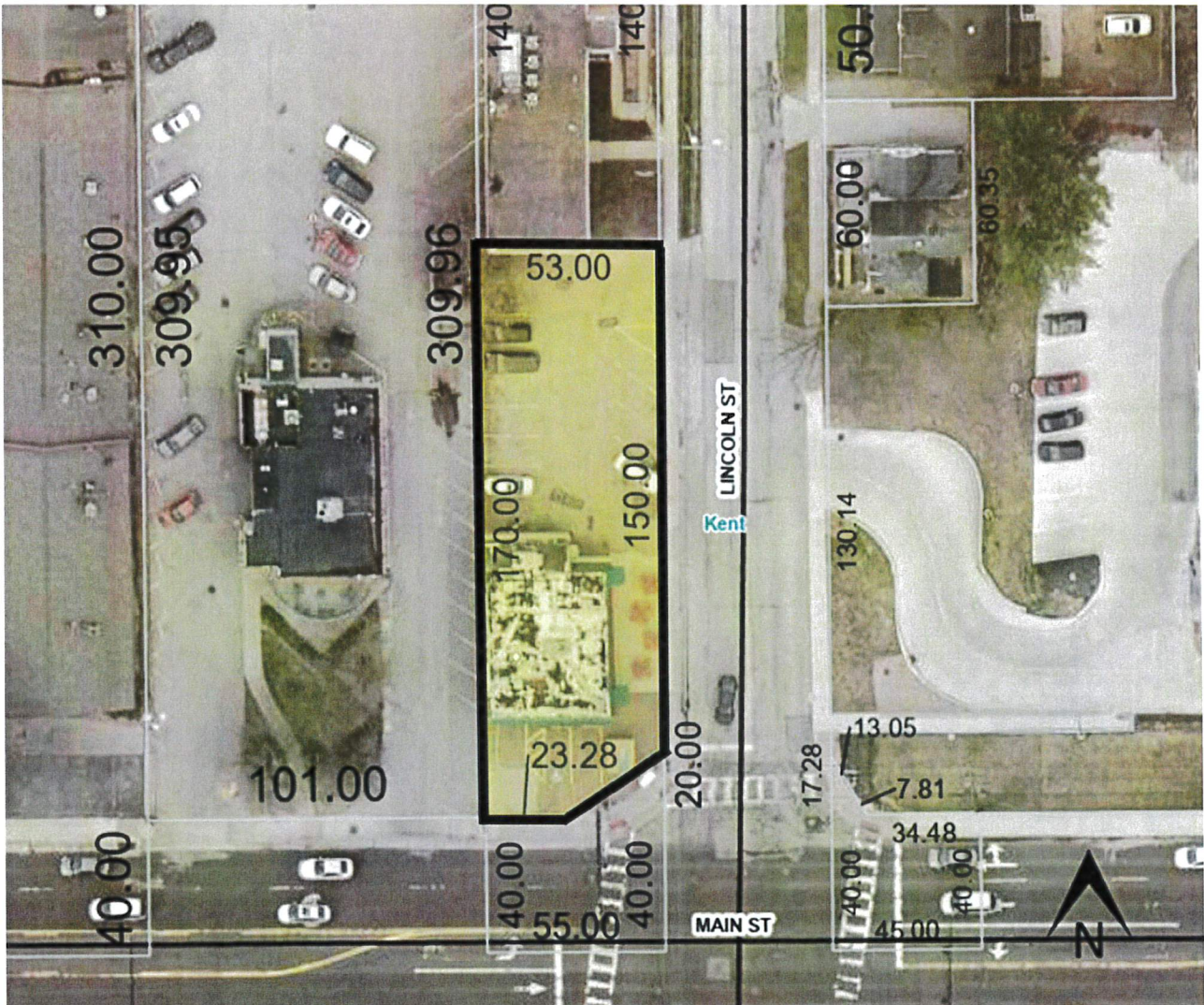
Photograph 3 – View from near station 117+40 facing in a westerly direction showing the Parcel 8T area; a nominal cost to cure has been provided for asphalt resealing in this area to remove existing parking striping



Photograph 4 – View from near station 117+40 facing in a northerly direction showing the Parcel 8T area; the metal tables are shown on the right of way plans to be “do not disturb” items

PLAT MAP - AERIAL IMAGE

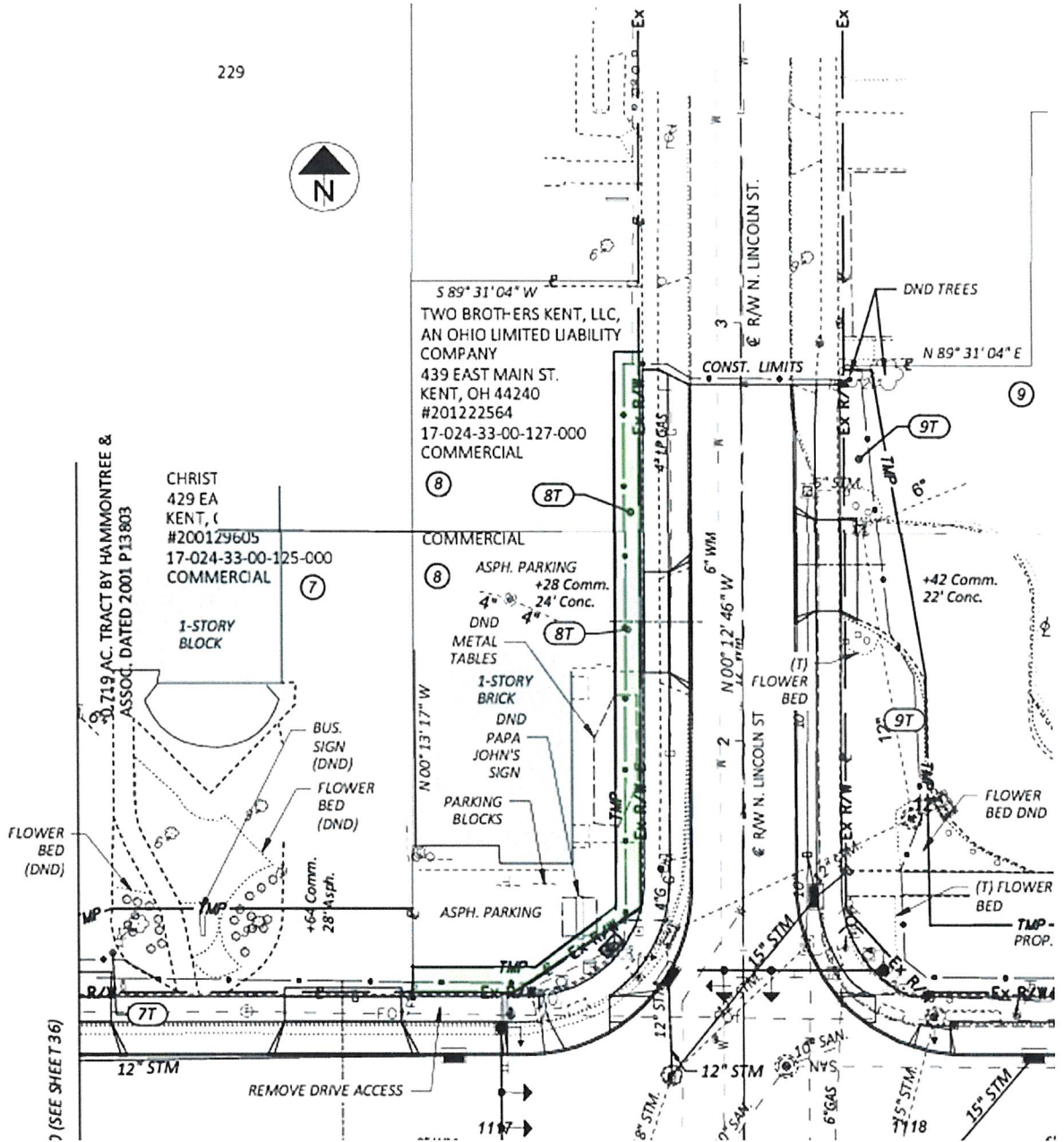
Larger Parcel: 0.210 acre gross and net
Auditor's Parcel No. 17-024-33-00-127-000



Source: Portage County GIS

RIGHT OF WAY PLAN SHEET (Excerpt)

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COMPARABLE LAND SALES LOCATION MAP



NOMINAL COST TO CURE

As noted in the report, access to the subject property directly from E. Main Street near station 116+90 is to be removed, which effectively results in a loss of two (perhaps three) parking spaces to the south of the building, including one handicap space.

The subject's remaining parking capacity to the north of the building of ten (possibly eleven) spaces is adequate to meet the restaurant parking requirements of the City of Kent zoning code, but a nominal cost to cure is needed to relocate the handicap space to the north of the building. The space along the western boundary closest to the north side of the building allows for adequate handicap aisle width for a handicap space (comparable to before the taking). The cost to cure includes striping and signage associated with a handicap space, as well as the resealing of the parking area (36' X 18'; 650 SF, rounded) to the south of the building to remove the existing parking spaces/lines along the E. Main Street frontage. It is reasonable and appropriate to remove these parking spaces/lines since the parking area is no longer accessible.

The total nominal cost to cure for the replacement parking area has been estimated below.

Parking lot striping, handicap stall; estimated job minimum	\$250	Marshall and Swift; Section 66; Page 3
Sign for handicap stall, on pole and installed	\$450	Marshall and Swift; Section 66; Page 3
Reseal asphalt to remove existing parking spaces (650 SF at \$1.00/SF)	\$650	Marshall and Swift; Section 66; Page 3
Total Cost to Cure	\$1,350	

In total, the nominal cost to cure is \$1,350.

JURISDICTIONAL EXCEPTION DISCLOSURE

VALUE ANALYSIS REPORT

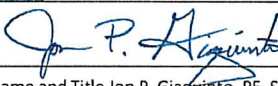
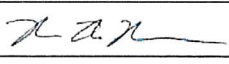
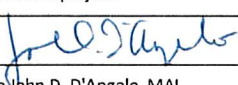
This Value Analysis was developed and reported under the Jurisdictional Exception provision of the Uniform Standards of Professional Appraisal Practice (USPAP). This report is in compliance with Section 4200.02 of The Appraisal Operating Manual (6-4-2019) of the Ohio Department of Transportation's (ODOT) Office of Real Estate. This report is also in compliance with Federal Public Law 91-646 as amended by Public Law 100-17 49 known as the Uniform Relocation and Real Property Acquisition Policies Act, Title III, Section 301, (2), United States Code 42 USC Ch. 61 Sec. 4651 (2) and the Code of Federal Regulations 49CFR 24.102 (c)(2)(A) as well as the Ohio Revised Code 163.59 (C) and the Ohio Administrative Code Section 5501:2-5-06 (B)(3)(b)(ii)(a) for the provisions for waiver of appraisals. The part or parts of USPAP which have been disregarded are Standards 1-4, since this assignment is not considered to be an appraisal or appraisal review. Refer to Advisory Opinion 21 of USPAP for illustration of the relationship between "valuation services" and "appraisal practice." The legal authority which justifies this action was cited above under Federal and State law for the waiver of appraisal provision. The Value Analysis report format was developed by ODOT in accordance with the waiver of the appraisal provision in both the Federal and State laws cited above. By definition, the Value Analysis Report format is not an appraisal when it is used in accordance with the Policies and Procedures of ODOT.

The appraisal waiver rule adopted by the FHWA allows agencies to determine when an appraisal is not needed if they first determine that the valuation problem was uncomplicated and has an estimated value less than the low value defined in the rule. As such, the information provided in the development of the approved report format is not considered an appraisal. This specified service was prepared by a disinterested and unbiased third party within the scope of the certificate holder's certification in compliance with Ohio Revised code 4763.12.



John D'Angelo, MAI
Ohio State Certified General Real Estate Appraiser #2001011052

APPRAISAL SCOPING CHECKLIST

Owners Name		County	PORTAGE
TWO BROTHERS KENT, LLC		Route	59
		Section	2.14
		Parcel No.	8-T
		Project ID No.	112026
Appraisal Scope			
Partial or total acquisition		Partial	
Ownership			
Whole parcel determination is complex		No	
RE-95 will be required		No	
RE 22-1 Apportionment will be required		No	
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)		No	
Regulation			
Significant zoning or legal regulations are impacting acquisition		No	
Property is not compliant with legal regulations in the before or after		No	
R/W and Construction Plans			
Significant improvements are in the acquisition area (or impacted)		No	
Significant impact to site improvements (landscaping, vegetation, or screening)		No	
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)		No	
Significant issues due to elevation change, topography, or flood plain		No	
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)		< \$10,000	
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected		No	
Cost-to-Cure should be considered		No	
Specialized Report (parking, drainage, circuitry, etc.) should be considered		No	
Appraisal Format Conclusion		VA with review	
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
This is a simplistic taking. Parcel 8-T is a temporary construction easement (36 months duration) containing 0.024 acres, being a 6' wide strip of land along the subject's East Main Street frontage and a 6' wide strip of land along the subject's N. Lincoln Street frontage, for grading and removal of a drive access along East Main Street. Access to the residue property is via an access drive apron off N. Lincoln Street.			
Signatures			
Agency Approval by Signature, Title, and Date Typed Name			7.26.2023
	Name and Title Jon P. Giaquinto, PE, Senior Engineer, City of Kent		Date
Review Appraiser Signature and Date			7/24/2023
	Name Bruce B. Bowman		Date
Appraiser Acknowledgement	I have reviewed the right of way plans and other pertinent parts of the construction plans, have driven by the subject, have reviewed this scoping document and I have independently performed my own appraisal problem analysis. I am in agreement regarding the valuation problem, the determination of the complexity of this problem, and I agree that the recommended format is appropriate for use during the acquisition phase of this project.		
Appraiser Signature and Date			8/1/2023
	Name John D. D'Angelo, MAI		Date

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12

1. Name of Appraiser Andrew G. Moore

2. Class of Certification/Licensure: Certified General
 Licensed Residential
 Temporary General Licensed

Certification/License Number: 2018006146

3. Scope: This report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

4. Service Provided by: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting this Value Analysis



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser

State of Ohio
Department of Transportation
Division of Real Estate
Appraiser Section
Cleveland (216) 787-3100

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12

1. Name of Appraiser John D. D'Angelo

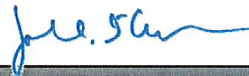
2. Class of Certification/Licensure: Certified General
 Licensed Residential
 Temporary General Licensed

Certification/License Number: 2001011052

3. Scope: This report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

4. Service Provided by: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting this Value Analysis



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser

State of Ohio
Department of Transportation
Division of Real Estate
Appraiser Section
Cleveland (216) 787-3100

TITLE REPORT



C/R/S POR-59-2.14
PARCEL 8-T
PID 112026

42 YEAR REPORT ABBREVIATED REPORT UPDATE

INSTRUCTION:

- (1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated". The City of Kent expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.
- (2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) **FEE OR OTHER PRIMARY OWNERS**

Name	Marital Status (Spouse's Name)	Interest
Two Brothers Kent LLC, an Ohio limited liability company	N/A	Fee Simple, Full Interest
Mailing Address: P.O. Box 380636 Birmingham, AL 35238		
Phone Number		
Property Address: 439 E Main Street Kent, OH 44240		
Statutory Agent: Friedman & Rummell Co., L.P.A. 3801 Starrs Centre Drive Canfield, OH 44406		

(2) **BRIEF DESCRIPTION OF SUBJECT PREMISES**

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Current Deeds: #201222564 (Attached) and #201222563 (Attached)

Situated in the City of Kent, County of Portage and State of Ohio and known as being a part of Subdivision H of the Zenas Kent's Heirs Addition to the Village of Kent, metes and bounds and containing 0.265 acres of land but subject to all legal highways, excepting therefrom 0.06 acres

APN: 17-024-33-00-127-000 (0.2100 Acres)

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
None Found		

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
None Found		

(3-C) **EASEMENTS**

Name & Address	Type
None Found	

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

None Found

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Portage City: Kent School District: Kent CSD

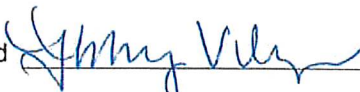
AUD. PAR. NO(S)	Land – 100%	Building – 100%	Total – 100%	Taxes per ½ year
17-024-33-00-127-000	<u>\$109,800.00</u>	<u>\$135,200.00</u>	<u>\$245,000.00</u>	<u>\$2,964.94 per half</u> <u>2022 Paid in Full</u>

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: No:
Comments:

This Title Report covers the time period from 11/29/2012 to 8/17/2023. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 8-T and presently standing in the name of Two Brothers Kent LLC as the same are entered upon the several public records of Portage County.

Date & Time 8/17/2023 7:59 AM (am/pm)

Signed 
Print Name Abby Vilyus

UPDATE TITLE BLOCK

This Title Report covers the time period from _____ to _____. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 8-T and presently standing in the name of _____ as the same are entered upon the several public records of Portage County.

Date & Time _____ (am/pm)

Signed _____
Print Name _____

Comments from the agent who prepared the Title Update:

DIST 4 CRS POR-59-2.14

PARCEL 8-T

PID 112026

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
George S. Axiotis, Successor Trustee of the Steve G. Axiotis and Agnes Jean Axiotis 1994 Living Trust dated 9/14/94	Two Brothers Kent, LLC, an Ohio Limited Liability Company	8/6/2012	11/29/2012 11:14 AM	#201222564	Exempt	General Warranty Deed
<p>Undivided ½ Interest</p> <p>Situated in the City of Kent, County of Portage and State of Ohio and known as being a part of Subdivision H of the Zenas Kent's Heirs Addition to the Village of Kent, metes and bounds and containing 0.265 acres of land but subject to all legal highways</p> <p>*Excepting out 0.06 acres</p> <p>*Affidavit of Successor Trustee filed in #201222562 (Attached)</p> <p>*See attached Judgement Entry filed in #201222561 (Attached)</p>						
Chrysanthy Axiotis, widow	Two Brothers Kent, LLC	2/10/2011	11/29/2012 11:13 AM	#201222563	Exempt	General Warranty Deed
<p>Undivided ½ Interest</p> <p>Situated in the City of Kent, County of Portage and State of Ohio and known as being a part of Subdivision H of the Zenas Kent's Heirs Addition to the Village of Kent, metes and bounds and containing 0.265 acres of land but subject to all legal highways</p> <p>*Excepting out 0.06 acres</p>						
Nickolas Axiotis, hhta Nicholas Axiotis	Chrysanthy Axiotis	5/19/2003	7/28/2003 10:30 AM	#200327792	Exempt	Quit Claim Deed
<p>Undivided ½ Interest</p> <p>Situated in the City of Kent, County of Portage and State of Ohio and known as being a part of Subdivision H of the Zenas Kent's Heirs Addition to the Village of Kent, metes and bounds and containing 0.265 acres of land but subject to all legal highways</p> <p>*Excepting out 0.06 acres</p>						

DIST 4 CRS POR-59-2.14

PARCEL 8-T

PID 112026

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Steve Axiotis and Jean Axiotis, hhta Agnes Jean Axiotis, Trustees of the Steve and Jean Axiotis 1994 Living Trust	The Steve and Jean Axiotis Irrevocable Trust dated May 2001	11/16/2001	1/8/2002 1:06 PM	#200200780	Exempt	Quit Claim Deed
		Undivided ½ Interest Situatued in the City of Kent, County of Portage and State of Ohio and known as being a part of Subdivision H of the Zenas Kent's Heirs Addition to the Village of Kent, metes and bounds and containing 0.265 acres of land but subject to all legal highways *Excepting out 0.12 acres				
Steve Axiotis, married	Steve Axiotis, aka Steve G. Axiotis and Agnes Jean Axiotis, aka Jean Axiotis, Trustees of the Steve G. & Agnes Jean Axiotis 1994 Living Trust, dated 9/14/94	9/14/1994	10/14/1994 10:14 AM	Vol. 1167, Pg. 172	Exempt	Quit Claim Deed
Agnes Jean Axiotis signed to release her dower interest		Undivided ½ Interest Situatued in the City of Kent, County of Portage and State of Ohio and known as being a part of Subdivision H of the Zenas Kent's Heirs Addition to the Village of Kent, metes and bounds				
George Axiotis and Irene Axiotis, husband and wife, d.b.a. George Construction Co.	Steve Axiotis Nickolas Axiotis	4/5/1971	6/14/1971 11:23 AM	Vol. 870, Pg. 259	Exempt	Quit Claim Deed
		Fee Simple Full Interest Situatued in the City of Kent, County of Portage and State of Ohio and known as being a part of Subdivision H of the Zenas Kent's Heirs Addition to the Village of Kent, metes and bounds and containing 0.265 acres of land but subject to all legal highways				
Leslie P. Chapman and Martha B. Chapman, husband and wife	George Construction Company	No Date	10/21/1965 1:14 PM	Vol. 783, Pg. 543	Unknown	Warranty Deed
		Fee Simple, Full Interest Situatued in the City of Kent, County of Portage and State of Ohio and known as being a part of Subdivision H of the Zenas Kent's Heirs Addition to the Village of Kent, metes and bounds and containing 0.265 acres of land but subject to all legal highways				

Fri Jun 30 2023

Entity#: 1896437
Filing Type: DOMESTIC LIMITED LIABILITY COMPANY
Original Filing Date: 11/17/2009
Location: ---
Business Name: TWO BROTHERS KENT, LLC

Status: Active
Exp. Date: -

Agent/Registrant Information


FRIEDMAN & RUMMELL CO., L.P.A.
3801 STARRS CENTRE DRIVE
CANFIELD OH 44406
08/03/2018
Active

Filings

Filing Type	Date of Filing	Document ID
OHIO LLC - ARTICLES OF ORGANIZATION	11/17/2009	200932200166
SUBSEQUENT AGENT APPOINT/LIMITED/LIABILTY/PARTNERS	08/03/2018	201821500870

UNITED STATES OF AMERICA
STATE OF OHIO
OFFICE OF SECRETARY OF STATE

I, Frank LaRose, Secretary of State of the State of Ohio, do hereby certify that this is a list of all records approved on this business entity and in the custody of the Secretary of State.

*Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 30th of June, A.D. 2023*
Ohio Secretary of State

Frank LaRose

TRANSFERRED
Sec. 319.54(F-2) 50
Sec. 319.202
NOV 29 2012
Janet Espino
Portage County Auditor

BONNIE M. HOWE
PORTAGE CO. RECORDER

201222564

12 NOV 29 1

RECEIVED FOR RECORD
AT 11/14/06
FEE 64.00

WARRANTY DEED, GENERAL
5302.05 O.R.C. (Revised June 2009)

INDEXED

Know All Men By These Presents

That ¹ GEORGE S. AXIOTIS, Successor Trustee of the Steve G. Axiotis and Agnes Jean Axiotis 1994 Living Trust dated 9/14/94, as to an undivided one-half (1/2) interest, of Manatee County, in the State of Florida for valuable consideration paid Grants(s), with general Warranty covenants to, ²

TWO BROTHERS KENT, LLC, An Ohio Limited Liability Company

whose TAX MAILING ADDRESS is: **c/o Papa Johns Pizza**
P.O. Box 380636
the following described Real Property: **Birmingham, AL 35238**

-SEE LEGAL DESCRIPTION ATTACHED-

Prior Instrument Reference: 200200780

at the Portage County Recorder's and also known as Permanent Parcel No. 17-024-33-00-127.000.

And ³ _____ of the **Grantor** releases all rights of dower therein.

Executed this 6th day of Aug 2012.

⁴ [Signature]
George S. Axiotis, Successor Trustee

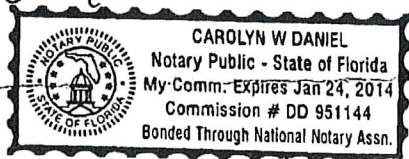
STATE OF FLORIDA)
COUNTY OF Manatee)

Manatee Before me a⁵ Notary Public in and for the County of _____ and State of Florida personally appeared the above named GEORGE S. AXIOTIS, Successor Trustee of the Steve G. and Agnes Jean Axiotis 1994 Living Trust u/a/d 9/14/94 who acknowledged that he did sign the foregoing instrument and that the same is his voluntary free act and deed.

In Testimony Whereof, I have hereunto subscribed my name and official seal, at Holmes Bch, Florida this 6th day of Aug, 2012.

[Signature]
Notary Public

This Instrument Prepared By:
Christopher J. Schiavone
Attorney at Law



1. Name(s) and marital status of the grantor(s)
2. Name(s) and marital status of the grantee(s)
3. Name and title (husband or wife)
4. Signature of the grantor(s)
5. Notary Public, Judge or Clerk of an Ohio Court of Record, County Auditor, County Engineer or Mayor. Generally, a Notary Public or other official prepares this portion of the form.

Exhibit "A"

Situated in the City of Kent, County of Portage and State of Ohio and known as being a part of Subdivision H of the Zenas Kent's Heirs Addition to the Village of Kent recorded in Plat Volume 2, Page 47 in Portage County Record of Plat, more fully described as follows:

Beginning at a point in the centerline of Main Street, said point being South 89 degrees 52 minutes East a distance of 391.16 feet from the intersection of the centerlines of Main Street and Willow Street; thence North 00 degrees 25 minutes East a distance of 210 feet to a point; thence South 89 degrees 52 minutes East a distance of 55 feet to the westerly line of Lincoln Avenue; thence South 00 degrees 25 minutes West along the westerly line of Lincoln Avenue a distance of 210 feet to a point in the center line of Main Street; thence North 89 degrees 52 minutes West along said center line a distance of 55 feet to the point of beginning and contains within said bounds 0.265 acres of land be the same more or less, but subject to all legal highways.

Being a part of the same premises as deeded to Ora H. and Elsie Frasier as recorded in the Portage County Records of Deeds, Volume 194, Page 129. Surveyed by Ronald A. Stackhouse, Registered Surveyor 4564 on September 15, 1965.

EXCEPTING AND RESERVING THE FOLLOWING

PARCEL NO. 127-WD

Being a parcel of land lying on the left side of the centerline of a survey made by the Department of Highways and recorded in Book 19, Page 45-47 of the records of Portage County and being located within the following described points in the boundary thereof:

Known as being a part of Block H in Zenas Kent's Heirs Addition, as recorded in Plat Book 2 at Page 47 of the Plat Records of Portage County Ohio and bounded and described as follows:

~~Beginning at the intersection of the northerly line of East Main Street and the westerly line of Lincoln Street, which is 40.00 feet left of centerline survey Station 16 + 46.72 on East Main Street; thence along grantor's easterly property line, South 02 degrees 53 minutes 48 seconds East, 40.00 feet to a point at the southeast property corner; thence South 86 degrees 40 minutes 12 seconds West along the southerly property line and centerline Main Street a distance of 55.00 feet to the southwest corner of the grantor's property, which is at centerline survey Station 15 + 91.72 on East Main Street; thence North 02 degrees 53 minutes 48 seconds West along the westerly property line a distance of 40.00 feet to a point, which is 40.00 feet left of centerline survey Station 15 + 91.72 on~~

East Main Street; thence North 86 degrees 40 minutes 12 seconds East, along the existing right of way line, a distance of 23.28 feet to a point, which is 40.00 feet left of centerline survey Station 16 + 16.15 on East Main Street; thence North 54 degrees 33 minutes 39 seconds East along the proposed right of way line, a distance of 37.63 feet to a point, which is 60.00 feet left of centerline survey Station 16 + 46.87 on East Main Street; thence South 2 degrees 53 minutes 48 seconds East along the westerly line of Lincoln Street and the easterly property line, a distance of 20.00 feet to the place of beginning and contains 2517 square feet (0.06 acre) of land, of which 317 square feet (0.01 acre) are to be acquired and 2200 square feet (0.05 acres) are within the existing highway right of way.

Grantor retains the rights of ingress and egress to East Main Street and Lincoln Street.

Description for the above parcel is based on a survey made by W.E. Quicksall, Jr. Registered Surveyor No. 4710.

11/27/2012 *[Signature]*
TAX MAP DEPT. 10-25-2012
LEGAL DESCRIPTION
 SUFFICIENT DEFICIENT
 NO DIVISION OF LAND
17-024-33-00-127

TRANSFERRED 50
Sec. 319.54(F-2)
Sec. 310.202

NOV 29 2012 J

Janet Esposto
Portage County Auditor

BONNIE M. HOWE
PORTAGE CO. RECORDER

201222563

12 NOV 29 1

RECEIVED FOR RECORD
AT 11:30 AM
FEE 54.00

INDEXED

WARRANTY DEED, GENERAL
5302.05 O.R.C. (Revised June 2009)



Know All Men By These Presents

That ¹CHRYSANTHY AXIOTIS, widow and not remarried the Grantor(s) of Trumbull County, State of Ohio, for valuable consideration paid Grants(s), with general Warranty covenants to, ²

TWO BROTHERS KENT, LLC ✓

whose TAX MAILING ADDRESS is: P.O. Box 380636, Birmingham, AL 35238
the following described Real Property:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

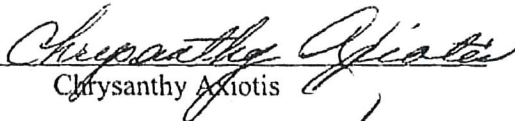
SEE ATTACHED LEGAL DESCRIPTION

[Faint, illegible text and circular stamp]

Prior Instrument Reference: Document No. 200327792
at the Portage County Recorder's and also known as Permanent Parcel
No. 17-024-33-00-127-000
And ³ _____ of the Grantor
releases all rights of dower therein.

Executed this 10th day of February, 2011.

4


Chrysanthy Axiotis
✓

State of Ohio }
County of Mahoning }

Before me a⁵ Notary Public in and for the State of Ohio
personally appeared the named **CHRYSANTHY AXIOTIS** who acknowledged that she did
sign the foregoing instrument and that the same is her voluntary free act and deed.

In Testimony Whereof, I have hereunto subscribed my
name and official seal, at Canfield, Ohio this 10th day of February 2011.



This Instrument Prepared By:
Christopher J. Schiavone
Attorney at Law



JAMES B. DIETS
Attorney at Law
Notary Public - State of Ohio
My Commission Has No Expiration Date
Section 147.83 O.R.C.

- 1 Name(s) and marital status of the grantor(s)
2 Name(s) and marital status of the grantee(s)
3 Name and title (husband or wife)
4 Signature of the grantor(s)
5 Notary Public, Judge or Clerk of an Ohio Court of Record,
County Auditor, County Engineer or Mayor. Generally, a
Notary Public or other official prepares this portion of the form.

Parcel No. 1

Situated in the City of Kent, County of Portage, and State of Ohio:

And known as being a part of Sub-Division "H" of the Zenas Kent's Heirs Addition to the Village of Kent recorded in Plat Volume 2, Page 47 in Portage County Record of Plat, more fully bounded and described as follows:

Beginning at a point in the centerline of Main Street, said point being S. 89° 52' E. a distance of 391.16 feet from the intersection of the centerlines of Main Street and Willow Street; thence N. 00° 25' E. a distance of 210 feet to a point; thence S. 89° 52' E. a distance of 55 feet to the westerly line of Lincoln Avenue; thence S. 00° 25' W. along the westerly line of Lincoln Avenue a distance of 210 feet to a point in the center line of Main Street; thence N. 89° 52' W. along said center line a distance of 55 feet to the point of beginning and contains within said bounds 0.265 acres of land, be the same more or less, but subject to all legal highways of record.

Being a part of the same premises as deeded to Ora H. and Elsie Frasier as recorded in the Portage County Records of Deeds, Volume 194, Page 129. Surveyed by Ronald A. Stackhouse, Registered Surveyor 4564, on September 15, 1965.

Prior deed reference Volume 870, Page 259.

Excepting and Reserving the Following:

Parcel No. 127-WD

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Highways, and recorded in Book 19, Page 45-47, of the records of Portage County and being located within the following described points in the boundary thereof:

Known as being a part of Block "H" in Zenas Kent's Heirs Addition, as recorded in Plat Book 2 at Page 47 of the Plat Records of Portage County, Ohio, and bounded and described as follows:

Beginning at the intersection of the northerly line of East Main Street and the westerly line of Lincoln Street, which is 40.00 feet left of centerline survey Station 16 + 46.72 on East Main Street; thence along grantor's easterly property line, S. 02° 53' 48" E., 40.00 feet to a point at the southeast property corner; thence S. 86° 40' 12" W., along the southerly property line and centerline Main Street, a distance of 55.00 feet to the southwest corner of the grantor's property, which is at centerline survey Station 15 + 91.72 on East Main Street; thence N. 02° 53' 48" W., along the westerly property line, a distance of 40.00 feet to a point, which is 40.00 feet left of centerline survey Station 15 + 91.72 on East Main Street; thence N. 86° 40' 12" E., along the existing right of way line, a distance of 23.28 feet to a point, which is 40.00 feet left of centerline survey Station 16 + 46.72 on East Main Street; thence N. 54° 33' 35" E., along the proposed right of way line, a distance of 37.36 feet to a point, which is 60.00 feet left of centerline survey

westerly line of Lincoln Street and the easterly property line, a distance of 20.00 feet to the place of beginning, and contains 2517 square feet (0.06 acre) of land, of which 317 square feet (0.01 acre) are to be acquired and 2200 square feet (0.05 acre) are within the existing highway right of way.

Grantor retains the rights of ingress and egress to East Main Street and Lincoln Street.

Description for the above parcel is based on a survey made by W. E. Quicksall, Jr., Registered Surveyor No. 4710.

Prior deed reference Volume 870, Page 259.

11/27/2012 *YSD*
RS TAX MAP DEPT. 10-25-2012
LEGAL DESCRIPTION
 SUFFICIENT DEFICIENT
 NO DIVISION OF LAND
17-024-33-00-127

QUIT CLAIM DEED

HTA: Nicholas AXIOTIS

Know all men by these presents, that Nickolas Axiotis, the Grantor, for the valuable consideration paid, grants to Crysanthy Axiotis, whose TAX MAILING ADDRESS is 8391 Brookwood Drive NE, Warren, Ohio 44484, the following REAL PROPERTY:

Prior Instrument Reference: VOL 520, p. 259

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of May, in the year of our Lord, 2003.

Signed in the presence of:

Carol Lombardo
Witness

[Signature]
Witness

Nickolas Axiotis
Nickolas Axiotis

STATE OF OHIO)
)SS
COUNTY TRUMBULL)

Before me, a Notary Public in and for said County and State, personally appeared the above named Nickolas Axiotis, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Warren, Ohio this 19th day of May, 2003.

ENV - X
LINDA FANKHAUSER
PORTAGE CO. RECORDER

INDEXED

200327792 - 288

[Signature]
Notary Public

RECEIVED FOR RECORD
AT 10:30:40
FEE 18.00

EXHIBIT A

Parcel No. 1

Situated in the City of Kent, County of Portage, and State of Ohio:

And known as being a part of Sub-Division "H" of the Zenas Kent's Heirs Addition to the Village of Kent recorded in Plat Volume 2, Page 47 in Portage County Record of Plat, more fully bounded and described as follows:

Beginning at a point in the centerline of Main Street, said point being S. 89° 52' E. a distance of 391.16 feet from the intersection of the centerlines of Main Street and Willow Street; thence N. 00° 25' E. a distance of 210 feet to a point; thence S. 89° 52' E. a distance of 55 feet to the westerly line of Lincoln Avenue; thence S. 00° 25' W. along the westerly line of Lincoln Avenue a distance of 210 feet to a point in the center line of Main Street; thence N. 89° 52' W. along said center line a distance of 55 feet to the point of beginning and contains within said bounds 0.265 acres of land, be the same more or less, but subject to all legal highways of record.

Being a part of the same premises as deeded to Ora H. and Elsie Frasier as recorded in the Portage County Records of Deeds, Volume 194, Page 129. Surveyed by Ronald A. Stackhouse, Registered Surveyor 4564, on September 15, 1965.

Prior deed reference Volume 870, Page 259.

Excepting and Reserving the Following:

Parcel No. 127-WD

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Highways, and recorded in Book 19, Page 45-47, of the records of Portage County and being located within the following described points in the boundary thereof:

Known as being a part of Block "H" in Zenas Kent's Heirs Addition, as recorded in Plat Book 2 at Page 47 of the Plat Records of Portage County, Ohio, and bounded and described as follows:

Beginning at the intersection of the northerly line of East Main Street and the westerly line of Lincoln Street, which is 40.00 feet left of centerline survey Station 16 + 46.72 on East Main Street; thence along grantor's easterly property line, S. 02° 53' 48" E., 40.00 feet to a point at the southeast property corner; thence S. 86° 40' 12" W., along the southerly property line and centerline Main Street, a distance of 55.00 feet to the southwest corner of the grantor's property, which is at centerline survey Station 15 + 91.72 on East Main Street; thence N. 02° 53' 48" W., along the westerly property line, a distance of 40.00 feet to a point, which is 40.00 feet left of centerline survey Station 15 + 91.72 on East Main Street; thence N. 86° 40' 12" E., along the existing right of way line, a distance of 23.28 feet to a point, which is 40.00 feet left of centerline survey Station 16 + 46.15 on East Main Street; thence N. 54° 33' 39" E., along the proposed right of way line, a distance of 37.36 feet to a point, which is 60.00 feet left of centerline survey

westerly line of Lincoln Street and the easterly property line, a distance of 20.00 feet to the place of beginning, and contains 2517 square feet (0.06 acre) of land, of which 317 square feet (0.01 acre) are to be acquired and 2200 square feet (0.05 acre) are within the existing highway right of way.

Grantor retains the rights of ingress and egress to East Main Street and Lincoln Street.

Description for the above parcel is based on a survey made by W. E. Quicksall, Jr., Registered Surveyor No. 4710.

Prior deed reference Volume 870, Page 259.

This Instrument Prepared By:

X James E. Gray & Associates
8528 East Market Street
Warren, Ohio 44484
Telephone: (330) 856-7575

7-23-2003
TAX MAP DEPT. *MLD*
LEGAL DESCRIPTION
 SUFFICIENT DEFICIENT
 NO DIVISION OF LAND

17-024-33-00-127.000

TRANSFERRED *50*
Sec. 319.54(F-2) _____
Sec. 319.202 _____

JUL 28 2003 *JJ*

Janet Aposto
PORTAGE COUNTY AUDITOR

QUIT CLAIM DEED

Know all men by these presents, that Steve Axiotis and Jean Axiotis, *mta Agnes Jean Axiotis* Trustees of the Steve and Jean Axiotis 1994 Living Trust, the Grantors, who claims title by or through instrument, recorded in Volume 870, Page 259, County Recorder's Office, for the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION (\$1.00) received to his full satisfaction of Steve and Jean Axiotis, Trustees of the Steve and Jean Axiotis Irrevocable Trust dated May 2001, the Grantees, whose TAX MAILING ADDRESS will be 7695 Glen Oaks Drive, NE Warren, Ohio 44484, has given, granted, remised, released and forever quit-claimed, unto the said Grantees, their heirs and assigns forever, all such right and title as they, the said Grantors, has or ought to have in and to the following described piece or parcel of land, situated in the City of Kent, County of Portage, and State of Ohio:

Parcel No. 1

Situated in the City of Kent, County of Portage, and State of Ohio:

And known as being a part of Sub-Division "H" of the Zenas Kent's Heirs Addition to the Village of Kent recorded in Plat Volume 2, Page 47 in Portage County Record of Plat, more fully bounded and described as follows:

Beginning at a point in the centerline of Main Street, said point being S. 89° 52' E. a distance of 391.16 feet from the intersection of the centerlines of Main Street and Willow Street; thence N. 00° 25' E. a distance of 210 feet to a point; thence S. 89° 52' E. a distance of 55 feet to the westerly line of Lincoln Avenue; thence S. 00° 25' W. along the westerly line of Lincoln Avenue a distance of 210 feet to a point in the center line of Main Street; thence N. 89° 52' W. along said center line a distance of 55 feet to the point of beginning and contains within

said bounds 0.265 acres of land, be the same more or less, but subject to all legal highways of record.

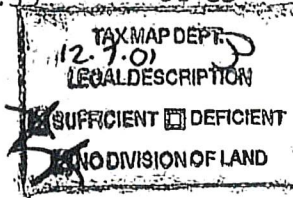
Being a part of the same premises as deeded to Ora H. and Elsie Frasier as recorded in the Portage County Records of Deeds, Volume 194, Page 129. Surveyed by Ronald A. Stackhouse, Registered Surveyor 4564, on September 15, 1965.

Prior deed reference Volume 870, Page 259

17-024-33-00 127

Excepting and Reserving the Following:

Parcel No. 127-WD



Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Highways, and recorded in Book 19, Page 45-47, of the records of Portage County and being located within the following described points in the boundary thereof:

Known as being a part of Block "H" in Zenas Kent's Heirs Addition, as recorded in Plat Book 2 at Page 47 of the Plat Records of Portage County, Ohio, and bounded and described as follows:

Beginning at the intersection of the northerly line of East Main Street and the westerly line of Lincoln Street, which is 40.00 feet left of centerline survey Station 16 + 46.72 on East Main Street; thence along grantor's easterly property line, S. 02° 53' 48" E., 40.00 feet to a point at the southeast property corner; thence S. 86° 40' 12" W., along the southerly property line and centerline Main Street, a distance of 55.00 feet to the southwest corner of the grantor's property, which is at centerline survey Station 15 + 91.72 on East Main Street; thence N. 02° 53' 48" W., along the westerly property line, a distance of 40.00 feet to a point, which is 40.00 feet left of centerline survey Station 15 + 91.72 on East Main Street; thence N. 86° 40' 12" E., along the existing right of way line, a distance of 23.28 feet to a point, which is 40.00 feet left of centerline survey Station 16 + 16.15 on East Main Street; thence N. 54° 33' 39" E., along the proposed right of way line, a distance of 37.63 feet to a point, which is 60.00 feet left of centerline survey Station 16 + 46.87 on East Main Street; thence S. 2° 53' 48" E., along the westerly line of Lincoln Street and the easterly property line, a distance of 20.00 feet to the place of beginning, and contains 2517 square feet (0.06 acre) of land, of which 317 square feet

(0.01 acre) are to be acquired and 2200 square feet (0.05 acre) are within the existing highway right of way.

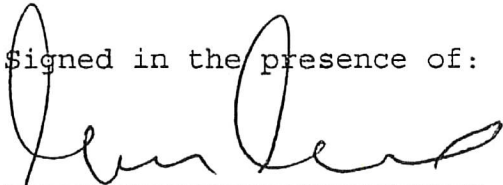
Grantor retains the rights of ingress and egress to East Main Street and Lincoln Street.

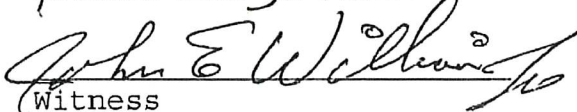
Description for the above parcel is based on a survey made by W. E. Quicksall, Jr., Registered Surveyor No. 4710.

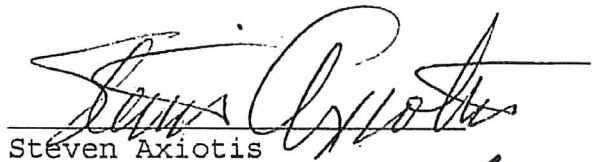
To have and to hold the premises aforesaid, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, so that neither the said Grantors, nor their heirs, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

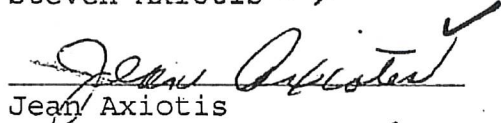
IN WITNESS WHEREOF, I have hereunto set my hand this 16 day of November, in the year of our Lord, 2001.

Signed in the presence of:


Witness George Axiotis


Witness


Steven Axiotis


Jean Axiotis ✓

STATE OF OHIO)
)SS
COUNTY TRUMBULL)

Before me, a Notary Public in and for said County and State, personally appeared the above named Steven and Jean Axiotis, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Warren, Ohio this 16 day of November, 2001.

Amanda Allen
Notary Public

EMD
LINDA FANKHAUSER
PORTAGE CO. RECORDER

20 0200780 5-88

RECEIVED FOR RECORD
AT 13:06:23
FEE 22.00

INDEXED

AMANDA ALLEN NOTARY PUBLIC
State of Ohio
My Commission Expires March 28th, 2005

TRANSFERRED
Sec. 319.54(F-2) 509
Sec. 319.202 0

DEC 31 2001

x James Gray + Assoc.

Janet Iposito
PORTAGE COUNTY AUDITOR

This document was prepared by Attorney James Gray.

Know all Men by these Presents

That, STEVE AXIOTIS, married

the Grantor ,
who claim s title by or through instrument , recorded in Volume , Page ,
County Recorder's Office, for the consideration of none

received to his full satisfaction of Steve Axiotis, aka Steve G.)
~~Steve G.~~

Axiotis and Agnes Jean Axiotis, aka Jean Axiotis, Trustees of the
Steve G. & Agnes Jean Axiotis 1994 Living Trust, dated 5/14/94,
The Grantees ,

whose TAX MAILING ADDRESS will be
7695 Glen Oaks Drive, N.E., Warren, Ohio 44484

have Given, Granted, Remised, Released and Forever Quit-Claimed, and do by these
presents absolutely give, grant, remise, release and forever quit-claim unto the said
grantees , their heirs and assigns forever, all such right and
title as he , the said grantor , have or ought to have in and to the
following described piece or parcel of land, situated in the City of
Kent County of Portage and State of Ohio:

And known as being a part of Sub-Division "H" of Zanas Kent's Heirs
Addition to the village of Ken and bounded as follows:

Beginning at a point in the middle of Main Street 391 16/100 feet
east of the middle of Main and Willow Streets at their
intersections, and running North parallel with Willow Street 220
feet. Thence in an easterly direction parallel with Main Street 55
feet to the middle of Main Street. Thence Westerly along the middle
of Main Street 55 feet to the place of beginning. Containing
44/100 acres of land and being the premises located at the
northwest corner of East Main Street and Lincoln Street and being
the same premises deeded to Opra H. and Elsie Frasier, as recorded
in Volume 194, Page 129, Portage County Records, be the same more
or less, but subject to all legal highways.

THIS IS A COPY ONLY
TAX MAP 1111
10-13-94
17-024-33-00-127

MISSING A COARSE
IN LEGAL
TRANSFERRED
SEC. DIS. 54(F)(2) .50
SEC. DIS. 202 0-
OCT 14 1994

John D. Thomas
PORTAGE COUNTY AUDITOR

VOL 1167 PAGE 179

To Have and to Hold the premises aforesaid, with the appurtenances thereunto belonging to the said grantee, his heirs and assigns, so that neither the said grantor s, nor their heirs, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred. And for valuable consideration

Agnes Jean Axiotis, wife of Grantor,

does hereby remise, release and forever quit-claim unto the said grantee s, their heirs and assigns, all her right and expectancy of ~~Power~~ in the above described premises.

In Witness Whereof, we have hereunto set our hands, the 14th day of September, in the year of our Lord one thousand nine hundred and ninety-four. Signed and acknowledged in presence of

Elizabeth H. Lewis
Michelle R. Knight
Elizabeth H. Lewis
Michelle R. Knight
 Elizabeth H. Lewis
 Michelle L. Knight

Steve Axiotis
 Steve Axiotis
Agnes Jean Axiotis
 Agnes Jean Axiotis

State of Ohio, } ss. Before me, a Notary Public
 Trumbull County, } in and for said County and State, personally appeared
 the above named Steve Axiotis and Agnes Jean Axiotis

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Warren, Ohio this 14th day of September A. D. 1994



JACK N. ALPERN, Attorney at Law
 Notary Public - State of Ohio
 My commission has no expiration date
 Section 147.03 R.C.

This Instrument Prepared By:
 X Jack N. Alpern Co., L.P.A.
 103 W. Market St., Suite 202
 P.O. Box 727, Warren, Oh. 44482
 216/394-1501

64 Jobs DWV X



Steve Axiotis

TO

Steve Axiotis, aka Steve G. Axiotis and Agnes Jean Axiotis, aka Jean Axiotis, Trustees of the Steve G. & Agnes Jean Axiotis 1994 Living Trust, dated 9/14/94

Transferred _____ 19__

COUNTY AUDITOR

State of Ohio

County of Portage Fee \$5

Received for Record on the 14 days of Oct 1994

at 12:17 o'clock P.M.

and recorded 10-14 1994 in

Book 142-7 Page 172-173

Jack N. Alpern COUNTY RECORDER

Reorders here \$ 14.00

This instrument prepared by:

Jack N. Alpern Co., L.P.A.

Box Alpern

VOL 1167 PAGE 173

INDEXED

Know all Men by these Presents

That, WE, GEORGE AXIOTIS and IRENE AXIOTIS, husband and wife,
d.b.a. George Construction Co.

who claim title by or through instrument, recorded in Volume _____, Page _____,
County Recorder's Office, for the consideration of One Dollar and other
valuable considerations Dollars (\$1.00)
received to our full satisfaction of
OUR SONS, STEVE AXIOTIS and NICKOLAS AXIOTIS, the Grantee s,
whose TAX MAILING ADDRESS will be

have Given, Granted, Remised, Released and Forever Quit-Claimed, and do by these
presents absolutely give, grant, remise, release and forever quit-claim unto the
said grantee s, their heirs and assigns forever, all such right and
title as we, the said grantors, have or ought to have in and to the
following described piece or parcel of land, situated in the City of
Kent County of Portage and State of Ohio.

And known as being a part of Sub-Division "H" of the Zenas Kent's Heirs Addition
to the Village of Kent recorded in Plat Volume 2, Page 47 in Portage County Record
of Plat, more fully bounded and described as follows:

Beginning at a point in the centerline of Main Street, said point being S. 89° 52'
E. a distance of 391.16 feet from the intersection of the centerlines of Main
Street and Willow Street; thence N. 00° 25' E. a distance of 210 feet to a point;
thence S. 89° 52' E. a distance of 35 feet to the westerly line of Lincoln Avenue;
thence S. 00° 25' W. along the westerly line of Lincoln Avenue a distance of 210
feet to a point in the center line of Main Street; thence N. 89° 52' W. along
said center line a distance of 55 feet to the point of beginning and contains
within said bounds 0.265 acres of land, be the same more or less, but subject
to all legal highways of record.

Being a part of the same premises as deeded to Ora H. and Elsie Frasier as recorded
in the Portage County Record of Deeds, Volume 194, Page 129. Surveyed by Ronald
A. Stackhouse, Registered Surveyor 4564, on September 15, 1965.

O. K. MAP DEPT.
Date 6-14-71 LRM
KENT 24-C
.27 AC ON LINCOLN

133827

870 REC 259

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging to the said grantees, their heirs and assigns, so that neither the said grantors, nor their heirs, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred. And for valuable consideration we, George Axiotis and Irene Axiotis, husband and wife respectively, dba George Construction Co.

do hereby remise, release and forever quit-claim unto the said grantees, their heirs and assigns, all our right and expectancy of power in the above described premises.

In Witness Whereof, we have hereunto set our hands, the day of April, in the year of our Lord one thousand nine hundred and seventy-one.

Signed and acknowledged in presence of

Collette Ferguson
Bert Kishotis

George Axiotis
Irene Axiotis

State of Ohio, } ss. Before me, a Notary Public
Trumbull County, } in and for said County and State, personally appeared
the above named

GEORGE AXIOTIS and IRENE AXIOTIS dba George Construction Co.

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at Warren, Ohio
this 30 day of April A. D. 1971.

John W. Ticoras
Notary Public

This instrument prepared by John W. Ticoras, Attorney at Law, Warren, Ohio.

133857

Quit-Claim Deed

✓
GEORGE AXIOTIS and
IRENE AXIOTIS
dba George Construction Co.

TO
✓
STEVE AXIOTIS and
NICOLAS AXIOTIS
495 Niles-Corland Rd.
Warren, Oh.

Transferred _____ 19____
TRANSFERRED

JUN 14 1971 COUNTY AUDITOR
REC 31154 15-2
WITH REC 311202 COMPILES 76, 20

Steve Axiotis
PORTAGE COUNTY AUDITOR
RECEIVED FOR RECORD
June 14, 1971
At 11:23 a.m. clock A.T.
Records: June 15, 1971
In Portage County Records
Of Warren
Vol. 870 Page 269

DORNA MONTGOMERY
Recorder
INDEXED

JOHN W. TICORAS
LAW OFFICES
UNION SAVINGS & TRUST BUILDING
WARREN, OHIO



Vol. 870 Page 269

83822
 WARRANTY DEED
 FROM
 Leslie P. Chapman and
 Martha B. Chapman, Husband and wife
 TO
 George Construction Company
 RECEIVED FOR RECORD
 Oct. 21 1965
 at 1:14 o'clock P.M.
 Recorded Oct 22 1965
 in Portage County Records
 Volume 194 Page 543
 Donee Company
 TRANSFERRED
 ENTERED FOR TRANSFER
 OCT 21 1965
 E. H. HEARSON
 AUDITOR
 This instrument prepared by:
 Seabury H. Ford, Attorney
 Ravenna, Ohio
 INDEXED

WARRANTY DEED—No. 104 D. (To a Corporation.)

Know all Men by these Presents, That We, Leslie P. Chapman and Martha B. Chapman, Husband and Wife

_____ the Grantor
 for the consideration of _____ Ten _____ Dollars
 (\$ 10.00) received to our full satisfaction of George Construction Company
 _____ the Grantee

whose TAX MAILING ADDRESS will be 439 E. Main St., Kent, Ohio

do give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described premises situated in the City _____ of Kent

County of Portage and State of Ohio: and known as being a part of Sub-division "H" of the Zenas Kent's Halra Addition to the Village of Kent recorded in Plat Volume 2, Page 47 in Portage County Record of Plats, more fully bounded and described as follows: Beginning at a point in the centerline of Main Street, said point being S. 89° 52' E. a distance of 391.16 feet from the intersection of the centerlines of Main Street and Willow Street; thence N. 00° 25' E. a distance of 210 feet to a point; thence S. 89° 52' E. a distance of 55 feet to the westerly line of Lincoln Avenue; thence S. 00° 25' W. along the westerly line of Lincoln Avenue a distance of 210 feet to a point in the center line of Main Street; thence N. 89° 52' W. along said center line a distance of 55 feet to the point of beginning and contains within said bounds 0.265 acres of land, be the same more or less, but subject to all legal highways of record. Being a part of the same premises as deeded to Ora H. and Elsie Frazier as recorded in the Portage County Record of Deeds Volume 194, page 129. Surveyed by Ronald A. Stackhouse, Registered Surveyor 4564, on September 15, 1965.

VOL 783 PAGE 543

APPROVED BY
 PORTAGE COUNTY ENGINEER
 NO PLAT REQUIRED
 R. A. Stackhouse
 1965

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever. And We , the said Grantee, do for and heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that as and until the enrolling of these presents, well seized of the above described premises, as a good and indefeasible estate in **FEE SIMPLE**, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever EXCEPT TAXES AND assessments for the year 1945 and thereafter, zoning ordinances and restrictions of record, if any

and that we will **WARRANT AND DEFEND** said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns, against all lawful claims and demands whatsoever

And for valuable consideration

do hereby remise, release and forever quit-claim unto the said Grantee, its successors and assigns, all right and expectancy of dower in the above described premises.

In Witness Whereof, We have hereunto set hand , the day of , in the year of our Lord one thousand nine hundred and

Signed and acknowledged in the presence of

Lealie P. Chapman
 Lealie P. Chapman
Martha B. Chapman
 Martha B. Chapman

STATE OF OHIO }
 Portage County } ss. Before me, a Notary Public
 in and for said County and State, personally
 appeared the above named Lealie P. Chapman and Martha B. Chapman

83822

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.



This instrument prepared by:
 Seabury H. Ford, Attorney
 Ravenna, Ohio

In testimony whereof, I have hereunto set my hand and official seal, at Kent, Ohio , this day of , A. D. 19

 Notary Public
 DEAN C. HULL, Notary Public
 My commission expires March 6, 1967

788 544

TRANSFER
REQUIRED

FILED

NET ESPOSITO
AUDITOR

IN THE COURT OF COMMON PLEAS
PROBATE DIVISION
TRUMBULL COUNTY, OHIO

OCT 11 2012

NOV 29 2012

JUDGE THOMAS A. SWIFT
TRUMBULL COUNTY PROBATE COURT
WARREN, OHIO

CHRISTOPHER J. SCHIAVONE
Successor Administrator of the Estate
Of Steve G. Axiotis, Deceased
100 E. Federal Street, Suite 300
Youngstown, OH 44503

①

CASE NO. 2012 CVA 0002

Plaintiff

JUDGE THOMAS A. SWIFT

v.

AMENDED
JUDGMENT ENTRY

AGNES JEAN AXIOTIS, et al.

Defendants

This matter came before the Court on Plaintiff's Amended Complaint requesting an Order that certain transfers of real estate from Steve G. and Agnes Jean Axiotis, Trustees of the Steve G. and Agnes Jean Axiotis 1994 Living Trust dated 9-14-94 to the Steven and Jean Axiotis Irrevocable Trust dated May, 2001 be declared as total failures and that the deeds be reformed and title to the real estate that is the subject of Plaintiff's Amended Complaint be returned and vested in the name of Steve Axiotis and Jean Axiotis, Trustees of the Steve G. and Agnes Jean Axiotis 1994 Living Trust dated 9-14-94.

A review of the pleadings shows that a judgment as requested by the Plaintiff is proper. The Court finds that on March 13, 2012, the Defendants, Agnes Jean Axiotis, George S. Axiotis, and Irene Renee Axiotis, properly waived service of summons of Plaintiff's Amended Complaint, entered an appearance and consented to and approved an order for the relief sought by Plaintiff. The Court further finds that Defendant, Trumbull County Treasurer, was properly served with summons and a copy of Plaintiff's Amended Complaint and filed an answer on

I certify the foregoing to be a true copy of the original writ.

BY Thomas A. Swift PROBATE JUDGE
DEPUTY CLERK
33-23-2012-10-11-2012

March 16, 2012 setting forth his interest in the property. The Defendant, Portage County Treasurer, was properly served with summons and a copy of Plaintiff's Amended Complaint and failed to file a timely answer.

The Court further finds that on or about January 11, 2002, Defendant, Jean Axiotis and the decedent, Steve Axiotis, as Trustees of the Steve G. and Agnes Jean Axiotis 1994 Living Trust dated 9-14-94 transferred a one-half interest in certain real estate located at 3342 Mahoning Avenue and 0 North River Road in the Township of Warren, Parcel ID 41-039380 and 41-015605, by Quit Claim Deed recorded in the Trumbull County Records at Instrument Number 200201110001256 to the Steven and Jean Axiotis Irrevocable Trust dated May, 2001. This deed failed to name the Trustees as grantees as then required by Ohio Revised Code Section 5301.03. The Court also finds that the Grantee Trust does not exist. Consequently, there is a total failure of transfer of title and title to the subject real estate must be returned to the Grantors.

The Court further finds that on or about January 11, 2002, Defendant, Jean Axiotis, and the decedent, Steve Axiotis, as Trustees of the Steve G. and Agnes Jean Axiotis 1994 Living Trust dated 9-14-94 transferred a one-half interest in certain real estate located at 4467 Mahoning Avenue, in the Township of Champion, Parcel ID 46-013610, by Quit Claim Deed recorded in the Trumbull County Records at Instrument Number 200201110001255 to the Steven and Jean Axiotis Irrevocable Trust dated May, 2001. This deed failed to name the Trustees as grantees as then required by Ohio Revised Code Section 5301.03, and, as the Grantee Trust does not exist, this deed is a total failure of transfer of title and title to the subject real estate must be returned to the Grantors.

The Court further finds that on or about January 8, 2002, Defendant, Jean Axiotis, and the decedent, Steve Axiotis, as Trustees of the Steve G. and Agnes Jean Axiotis 1994 Living Trust dated 9-14-94 transferred a one-half interest in certain real estate located at 439 E. Main Street, Kent, Ohio, Parcel ID 17-024-33-00-127-000, by Quit Claim Deed recorded in the Portage County Records at Instrument Number 200200780 to Steve and Jean Axiotis, Trustees of the Steve and Jean Axiotis Irrevocable Trust dated May, 2001. The subject real estate is further described as follows:

Situated in the City of Kent, County of Portage and State of Ohio and known as being a part of Subdivision H of the Zenas Kent's Heirs Addition to the Village of Kent recorded in Plat Volume 2, Page 47 in Portage County Record of Plat, more fully described as follows:

Beginning at a point in the centerline of Main Street, said point being South 89 degrees 52 minutes East a distance of 391.16 feet from the intersection of the centerlines of Main Street and Willow Street; thence North 00 degrees 25 minutes East a distance of 210 feet to a point; thence South 89 degrees 52 minutes East a distance of 55 feet to the westerly line of Lincoln Avenue; thence South 00 degrees 25 minutes West along the westerly line of Lincoln Avenue a distance of 210 feet to a point in the center line of Main Street; thence North 89 degrees 52 minutes West along said center line a distance of 55 feet to the point of beginning and contains within said bounds 0.265 acres of land be the same more or less, but subject to all legal highways.

Being a part of the same premises as deeded to Ora H. and Elsie Frasier as recorded in the Portage County Records of Deeds, Volume 194, Page 129. Surveyed by Ronald A. Stackhouse, Registered Surveyor 4564 on September 15, 1965.

EXCEPTING AND RESERVING THE FOLLOWING

PARCEL NO. 127-WD

Being a parcel of land lying on the left side of the centerline of a survey made by the Department of Highways and recorded in Book 19, Page 45-47 of the records of Portage County and being located within the following described points in the boundary thereof:

Known as being a part of Block H in Zenas Kent's Heirs Addition, as recorded in Plat Book 2 at Page 47 of the Plat Records of Portage County Ohio and bounded and described as follows:

Beginning at the intersection of the northerly line of East Main Street and the westerly line of Lincoln Street, which is 40.00 feet left of centerline survey Station 16 + 46.72 on East Main

Street; thence along grantor's easterly property line, South 02 degrees 53 minutes 48 seconds East, 40.00 feet to a point at the southeast property corner; thence South 86 degrees 40 minutes 12 seconds West along the southerly property line and centerline Main Street a distance of 55.00 feet to the southwest corner of the grantor's property, which is at centerline survey Station 15 + 91.72 on East Main Street; thence North 02 degrees 53 minutes 48 seconds West along the westerly property line a distance of 40.00 feet to a point, which is 40.00 feet left of centerline survey Station 15 + 91.72 on East Main Street; thence North 86 degrees 40 minutes 12 seconds East, along the existing right of way line, a distance of 23.28 feet to a point, which is 40.00 feet left of centerline survey Station 16 + 16.15 on East Main Street; thence North 54 degrees 33 minutes 39 seconds East along the proposed right of way line, a distance of 37.63 feet to a point, which is 60.00 feet left of centerline survey Station 16 + 46.87 on East Main Street; thence South 2 degrees 53 minutes 48 seconds East along the westerly line of Lincoln Street and the easterly property line, a distance of 20.00 feet to the place of beginning and contains 2517 square feet (0.06 acre) of land, of which 317 square feet (0.01 acre) are to be acquired and 2200 square feet (0.05 acres) are within the existing highway right of way.

Grantor retains the rights of ingress and egress to East Main Street and Lincoln Street.

Description for the above parcel is based on a survey made by W.E. Quicksall, Jr. Registered Surveyor No. 4710.

The Grantee Trust does not exist and, therefore, this deed is a total failure of transfer of title and title to the subject real estate must be returned to the Grantors.

This Court holds that title in the real estate located at 3342 Mahoning Avenue and 0 North River Road in the Township of Warren, Parcel ID 41-039380 and 41-025605, 4467 Mahoning Avenue, in the Township of Champion, Parcel ID 46-013610, and 439 E. Main Street, Kent, Ohio, Parcel ID 17-024-33-00-127-000 is vested in Steve G. and Agnes Jean Axiotis, Trustees of the Steve G. and Agnes Jean Axiotis 1994 Living Trust dated 9-14-94.

THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED, that the title in the real estate located at 3342 Mahoning Avenue and 0 North River Road in the Township of Warren, Parcel ID 41-039380 and 41-025605, 4467 Mahoning Avenue, in the Township of Champion, Parcel ID 46-013610, and 439 E. Main Street, Kent, Ohio, Parcel ID 17-024-33-00-127-000 is vested in Steve G. and Agnes Jean Axiotis, Trustees of the Steve G. and Agnes Jean Axiotis 1994 Living Trust dated 9-14-94.

PS TAX MAP DEPT. 10-25-2012
LEGAL DESCRIPTION
 SUFFICIENT DEFICIENT
 NO DIVISION OF LAND

A certified copy of this Judgment Entry shall be recorded with the Trumbull County Recorder and the Portage County Recorder, and the Recorders are to reference this Judgment Entry at Instrument Numbers 200201110001256 and 200201110001255 in Trumbull County and 200200780 in Portage County.

IT IS SO ORDERED.

Date: 12-11-2012


Hon. Thomas A. Swift, Judge



^{APH} Copies mailed/delivered this
day of October, 2012
to: Christopher J. Shavano - Copies, 2 certified
Jean Axiotis
Margaret S. Axiotis
Ernest Renee Axiotis

INDEXED

RECEIVED FOR RECORD
AT 11/12/34
FEE 5.00

BONNIE M. HOWE
PORTAGE CO. RECORDER

12 NOV 29

BONNIE M. HOWE
PORTAGE CO. RECORDER

TRANSFERRED 50
Sec. 319.54(F-2)
Sec. 210.202

201222562

12 NOV 29 1

NOV 29 2012 J

RECEIVED FOR RECORD

AT 11:12:55

FEE 86.00

Janet Caputo
Portage County Auditor

Affidavit of Successor Trustee
O.R.C. 5302.171

INDEXED

I, GEORGE S. AXIOTIS ✓ 2, after being duly cautioned and sworn, state that:

1. I am the Successor Trustee of the STEVE G. AXIOTIS AND AGNES JEAN AXIOTIS 1994 LIVING TRUST, which holds title to parcel number(s) 17-024-33.00-127.000 in Portage County, Ohio ✓
2. The Trustee who preceded me, STEVE G. AXIOTIS and AGNES JEAN AXIOTIS no longer serves because of (check one) STEVE G. AXIOTIS death on May 7, 2006 and resignation of AGNES JEAN AXIOTIS on ✓
3. The name and addresses of all trustees are as follows:
GEORGE S. AXIOTIS, 312 57th Street, Holmes Beach, Florida 34217.

George S. Axiotis

(Signature of Trustee)

34-7141580

(Trust I.D. Number)

Sworn to before me and subscribed in my presence
This 19th day of November, 20 12.

Christopher J. Schiavone

Notary Public



Attorney Christopher J. Schiavone
Resident Trumbull County
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 RC

Prepared by: CHRISTOPHER J. SCHIAVONE, attorney

NOTE: This affidavit must be presented to the county auditor and filed with the county recorder Within 30 days after the death, resignation, or other terminating event of the prior trustees.

EXHIBIT "A"

Situated in the City of Kent, County of Portage and State of Ohio and known as being a part of Subdivision H of the Zenas Kent's Heirs Addition to the Village of Kent recorded in Plat Volume 2, Page 47 in Portage County Record of Plat, more fully described as follows:

Beginning at a point in the centerline of Main Street, said point being South 89 degrees 52 minutes East a distance of 391.16 feet from the intersection of the centerlines of Main Street and Willow Street; thence North 00 degrees 25 minutes East a distance of 210 feet to a point; thence South 89 degrees 52 minutes East a distance of 55 feet to the westerly line of Lincoln Avenue; thence South 00 degrees 25 minutes West along the westerly line of Lincoln Avenue a distance of 210 feet to a point in the center line of Main Street; thence North 89 degrees 52 minutes West along said center line a distance of 55 feet to the point of beginning and contains within said bounds 0.265 acres of land be the same more or less, but subject to all legal highways.

Being a part of the same premises as deeded to Ora H. and Elsie Frasier as recorded in the Portage County Records of Deeds, Volume 194, Page 129. Surveyed by Ronald A. Stackhouse, Registered Surveyor 4564 on September 15, 1965.

EXCEPTING AND RESERVING THE FOLLOWING

PARCEL NO. 127-WD

Being a parcel of land lying on the left side of the centerline of a survey made by the Department of Highways and recorded in Book 19, Page 45-47 of the records of Portage County and being located within the following described points in the boundary thereof:

Known as being a part of Block H in Zenas Kent's Heirs Addition, as recorded in Plat Book 2 at Page 47 of the Plat Records of Portage County Ohio and bounded and described as follows:

Beginning at the intersection of the northerly line of East Main Street and the westerly line of Lincoln Street, which is 40.00 feet left of centerline survey Station 16 + 46.72 on East Main Street; thence along grantor's easterly property line, South 02 degrees 53 minutes 48 seconds East, 40.00 feet to a point at the southeast property corner; thence South 86 degrees 40 minutes 12 seconds West along the southerly property line and centerline Main Street a distance of 55.00 feet to the southwest corner of the grantor's property, which is at centerline survey Station 15 + 91.72 on East Main Street; thence North 02 degrees 53 minutes 48 seconds West along the westerly property line a distance of 40.00 feet to a point, which is 40.00 feet left of centerline survey Station 15 + 91.72 on

East Main Street; thence North 86 degrees 40 minutes 12 seconds East, along the existing right of way line, a distance of 23.28 feet to a point, which is 40.00 feet left of centerline survey Station 16 + 16.15 on East Main Street; thence North 54 degrees 33 minutes 39 seconds East along the proposed right of way line, a distance of 37.63 feet to a point, which is 60.00 feet left of centerline survey Station 16 + 46.87 on East Main Street; thence South 2 degrees 53 minutes 48 seconds East along the westerly line of Lincoln Street and the easterly property line, a distance of 20.00 feet to the place of beginning and contains 2517 square feet (0.06 acre) of land, of which 317 square feet (0.01 acre) are to be acquired and 2200 square feet (0.05 acres) are within the existing highway right of way.

Grantor retains the rights of ingress and egress to East Main Street and Lincoln Street.

Description for the above parcel is based on a survey made by W.E. Quicksall, Jr. Registered Surveyor No. 4710.

17-024-33-00-127.000
11/27/2012 TAX MAP DEPT. *gpd*
LEGAL DESCRIPTION
 SUFFICIENT DEFICIENT
 NO DIVISION OF LAND M

Portage County, Ohio - Property Record Card
 Parcel 17-024-33-00-127-000
 Card 1

GENERAL PARCEL INFORMATION

Owner TWO BROTHERS KENT LLC
 Property Address 439 MAIN E
 Mailing Address 2300 RESOURCE DR
 BIRMINGHAM AL 35242
 Land Use 435 - Fast Food Drive-in restaurant
 Deed CURRENT DEED VOLUME/PAGE: /
 Legal Description KENT H H LOT 24

VALUATION

	Appraised	Assessed
Land Value	\$109,800.00	\$38,430.00
Improvements Value	\$135,200.00	\$47,320.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$85,750.00	
Net Annual Tax	\$5,929.88	

LAND

Land Type	Acrage	Depth	Frontage	Depth	Value
S1 - Primary Site	0.21		0		109780

ADDITIONS

Description	Area	Year Built	Value
632 - Superstructure	80	0	1120

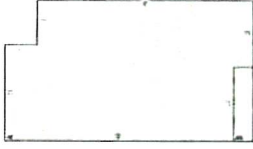
IMPROVEMENTS

Description	Year Built	Dimension Area	Value
Paving Asphalt - 525	1965	0x0	6000 \$6,000.00

RESIDENTIAL



Cell Code: 3H
 18600015
 3H-308
 01
 01



AGRICULTURAL

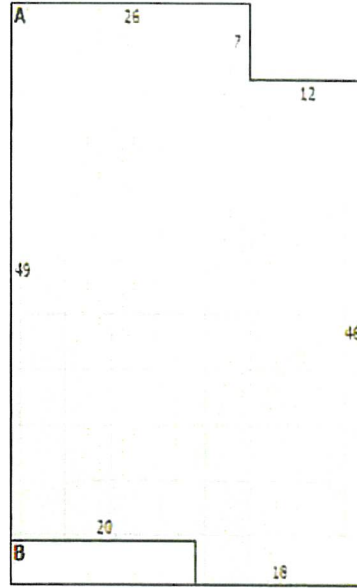
Date	Buyer	Seller	Price
11/29/2012	TWO BROTHERS KENT	TWO BROTHERS KENT	\$0.00
11/29/2012	TWO BROTHERS KENT	AXIOTIS GEORGE S (SUCC	\$0.00
11/29/2012	AXIOTIS GEORGE S (SUCC	AXIOTIS STEVE & JEAN	\$0.00
7/28/2003	AXIOTIS STEVE & JEAN	AXIOTIS STEVE & JEAN	\$0.00
12/31/2001	AXIOTIS STEVE & JEAN	AXIOTIS STEVE & AGNES	\$0.00
10/14/1994	AXIOTIS STEVE & AGNES	Unknown	\$0.00

COMMERCIAL

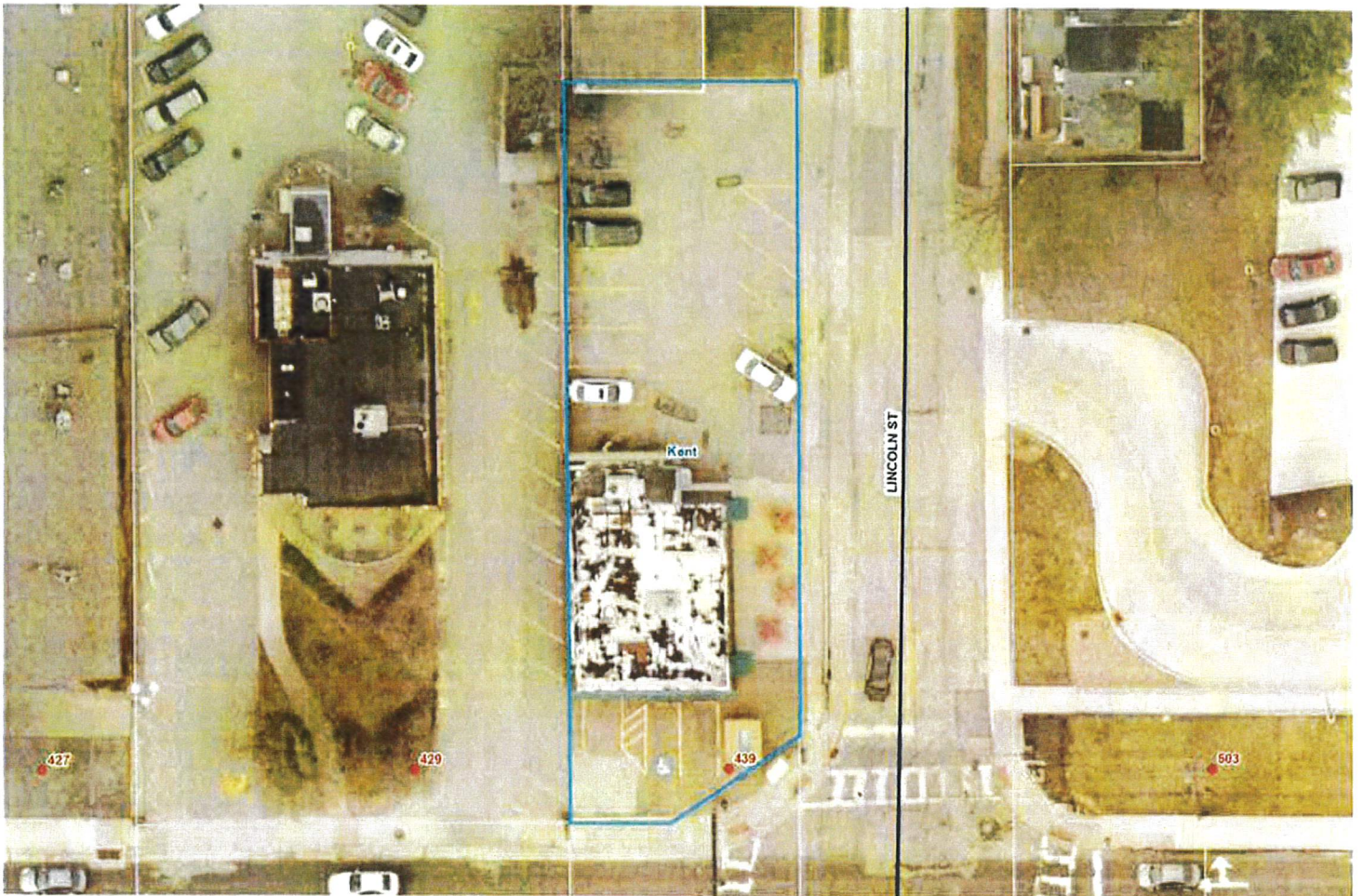
Description	Fast Food Restaurant
Year Built	1965
Year Remodeled	2000
Unit Count	0
Section Number	1
Section Area	1850
Wall Height	12
Section Story Count	1

Grid Scale: 5ft

- A 15BR&GL5/5
1850 sqft
- B CY1
80 sqft
- C O1



C



Summary

Parcel Number 17-024-33-00-127-000
Map Number 17024
Location Address 439 MAIN E
Acres 0.21
Legal Description KENT H H LOT 24
(Note: Not to be used on legal documents.)
Neighborhood 23017 - Kent Heirs
City KENT CITY
Township
School District KENT CSD
Homestead Reduction: No
Owner Occupancy Credit: No
Foreclosure No
Board of Revision No
Land Use 435 - Fast Food Drive-in restaurant
(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)
New Construction
Divided Property
Routing Number

Owners

Owner Address
TWO BROTHERS KENT LLC
P O BOX 380636
BIRMINGHAM AL 35238

Tax Payer Address
PAPA JOHNS PIZZA
2300 RESOURCE DR
BIRMINGHAM AL 35242

Tax History

Tax Year
(click for detail)

☒ 2022 Pay 2023

Delinquent	1st Half	2nd Half	Total Due
\$0.00	\$2,964.94	\$2,964.94	\$0.00

2022 Pay 2023 1st Half Details

	1st Half
Charge	\$5,808.28
Credit	(\$2,843.34)
Rollback	\$0.00
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$2,964.94
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$2,964.94
Net Paid	(\$2,964.94)
Net Due	\$0.00

2022 Pay 2023 2nd Half Details

	2nd Half
Charge	\$5,808.28
Credit	(\$2,843.34)
Rollback	\$0.00
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$2,964.94
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$2,964.94
Net Paid	(\$2,964.94)
Net Due	\$0.00

2022 Pay 2023 Delinquent Details

	Delinquent
Charge	\$0.00
Credit	\$0.00
Rollback	\$0.00
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$0.00
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$0.00
Net Paid	\$0.00
Net Due	\$0.00

2022 Pay 2023 Total Details

	Total
Charge	\$11,616.56
Credit	(\$5,686.68)
Rollback	\$0.00
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$5,929.88
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$5,929.88
Net Paid	(\$5,929.88)
Net Due	\$0.00

☒ 2021 Pay 2022

☒ 2020 Pay 2021

☒ 2019 Pay 2020

☒ 2018 Pay 2019

☒ 2017 Pay 2018

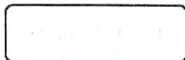
☒ 2016 Pay 2017

\$0.00	\$3,013.28	\$3,013.28	\$0.00
\$0.00	\$3,058.63	\$3,058.63	\$0.00
\$0.00	\$3,070.52	\$3,070.52	\$0.00
\$0.00	\$3,097.47	\$3,097.47	\$0.00
\$0.00	\$2,739.99	\$2,739.99	\$0.00
\$0.00	\$2,791.32	\$2,791.32	\$0.00


Tax Payments

[Click here to pay Property taxes online.](#)

Property Card



Report Discrepancy

To report a discrepancy click the data correction button  at the top.

No data available for the following modules: Notes, Dwellings, Ag Soil, Special Assessments, Photos.



TEMPORARY EASEMENT

The Doris A. Jacobs Revocable Trust, the Grantor(s), in consideration of the sum of \$2,250.00, to be paid by City of Kent, Portage County, Ohio, the Grantee, does grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 13-T

POR-59-2.14

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-024-33-00-048-000

Prior Instrument Reference: #200100220 & 202314743, Portage County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is thirty-six (36) months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF The Doris A. Jacobs Revocable Trust by and through Norman Jacobs, the Successor Trustee of The Doris A. Jacobs Revocable Trust, has hereunto subscribed her name on the 23rd day of February, 2024.

THE DORIS A. JACOBS REVOCABLE TRUST

By: Norman L. Jacobs TTEE
NORMAN L. JACOBS, SUCCESSOR TRUSTEE

STATE OF OHIO, COUNTY OF Portage SS:

BE IT REMEMBERED, that on the 23rd day of February, 2024, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Norman L. Jacobs, who acknowledged being the Successor Trustee of The Doris A. Jacobs Revocable Trust, and who acknowledged the foregoing instrument to be the voluntary act and deed of said The Doris A. Jacobs Revocable Trust. No oath or affirmation was administered to Norman L. Jacobs with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



IAIN CROUCH
Notary Public, State of Ohio
My Commission Expires:
11/30/2024

Iain Crouch

NOTARY PUBLIC
My Commission expires: 11/30/2024

This document was prepared by: City of Kent, Portage County, Ohio

EXHIBIT A

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 02/15/23

PID 112026

**PARCEL 13-T
POR-59-2.14 (E. MAIN STREET AREA IMPROVEMENTS)
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
REGRADE
FOR 36 MONTHS FROM DATE OF ENTRY BY THE
CITY OF KENT, PORTAGE COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Portage, City of Kent, being part of Original Lot 24 in Franklin Township, Township 3 North, Range 9 West, being part of lands described in the deed to DORIS A. JACOBS, TRUSTEE OF THE DORIS A. JACOBS REVOCABLE TRUST U/D 12/18/00 (Grantor) as recorded in Instrument 200100220 on file in the Portage County Recorder's Office and laying on the left side of the centerline of right-of-way of East Main Street (State Route 59) as shown on the East Main Street Area Improvements right-of-way plans prepared by Arcadis U.S., Inc for and on file with the City of Kent, Ohio, and more fully described as follows:

Beginning on the westerly right-of-way line of Sherman Street as shown on said right-of-way plans at 25.00 feet left of Sherman Street Station 1+65.00;

1. Thence South 00° 11' 00" East, along said westerly right-of-way line, a distance of 15.13 feet being 50.00 feet left of Station 125+20.15;
2. Thence South 48° 47' 02" West, continuing along the said westerly right-of-way line, a distance of 15.32 feet to the northerly right-of-way line of said East Main Street being 40.00 feet left of Station 125+08.53;
3. Thence South 89° 31' 04" West, leaving the said westerly right-of-way line and along said northerly right-of-way line, a distance of 53.44 feet to the Grantor's southwesterly corner being 40.00 feet left of Station 124+55.09;
4. Thence North 00° 11' 00" West, along the Grantor's westerly line and leaving said northerly line, a distance of 6.00 feet being 46.00 feet left of Station 124+55.12;
5. Thence North 89° 31' 04" East, leaving the Grantor's westerly line and through the Grantor, a distance of 55.88 feet being 46.00 feet left of Station 125+11.00;

EXHIBIT A

LPA RX 887 T

Page 2 of 2

Rev. 07/09

6. Thence North 25° 15' 42" East, continuing through the Grantor, a distance of 21.24 feet to the **Point of Beginning**;

The above-described easement contains 0.010 acres (419 square feet, including 0.000 acres within the present road occupied) all within Parcel Number 17-024-33-00-048-000 and subject to all legal highways and easements of record;

This description was prepared by Arcadis, U.S., Inc. under the supervision of Robert G. Hoy, Ohio Professional Surveyor No. 8142, and is based on a field survey performed by Arcadis U.S., Inc. in August 2022.

Bearings in this description are on the Ohio State Plane Coordinate System, NAD83(2011), North Zone, Grid North, U.S. Survey Feet.

The stations are from the existing centerline of right-of-way of East Main Street (State Route 59) as shown on said East Main Street Area Improvements right-of-way plans unless noted otherwise.

Arcadis U.S., Inc.

Robert G. Hoy, Ohio Professional Surveyor No. 8142

VALUE ANALYSIS
(\$10,000 OR LESS)

OWNER'S NAME

Doris A. Jacobs, Trustee of the Doris A. Jacobs Revocable Trust

COUNTY POR
ROUTE 59
SECTION 2.14
PARCEL NO. 13T
PROJECT I.D. NO. 112026

Subject

Address/Location	Zoning	Utilities	APN(s)		
629 E. Main Street and 112 Sherman Street City of Kent, Portage County, OH GPS: 41.15394, -81.34865	C-R: Commercial - High Density Multifamily Residential District (City of Kent)	All public utilities available	17-024-33-00-048-000 and 17-024-33-00-049-000		
			Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.2246 net	Acre(s)	See Comments

Comments

This property is located along the north side of E. Main Street (SR 59) and the west side of Sherman Street at the E. Main Street and Sherman Street intersection, City of Kent, Portage County, Ohio. The subject larger parcel is improved with two residential buildings and related site improvements. The property is located in an area with a mix of residential uses, commercial uses, and Kent State University special-purpose (educational) uses. Due to the presence of the Kent State University main campus along the south side of E. Main Street between Haymaker Parkway and Horning Road, most of the development in the immediate area is supportive of, and benefits from, university-related activities. Based on the physical characteristics of the site, existing zoning, and neighborhood composition, it is concluded that a commercial use, likely of a retail or service variety, is the most likely use of the site as though vacant. The site size and dimensions are adequate for legal development per current requirements. Although the timing of development is not known due to market conditions, commercial development is regarded to be maximally productive and therefore the highest and best use as vacant. Due to the nature of the taking, the property is analyzed as if vacant; a highest and best use as improved analysis is not applicable.

The larger parcel is mostly rectangular in shape and contains 0.2246 acre gross and net (see note below). The property is referenced as Portage County Auditor's Parcel Numbers 17-024-33-00-048-000 and 17-024-33-00-049-000. The topography is mostly level with the road grades of E. Main Street and Sherman Street. The subject site is not located within a high risk flood hazard area, as shown on the FEMA Flood Plain Map 39133C0138E, having an effective date of March 7, 2017. The property has unity of ownership currently in the name of Doris A. Jacobs, Trustee of the Doris A. Jacobs Revocable Trust.

Please note that the right of way plans show the record area of the subject property to be 0.150 acre gross and net and only includes Auditor's Parcel Number 17-024-33-00-048-000. The area of contiguous property under the same legal ownership includes Auditor's Parcel Number 17-024-33-00-049-000 (record area 0.0746 acre). Therefore, the total area of the subject property as analyzed is 0.2246 acre net and includes Auditor's Parcel Numbers 17-024-33-00-048-000 and 17-024-33-00-049-000.

Comparable Sales

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	2 East Avenue, City of Tallmadge, Summit County, Ohio GPS: 41.10130, -81.43955	Commercial	Grantor/Seller	12/3/2019
APN(s)		Zoning	Utilities	Sale Price
6006785		C3 Commercial District	All public utilities available	\$200,000
				Parcel Size
				0.27 Acre
			Unit Value Indication	\$740,741/acre

Comments

This property is located along the south side of East Avenue approximately 100' east of Tallmadge Circle. The topography is mostly level. There was a 180± SF storage building of negligible contributory value on the property at the time of the transfer. The parcel is rectangular in shape and is of adequate size and dimensions for legal development. The land is not located within a high risk flood hazard area. The property was purchased by a neighboring property owner for possible redevelopment of the existing McDonald's site, which is currently located to the southeast of this property. The property is located in a commercial neighborhood adjacent to an Arby's restaurant and across the roadway from a Gulf service station. Verified with a representative of the Grantor, Tony Jaber, on 8/2/2023.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	22430 Lorain Avenue (OH-10), Fairview Park, Cuyahoga County, Ohio GPS: 41.43968, -81.86944	Commercial	Broker/Agent	3/21/2023
APN(s)		Zoning	Utilities	Sale Price
32113021 and 32113022; now 32113072		GB-A General Business A District	All public utilities available	\$299,900 (effective)
				Parcel Size
				0.49 Acre
			Unit Value Indication	\$612,041/acre

Comments

This property is located along the northwest side of Lorain Avenue approximately 125' southwest of the W. 224th Street and Lorain Avenue intersection. The topography is level. The property was vacant at the time of the transfer. The parcel is slightly irregular in shape but fully usable from a configuration perspective. The site is of adequate size and dimensions for legal development. The land is not located within a high risk flood hazard area. The property was reportedly purchased for commercial development and is located in a neighborhood that has a mix of residential and commercial uses. The property is adjacent to a strip center, and a McDonald's restaurant is located across the roadway from the property. Verified with the Grantor/Listing Agent, Alexandria Rose, on 8/2/2023.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	233 Tallmadge Road (CR 18), Brimfield Township, Portage County, Ohio GPS: 41.101020, -81.38552	Commercial	Grantor/Seller	6/28/2019
APN(s)		Zoning	Utilities	Sale Price
040360000017011		G-C General Commercial District	All public utilities available	\$950,000
				Parcel Size
				1.06 Acres
			Unit Value Indication	\$896,226/acre

Comments

This property is located along the north side of Tallmadge Road (CR 18) approximately 200' east of the Maplecrest Parkway and Tallmadge Road intersection. The topography is level above the road grade of Tallmadge Road. The property was vacant at the time of the transfer. The parcel is rectangular in shape and fully usable from a configuration perspective. The site is of adequate size and dimensions for legal development. The land is not located within a high risk flood hazard area. The property was purchased for commercial development with a Panda Express restaurant. This is an outlot to a Meijer's store in a fast-growing area of Brimfield Township. Nearby land usage is predominantly commercial in nature along CR 18 with a Meijer store, Walmart, and several restaurants, including a Burger King, Starbucks, Applebees, and Taco Bell. An interchange with I-76 is a short distance (1,800±) east of the property. Verified with a representative of the Grantor, Dan DeHoff, on 8/20/2019.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
4	130 West State Street, Alliance, Stark County, Ohio GPS: 40.90145, -81.10782	Commercial	Broker/Agent	10/11/2018
APN(s)		Zoning	Utilities	Sale Price (effective)
10001774 and 108460		B3 Mixed Commercial District	All public utilities available	\$905,000
				Parcel Size
				1.078 Acres
			Unit Value Indication	\$839,518/acre

Comments

This property is located at the southeast corner of the W. State Street and Miller Avenue intersection. The topography is level with the road grades. The southeast corner of the property was improved with a 10,272 SF industrial building at the time of the transfer. Demolition costs were reportedly \$40,000, and \$40,000 has been added to the recorded transfer price of \$865,000 to reflect site preparation. The site is of adequate size and dimensions for legal development. A 15'± alley divides the property in two and provides access to the property from W. Chestnut Street. The southeastern parcel (APN 108460) is utilized for additional parking. The land is not located within a high risk flood hazard area. The property was developed with an Arby's restaurant which subsequently transferred in November 2019 for a recorded sales price of \$2,887,558. Neighboring land usage is predominantly commercial in nature along the south side of W. State Street and includes a Sheetz and Huntington Bank. This property is located across the roadway from the University of Mount Union. Verified with Shannon, Assistant to the Listing Agent, Lisa Trummer, on 8/1/2023.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
5	6600 Frank Avenue NW, Jackson Township, Stark County, Ohio GPS: 40.87736, -81.44113	Commercial	Broker/Agent	3/4/2022
APN(s)		Zoning	Utilities	Sale Price
10015046		B2 Commercial/Business/Office District	All public utilities available	\$1,000,000
				Parcel Size
				1.30 Acres
			Unit Value Indication	\$769,231/acre

Comments

This property is located along the east side of Frank Avenue NW approximately 100' north of the Old Springs Street NW and Frank Avenue NW intersection. The topography is mostly level with the road grade. The property was vacant at the time of the sale. The property is of adequate size and dimensions for legal development. The parcel is rectangular in shape and is not located within a high risk flood hazard area. The property was purchased for commercial development, and a Blue Falls Car Wash is being built on the site. The car wash is scheduled to open in 2023. Neighboring land usage is predominantly commercial in nature and includes a Walgreens, shopping center, Community One Credit Union, and Rockne's restaurant. This property is located approximately one-third of a mile north of Stark State College. Verified with Sam DeWees, Listing Agent, on 8/24/2023.

Overall Comments / Reconciliation

Comments

Land sales sought are those most recent, with similar value influences, and those with similar physical characteristics. Due to the lack of local market activity of vacant commercially-zoned land sales, it was necessary to extend the search area for relevant sales. Regarding land and assuming all other factors equal, larger parcels typically sell for a lower price per unit than smaller parcels, and parcels with favorable frontage-to-depth ratios will typically sell for a higher per unit price than parcels with ratios less favorable. A property's zoning determines the legal use of the site. Topography is another important element of comparison because it impacts the degree of necessary site work, as well as the usability of the finished product. The presence or lack of public utilities makes a property more or less desirable, and accordingly, valuable.

The sales' non-adjusted value indications broadly range from \$612,041 to \$896,226 per acre. Each sale is relevant to the analysis due to its generally similar highest and best use. All five properties are generally similar to the subject property with regard to neighborhood development. The Land Sales 1 and 2 properties are most similar to the subject with regard to size, the Land Sales 1 and 3 properties are the closest in proximity, Land Sales 2 and 5 are the most recent, and the Land Sales 4 and 5 properties are the most similar to the subject with regard to proximity to an institution of higher learning. Considering all indicators and the differences that exist between the sales and the subject, an overall site value of \$750,000 per acre is concluded.

Reconciled Value: \$750,000 per acre

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
13T	0.010 acre	N/A	36 months	\$750,000/acre X 10% of fee X 3 years	For regrading	\$2,250
Total:						\$2,250

Part Taken – Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
13T	No site improvements taken	N/A	N/A	N/A	N/A	N/A
Total:						N/A

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
13T	N/A	N/A
Total:		N/A

Preparer's Conclusion

Comments
<p>Required is a temporary construction easement area, denoted as Parcel 13T, which contains 0.010 acre net. The temporary easement is along the entire length of the subject property's E. Main Street (SR 59) frontage and partly along the Sherman Street frontage (extends northward along Sherman Street to station 1+65.00) at a depth ranging from a point (0.0') to 6'±. The temporary easement is for the purpose of performing the work necessary to regrade for 36 months from the date of entry by the City of Kent, Portage County, Ohio.</p> <p>There are no improvements situated within the Parcel 13T area that will be taken and not replaced/restored.</p> <p>All site improvements situated within existing right of way are non-compensable per Ohio Department of Transportation policies and procedures.</p> <p>Moreover, it is assumed that site improvements within the temporary easement area such as lawn, gravel, paved surfaces, and curbing, if any, will be replaced/restored before project completion and are not included in the compensation estimate.</p> <p>There is estimated to be no damage to the residue parcel.</p>
Total Estimated Compensation:

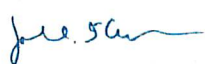
\$2,250


FMVE Conclusion

Comments
<p>As noted, a temporary easement is needed for the purpose of performing the work necessary to regrade for 36 months from the date of entry by the City of Kent, Portage County, Ohio.</p>
Total

\$2,250

Signatures

Preparer Signature	
	
Typed Name:	John D. D'Angelo, MAI
Title:	President of General Partner Ohio State Certified General Real Estate Appraiser #2001011052
Date:	8/30/2023

Agency Signature	
	
Typed Name:	James S. Bowling, PE
Title:	Deputy Service Director/Superintendent of Engineering
Date:	9/28/23

Administration Settlement

Signature

--

Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	

THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION | THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY | COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE | THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)

ATTACHMENTS

- Photographs of the Subject Property – Taken by Andrew Moore
- Plat Map – Aerial Image
- Right of Way Plan Sheet
- The Map of Comparable Sales
- Jurisdictional Exception Disclosure
- Appraisal Scoping Checklist
- Appraiser Disclosure Statements

PHOTOGRAPHS OF SUBJECT PROPERTY
(All subject photographs taken on August 22, 2023)



Photograph 1 – Property view from near station 125+50 (E. Main Street; SR 59) facing in a northwesterly direction



Photograph 2 – View from near station 124+50 facing in an easterly direction showing the Parcel 13T area; the two trees along the E. Main Street frontage are shown on the right of way plans to be “do not disturb” items

PHOTOGRAPHS OF SUBJECT PROPERTY
(All subject photographs taken on August 22, 2023)



Photograph 3 – View from near station 125+20 facing in a westerly direction showing the Parcel 13T area; the two trees along the E. Main Street frontage are shown on the right of way plans to be “do not disturb” items

PLAT MAP - AERIAL IMAGE

Larger Parcel: 0.2246 acre gross and net
Auditor's Parcel Nos. 17-024-33-00-048-000 and 17-024-33-00-049-000



Source: Portage County GIS

RIGHT OF WAY PLAN SHEET (Excerpt)



9 W

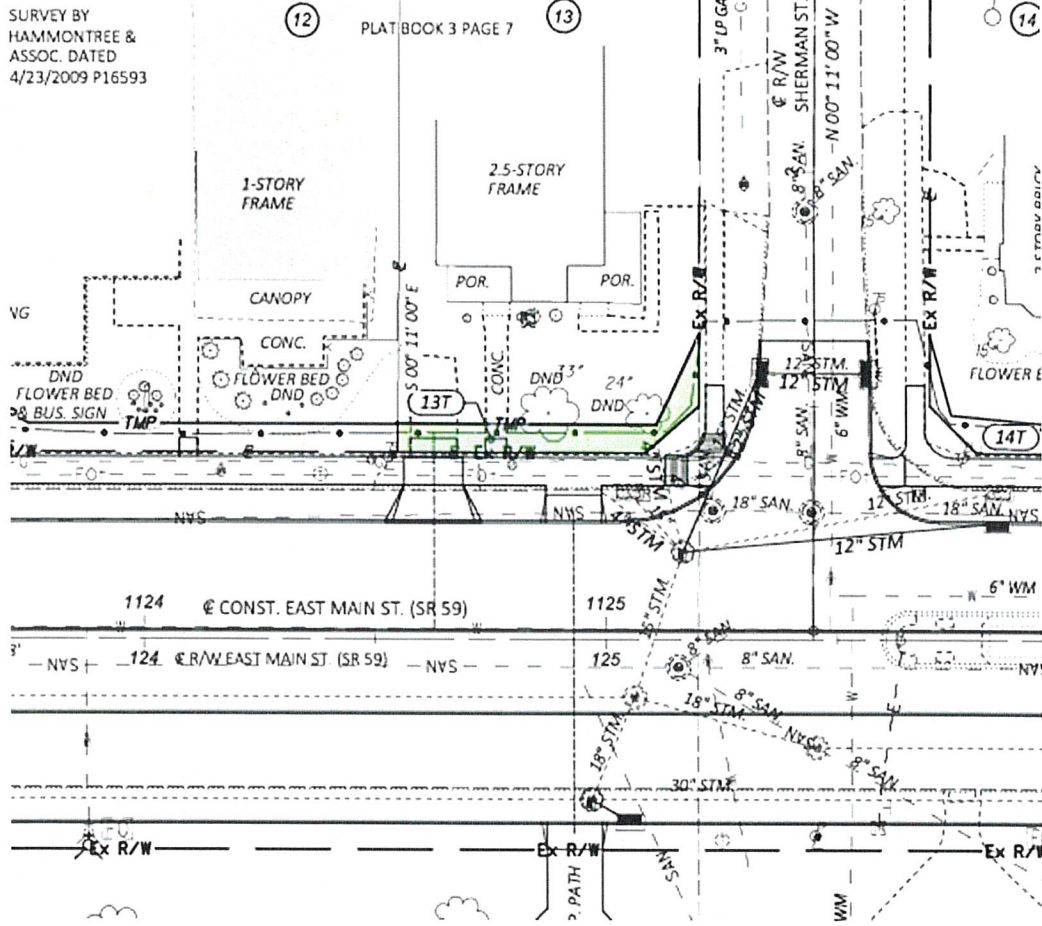
SURVEY BY
HAMMONTREE &
ASSOC. DATED
4/23/2009 P16593

WHOLESOME
DEVELOPMENT KENT, LLC
623 EAST MAIN ST.
KENT, OH 44240
#200907745
17-024-33-00-046-001
COMMERCIAL

DORIS A. JACOBS, TRUSTEE
OF THE DORIS A. JACOBS
REVOCABLE TRUST U/D
12/18/00
629 EAST MAIN ST.
KENT, OH 44240
#200100220
17-024-33-00-048-000
RESIDENTIAL

S
6
K

1
R



COMPARABLE LAND SALES LOCATION MAP



JURISDICTIONAL EXCEPTION DISCLOSURE

VALUE ANALYSIS REPORT

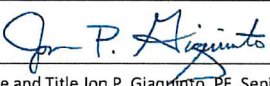
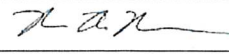
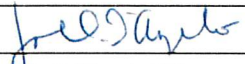
This Value Analysis was developed and reported under the Jurisdictional Exception provision of the Uniform Standards of Professional Appraisal Practice (USPAP). This report is in compliance with Section 4200.02 of The Appraisal Operating Manual (6-4-2019) of the Ohio Department of Transportation's (ODOT) Office of Real Estate. This report is also in compliance with Federal Public Law 91-646 as amended by Public Law 100-17 49 known as the Uniform Relocation and Real Property Acquisition Policies Act, Title III, Section 301, (2), United States Code 42 USC Ch. 61 Sec. 4651 (2) and the Code of Federal Regulations 49CFR 24.102 (c)(2)(A) as well as the Ohio Revised Code 163.59 (C) and the Ohio Administrative Code Section 5501:2-5-06 (B)(3)(b)(ii)(a) for the provisions for waiver of appraisals. The part or parts of USPAP which have been disregarded are Standards 1-4, since this assignment is not considered to be an appraisal or appraisal review. Refer to Advisory Opinion 21 of USPAP for illustration of the relationship between "valuation services" and "appraisal practice." The legal authority which justifies this action was cited above under Federal and State law for the waiver of appraisal provision. The Value Analysis report format was developed by ODOT in accordance with the waiver of the appraisal provision in both the Federal and State laws cited above. By definition, the Value Analysis Report format is not an appraisal when it is used in accordance with the Policies and Procedures of ODOT.

The appraisal waiver rule adopted by the FHWA allows agencies to determine when an appraisal is not needed if they first determine that the valuation problem was uncomplicated and has an estimated value less than the low value defined in the rule. As such, the information provided in the development of the approved report format is not considered an appraisal. This specified service was prepared by a disinterested and unbiased third party within the scope of the certificate holder's certification in compliance with Ohio Revised code 4763.12.



John D'Angelo, MAI
Ohio State Certified General Real Estate Appraiser #2001011052

APPRAISAL SCOPING CHECKLIST

Owners Name		County	PORTAGE
DORIS A. JACOBS, TRUSTEE OF THE DORIS A. JACOBS REVOCABLE TRUST		Route	59
		Section	2.14
		Parcel No.	13- T
		Project ID No.	112026
Appraisal Scope			
Partial or total acquisition		Partial	
Ownership			
Whole parcel determination is complex		No	
RE-95 will be required		No	
RE 22-1 Apportionment will be required		No	
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)		No	
Regulation			
Significant zoning or legal regulations are impacting acquisition		No	
Property is not compliant with legal regulations in the before or after		No	
R/W and Construction Plans			
Significant improvements are in the acquisition area (or impacted)		No	
Significant impact to site improvements (landscaping, vegetation, or screening)		No	
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)		No	
Significant issues due to elevation change, topography, or flood plain		No	
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)		< \$10,000	
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected		No	
Cost-to-Cure should be considered		No	
Specialized Report (parking, drainage, circuitry, etc.) should be considered		No	
Appraisal Format Conclusion		VA with review	
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
This is a simplistic taking. Parcel 13- T is a temporary construction easement (36 months duration) containing 0.010 acres, being a 6' wide strip of land along East Main Street, for grading. The residue property is not impacted by the taking.			
Signatures			
Agency Approval by Signature, Title, and Date Typed Name			7.26.2023
	Name and Title Jon P. Giaquinto, PE, Senior Engineer, City of Kent		Date
Review Appraiser Signature and Date			7/24/2023
	Name Bruce B. Bowman		Date
Appraiser Acknowledgement	I have reviewed the right of way plans and other pertinent parts of the construction plans, have driven by the subject, have reviewed this scoping document and I have independently performed my own appraisal problem analysis. I am in agreement regarding the valuation problem, the determination of the complexity of this problem, and I agree that the recommended format is appropriate for use during the acquisition phase of this project.		
Appraiser Signature and Date			8/1/2023
	Name John D. D'Angelo, MAI		Date

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12

1. Name of Appraiser Andrew G. Moore

2. Class of Certification/Licensure: Certified General
 Licensed Residential
 Temporary General Licensed

Certification/License Number: 2018006146

3. Scope: This report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

4. Service Provided by: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting this Value Analysis



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser

State of Ohio
Department of Transportation
Division of Real Estate
Appraiser Section
Cleveland (216) 787-3100

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12

1. Name of Appraiser John D. D'Angelo

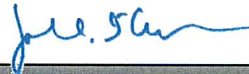
2. Class of Certification/Licensure: Certified General
 Licensed Residential
 Temporary General Licensed

Certification/License Number: 2001011052

3. Scope: This report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

4. Service Provided by: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting this Value Analysis



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser

State of Ohio
Department of Transportation
Division of Real Estate
Appraiser Section
Cleveland (216) 787-3100

TITLE REPORT

C/R/S	POR-59-2.14
PARCEL	13-T
PID	112026

42 YEAR REPORT ABBREVIATED REPORT UPDATE

INSTRUCTION:

(1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated". The City of Kent expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.

(2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) **FEE OR OTHER PRIMARY OWNERS**

Name	Marital Status (Spouse's Name)	Interest
Doris A. Jacobs, Trustee of The Doris A. Jacobs Revocable Trust	N/A	Fee Simple,
Norman L. Jacobs, Successor Trustee of the Doris A. Jacobs Revocable Trust		Full Interest

*See item #4

Mailing Address: 916 Vine Street 2204 Porter Road
 Kent, OH 44240 Atwater, OH 44201

Phone Number Norm Jacobs – 330-842-1583

Property Address: 629 E Main Street
 Kent, OH 44240

(2) **BRIEF DESCRIPTION OF SUBJECT PREMISES**

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Current Deed: #200100220 and #202314743

Parcel One: Situated in the City of Kent, County of Portage, and State of Ohio: And known as being the North 50 feet of Lot No. 2 in the Pioneer Allotment as recorded in Plat Book 3, Page 7, Portage County Records, being a part of Township Lot No. 24, metes and bounds

APN: 17-024-33-00-048-000 (0.1492 Acres) and 17-024-33-00-049-000 (0.0746 Acres) Contiguous

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
None Found		

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
None Found		

(3-C) **EASEMENTS**

Name & Address	Type
None Found	

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

*See attached Affidavit of Successor Trustee recorded in #202314743

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Portage City: Kent School District: Kent CSD

AUD. PAR. NO(S)	Land – 100%	Building – 100%	Total – 100%	Taxes per ½ year
17-024-33-00-048-000 In Take	\$78,000.00	\$146,900.00	\$224,900.00	\$2,721.86 per half 2022 paid in full
17-024-33-00-049-000 Contiguous	\$26,800.00	\$163,200.00	\$190,000.00	\$2,299.34 per half 2022 Paid in Full

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: No:
Comments:

This Title Report covers the time period from 1/4/2001_to 7/7/2023. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 13-T and presently standing in the name of Doris A. Jacobs, Trustee of The Doris A. Jacobs Revocable Trust as the same are entered upon the several public records of Portage County.

Date & Time 7/7/2023 7:59 AM (am/pm)

Signed _____

Print Name Abby Vilyus

UPDATE TITLE BLOCK

This Title Report covers the time period from _____ to _____. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 13-T and presently standing in the name of _____ as the same are entered upon the several public records of Portage County.

Date & Time _____ (am/pm)

Signed _____

Print Name _____

Comments from the agent who prepared the Title Update:

TEMPORARY EASEMENT

Escape Plan 1 LLC, the Grantor(s), in consideration of the sum of \$5,565.00, to be paid by City of Kent, Portage County, Ohio, the Grantee, does grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 27-T

POR-59-2.14

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-023-10-00-112-001 and 17-023-10-00-112-002
Prior Instrument Reference: #201902653, Portage County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is thirty-six (36) months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF Escape Plan 1 LLC has caused its name to be subscribed by Dale Vance Jr., its duly authorized Dale Vance Jr., and its duly authorized agent on the 3 day of FEB, 2024.

ESCAPE PLAN 1 LLC

By: Dale Vance Jr.
Dale R. Vance Jr., Sole Member

STATE OF _____, COUNTY OF _____ SS:

BE IT REMEMBERED, that on the _____ day of _____, _____, before me the subscriber, a Notary Public in and for said state and county, personally came the above named _____, who acknowledged being the _____ and duly authorized agent of Escape Plan 1 LLC, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity. No oath or affirmation was administered to _____ with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

See Attached CA Notary Seal

NOTARY PUBLIC
My Commission expires: Oct 18, 2027

This document was prepared by: City of Kent, Portage County, Ohio

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On 02/03, 2024 before me, Janet Vences, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Dale Vance
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Janet Vences
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

EXHIBIT A

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 02/15/23

PID 112026

**PARCEL 27-T
POR-59-2.14 (E. MAIN STREET AREA IMPROVEMENTS)
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
REGRADE, RECONSTRUCT DRIVE
FOR 36 MONTHS FROM DATE OF ENTRY BY THE
CITY OF KENT, PORTAGE COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Portage, City of Kent, being part of Original Lot 23 in Franklin Township, Township 3 North, Range 9 West, being part of lands described in the deed to ESCAPE PLAN 1, LLC (Grantor) as recorded in Instrument 201902653 on file in the Portage County Recorder's Office and laying on the left side of the centerline of right-of-way of East Main Street (State Route 59) as shown on the East Main Street Area Improvements right-of-way plans prepared by Arcadis U.S., Inc for and on file with the City of Kent, Ohio, and more fully described as follows:

Beginning on the easterly line of the Grantor at 45.92 feet left of Station 148+23.67;

1. Thence South 00° 32' 59" East, along the Grantor's easterly line, a distance of 11.00 feet to the Grantor's southeasterly corner and to the northerly right-of-way line of said East Main Street being 38.53 feet left of Station 148+23.26;
2. Thence South 89° 27' 01" West, leaving the Grantor's easterly line and along said northerly right-of-way line, a distance of 197.37 feet to the Grantor's westerly line and the easterly right-of-way line of Fairview Drive as shown on said right-of-way plans being 40.00 feet left of Station 146+24.48;
3. Thence along the arc of a curve to the right, along the easterly right-of-way line of said Fairview Drive and along the Grantor's westerly line, a distance of 22.08 feet being 51.00 feet left of Station 146+06.62; said curve having a radius of 20.00 feet, a central angle of 63° 15' 23", and a chord length of 20.98 feet which bears North 58° 55' 18" West;
4. Thence North 89° 27' 01" East, leaving the said easterly right-of-way line and through the Grantor, a distance of 215.23 feet to the **Point of Beginning**;

EXHIBIT A

Page 2 of 2

LPA RX 887 T

Rev. 07/09

The above-described easement contains 0.053 acres (2312 square feet, including 0.000 acres within the present road occupied) within Parcel Number 17-023-10-00-112-002 and 17-023-10-00-112-001 and subject to all legal highways and easements of record;

This description was prepared by Arcadis, U.S., Inc. under the supervision of Robert G. Hoy, Ohio Professional Surveyor No. 8142, and is based on a field survey performed by Arcadis U.S., Inc. in August 2022.

Bearings in this description are on the Ohio State Plane Coordinate System, NAD83(2011), North Zone, Grid North, U.S. Survey Feet.

The stations are from the existing centerline of right-of-way of East Main Street (State Route 59) as shown on said East Main Street Area Improvements right-of-way plans unless noted otherwise.

Arcadis U.S., Inc.
Robert G. Hoy, Ohio Professional Surveyor No. 8142

OPERATING AGREEMENT OF ESCAPE PLAN 1, LLC

This declaration is the Operating Agreement (hereinafter referred to as the "Agreement") dated as of August 6, 2018, made by DALE R. VANCE, JR., 11739 Blix Street, Valley Village, CA 91607, the sole member of the limited liability company created by this Agreement. Unless the context otherwise requires, terms that are capitalized and not otherwise defined in context have the meanings set forth or cross referenced in Article II of this Agreement.

ARTICLE I ORGANIZATION

1.01 FORMATION OF COMPANY; TERM. The Company is a limited liability company under the Act, governed by this Agreement. The Company is an entity separate from its sole Member, created by this Agreement and the execution and filing with the Secretary of State of Ohio of the Articles of Organization of the Company. Unless sooner dissolved and liquidated by action of the Member, the Company is to continue in perpetuity.

1.02 NAME. The name of the Company is ESCAPE PLAN 1, LLC

1.03 PURPOSE OF THE COMPANY; BUSINESS. The purpose of the Company is to: (1) engage in the business of owning and/or managing residential, commercial, and/or industrial real estate; to engage in any and all business necessary and/or incident thereto; and (2) engage in any and all businesses that limited liability companies may legally be formed to conduct in the State of Ohio.

1.04 PRINCIPAL PLACE OF BUSINESS, OFFICE, AND AGENT. The principal place of business and mailing address of the Company, and the office where the records required by the Act are kept, is 11739 Blix Street, Valley Village, CA 91607, or at such other location selected, from time to time, by the Member. The registered office of the Company in Ohio is at the office of the statutory agent of the Company in Ohio. The statutory agent of the Company in Ohio is Richard D. Honeck, 159 S. Main Street, Suite 720, Akron, Ohio 44308. The Member may, from time to time, change the statutory agent or the principal place of business of the Company, without reflecting the change in this Agreement.

1.05 FICTITIOUS BUSINESS NAME STATEMENT; OTHER CERTIFICATES. The Member will, from time to time, register the Company as a foreign limited liability company and file fictitious or trade name statements or certificates in those jurisdictions and offices as the Member considers necessary or appropriate. The Company may do business under any fictitious business names approved by the Member. The Member will, from time to time, file or cause to be filed certificates of amendment, certificates of cancellation, or other certificates as the Member reasonably considers necessary or appropriate under the Act or under the law of any jurisdiction in which the Company is doing business to establish and continue the Company as a limited liability company or to protect the limited liability of the Member.

1.06 DECLARATION, EFFECT OF INCONSISTENCIES WITH ACT. The terms and conditions of this Agreement, as it may from time to time be amended according to its terms,

shall govern the conduct and affairs of the business of the Company. It is the express intention that this Agreement shall be the sole source of governance of the Company, and, except to the extent a provision of this Agreement expressly incorporates federal income tax rules by reference to sections of the Code or Regulations or is expressly prohibited or ineffective under the Act, the Agreement shall govern, even when inconsistent with, or different than, the provisions of the Act or any other law or rule. To the extent any provision of this Agreement is prohibited or ineffective under the Act, this Agreement shall be considered amended to the least degree possible in order to make the Agreement effective under the Act. In the event the Act is subsequently amended or interpreted in such a way to make any provision of this Agreement that was formerly invalid, valid, such provision shall be considered to be valid from the effective date of such interpretation or amendment. The Member shall be entitled to rely on the provisions of this Agreement, and the Member shall not be liable to the Company for any action or refusal to act taken in good faith reliance on the terms of this Agreement. The duties and obligations imposed on the Member as such shall be those set forth in this Agreement, which is intended to govern the relationship between the Company and the Member, notwithstanding any provision of the Act or common law to the contrary.

ARTICLE II DEFINITIONS

2.01 ACT. Means the limited liability company law set forth in Chapter 1705 of the Ohio Revised Code, as amended from time to time. Any reference to the Act automatically includes a reference to any subsequent or successor limited liability company law in Ohio.

2.02 ADDITIONAL MEMBER. A Member other than the Initial Member who has acquired a Membership Interest in the Company.

2.03 ADMISSION (ADMIT). The act of becoming a Member and obtaining the rights appurtenant to a Membership Interest.

2.04 AFFILIATE. Means, with respect to any person, any other Person directly or indirectly controlling or controlled by or under direct or indirect common control with the specified person. A Person controls another Person if that Person possesses, directly or indirectly, the power to direct or cause the direction of the management and policies of the "controlled" Person, whether through ownership of voting securities, by contract, or otherwise.

2.05 AGREEMENT. Means this Agreement as amended from time to time.

2.06 ARTICLES. The Articles of Organization of the Company as properly adopted and amended from time to time by the Member and filed with the Secretary of State.

2.07 BANKRUPTCY. Means, with respect to any Person, that Person's filing a petition or otherwise voluntarily commencing a case, or proceeding, or filing an answer not denying the material allegations of a complaint in any proceeding seeking relief under any federal or state bankruptcy, insolvency, or debtors' reorganization law; being the voluntary or involuntary subject of an order for relief by any court under any such law; or being adjudicated a "bankrupt," "debtor,"

or "insolvent" under any such law; or there being appointed under any such law a "trustee," "receiver," or "custodian" to manage his, her, or its business or properties; or there being commenced under any such law a case or proceeding proposing such an order for relief, adjudication, or appointment with respect to that Person or his, her, or its business, which proceeding is consented to by that Person or that is not dismissed within ninety days after being commenced.

2.08 CAPITAL CONTRIBUTION. Any Contribution or contribution of services made by or on behalf of a new or existing Member or Assignee as consideration for a Membership Interest.

2.09 CODE. The Internal Revenue Code of 1986 as amended from time to time, or any corresponding provision of any succeeding law.

2.10 COMPANY. Means ESCAPE PLAN 1, LLC

2.11 DISTRIBUTION. A transfer of Property to a member on account of a Membership Interest as described in Article VIII.

2.12 DISPOSITION (DISPOSE). Any sale, assignment, transfer, exchange, mortgage, pledge, grant, hypothecation, or other transfer, absolute or as security or encumbrance (including disposition by operation of law.)

2.13 FISCAL YEAR. Means the fiscal year of the Company as determined from time to time, and, initially, means a fiscal year ending on December 31.

2.14 INITIAL CONTRIBUTION. The Contribution agreed to be made by the Member as described in Article III.

2.15 INTEREST. Means a membership interest in the Company, including any and all benefits to which the Member is entitled under this Agreement and the obligations of the Member under this Agreement. This shall include the right to share in profits, losses, and distributions and the right to participate in the management of the Company.

2.16 MEMBER. The person executing this Agreement, any transferee of a Member, or any Additional Member. If at any time there is more than one Member, the term "Member" shall mean all Members, and any action that may be taken under this Agreement by the Member may be taken by a Member, provided that any dispute with respect to any action shall be decided by a majority of the Members.

2.17 PERSON OR PERSON. Means any natural person and any corporation, firm, partnership, trust, estate, limited liability company, or other entity resulting from any form of association.

2.18 PROCEEDING. Any judicial or administrative trial, hearing, or other activity, civil, criminal or investigative, the result of which may be that a court, arbitrator, or governmental

agency may enter a judgment, order, decree, or other determination which, if not appealed and reversed, would be binding upon the Company, a Member, or other Person subject to the jurisdiction of such court, arbitrator, or governmental agency

2.19 PROPERTY. Any property real or personal, tangible or intangible (including goodwill), including money and any legal or equitable interest in such property, but excluding services and promises to perform services in the future

2.20 TAXING JURISDICTION. Any state, local, or foreign government that collects tax, interest or penalties, however designated, on any Member's share of the income or gain attributable to the Company.

ARTICLE III CAPITALIZATION; ECONOMICS

3.01 CAPITAL. Upon the formation of the Company, the Member's Initial Contribution to the Company shall be the sum of One Thousand Dollars (\$1,000.00). The Member shall make additional contributions to the capital of the Company to maintain his Capital Account in a positive balance, if the Capital Account shall be reduced below a zero-balance due to Losses caused by normal operating expenses (excluding claims or expenses relating to liability claims) exceeding regular operating income. The Company is to finance its operations independently of the Member and without his financial support.

3.02 CAPITAL ACCOUNTS; ALLOCATIONS. All items of income, gain, loss, and deduction will be allocated to the Member. The Company will keep a record of the Member's contributions to the Company, the Company's income, gains, losses, and deductions, and its distributions to the Member.

3.03 INTEREST. The Member is not to be paid interest on his capital contribution(s) to the Company.

3.04 DISTRIBUTIONS. The Company will not make any distribution of cash, except to the extent that the Company then has cash available in excess of the sum of (1) amounts required to pay or make provision for all Company expenses, plus (2) all reserves that the Member considers necessary or appropriate. To the extent that the Member reasonably foresees that the Company will receive cash or other consideration to satisfy liabilities that are not yet due and payable, the Company is not required to establish reserves or make other provision to satisfy those liabilities before making distributions to the Member

3.05 TAX PAYMENT DISTRIBUTIONS.

- (a) Subject to Section 3.04, the Company is to distribute cash to the Member, from time to time, on the dates required to enable the Member to pay Federal and state taxes (including any estimated tax payments) with respect to taxable income allocated to that Member.

- (b) The Member is a creditor of the Company with respect to any distributions required by this Section 3.05 and is entitled to all remedies available to a third-party creditor to enforce the Company's obligation to make distributions to the Member under this Section.

3.06 OTHER DISTRIBUTIONS. In addition to distributions under Section 3.05, but subject to the limitations of Section 3.04, prior to the winding-up and liquidation of the Company, the Member may, in his discretion, direct the Company to make distributions of cash or other property to the Member.

3.07 OTHER CONTRACTUAL LIMITATIONS. Notwithstanding any other provision of this Agreement, the Company is not to make a distribution of cash or other property to the Member if to do so would violate any agreement for borrowed money to which the Company is a party.

ARTICLE IV ACCOUNTING AND RECORDS

4.01 RECORDS TO BE MAINTAINED. The Member shall maintain at the Company's Principal Office all such accounting and business records that are usually and customarily maintained by a business of this type.

ARTICLE V RIGHTS AND DUTIES OF THE MEMBER

5.01 MANAGEMENT RIGHTS. All management of the Company shall be vested in the Member. The affirmative consent (regardless of whether written, oral, or by course of conduct) of the Member shall constitute the consent of all of the members for purposes of any provision of this Declaration or the Act.

5.02 LIABILITY OF MEMBER. The Member shall not be personally liable for the liabilities of the Company. The failure of the Company to observe any formalities or requirements relating to the exercise of its powers or management of its business or affairs under this Agreement or the Act shall not be grounds for imposing personal liability on the Member for liabilities of the Company.

5.03 INDEMNIFICATION. The Company shall indemnify the Member and agents for all costs, losses, liabilities, and damages paid or accrued by the Member (either as Member or as agent) or agent in connection with the business of the Company, to the fullest extent provided or allowed by the laws of the State of Ohio. In addition, the Company may advance costs of defense of any proceeding to the Member or any other agent.

5.04 CONFLICTS OF INTEREST.

- 5.04(a) The Member shall be entitled to enter into transactions that may be considered to be competitive with, or a business opportunity that may be beneficial to, the Company, it being expressly understood that the Member may enter into transactions that are similar to the transactions into which the Company may enter.
- 5.04(b) A Member does not violate a duty or obligation to the Company merely because the Member's conduct furthers the Member's own interest. A Member may lend money to and transact other business with the Company. The rights and obligations of a Member who lends money to or transacts business with the Company are the same as those of a Person who is not a Member, subject to other applicable law. No transaction with the Company shall be voidable solely because a Member has a direct or indirect interest in the transaction.

5.05 MANAGEMENT. All decisions concerning the business affairs of the Company shall be made by the Member.

5.06 AUTHORITY OF MEMBER TO BIND THE COMPANY. Only the Member and agents of the Company authorized in writing by the Member shall have the authority to bind the Company. The Member has the power, on behalf of the Company, to do all things necessary or convenient to carry out the business and affairs of the Company. No Person dealing with the Company shall have any obligation to inquire into the power or authority of the Member acting on behalf of the Company.

5.07 COMPENSATION OF MEMBER. The Member shall be reimbursed all reasonable expenses incurred in managing the Company and shall be entitled to reasonable compensation, in an amount to be determined from time to time by the Member.

5.08 MEMBER'S STANDARD OF CARE. The Member's duty of care in the discharge of the Member's duties to the Company is limited to refraining from engaging in grossly negligent or reckless conduct, intentional misconduct, or a knowing violation of law. In discharging his duties, the Member shall be fully protected in relying in good faith upon the records required to be maintained by the Company and upon such information, opinions, reports, or statements by any of its agents, or by any other Person, as to matters the Members reasonably believes are within such other Person's professional or expert competence and who has been selected with reasonable care by or on behalf of the Company, including information, opinions, reports, or statements as to the value and amount of the assets, liabilities, profits or losses of the Company, or any other facts pertinent to the existence and amount of assets from which distributions to the Member might properly be paid

**ARTICLE VI
DISPOSITION OF MEMBERSHIP INTEREST AND ADMISSION
OF ASSIGNEES AND ADDITIONAL MEMBERS**

6.01 DISPOSITION. The Member's Interest is transferable either voluntarily or by operation of law at death pursuant to O.R.C. §1709.01-1709.11 to a designated transfer on death beneficiary. The Member may dispose of all or a portion of the Member's Interest. Upon the transfer of all or any portion of the Member's Interest, the transferee shall be admitted as a Member at the time the transfer is completed.

6.02 ADMISSION OF ADDITIONAL MEMBERS. The Member may admit Additional Members and determine the Capital Contributions of such Member.

6.03 EFFECT OF ADMISSION. Upon the admission of an Additional Member, the Members shall adopt a written operating agreement as provided by the Act.

**ARTICLE VII
DISSOLUTION AND WINDING UP**

7.01 DISSOLUTION. The Company shall be dissolved and its affairs wound up upon the first to occur of the following events:

- (a) the expiration of the Term if amended;
- (b) upon the written election of the Member

7.02 EFFECT OF DISSOLUTION. Upon dissolution, the Company shall cease carrying on as distinguished from the winding up of the Company business, but the Company is not terminated, but continues until the winding up of the affairs of the Company is completed and the Certificate of Dissolution has been delivered to the Secretary of State.

7.03 DISTRIBUTION OF ASSETS ON DISSOLUTION. Upon the winding up of the Company, the company Property shall be distributed:

- (a) to creditors, including the Member if he is a creditor, to the extent permitted by law, in satisfaction of Company Liabilities;
- (b) to the Member. Such distributions shall be in cash or Property or partly in both, as determined by the Member.

7.04 WINDING UP AND CERTIFICATE OF DISSOLUTION. The winding up of the Company shall be completed when all debts, liabilities, and obligations of the Company have been paid and discharged or reasonably adequate provision therefore has been made, and all of the remaining property and assets of the Company have been distributed to the members. Upon the completion of winding up of the Company, a Certificate of Dissolution shall be delivered to the

Secretary of State for filing The Certificate of Dissolution shall set forth the information required by the Act

**ARTICLE VIII
MISCELLANEOUS**

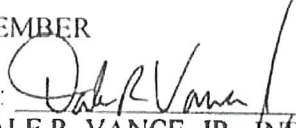
8.01 WHOLE AGREEMENT. This Agreement is the entire declaration of the sole Member and will only be amended by a writing that refers to this Agreement.

8.02 GOVERNING LAW. This Agreement is governed by and is to be construed under the laws of Ohio, without giving effect to its rules of conflicts of laws.

8.03 CONSTRUCTION. The headings contained in this Agreement are for reference purposes only and do not affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement, whether used in the masculine, feminine, or neuter gender, include all other genders. Unless otherwise specifically stated, references to Sections or Articles refer to the Sections and Articles of this Agreement.

IN WITNESS WHEREOF, the undersigned has duly executed this Agreement {caused this Agreement to be duly executed} as of the date first above written.

MEMBER

By: 
DALE R. VANCE, JR., INDIVIDUALLY AND
AS SOLE MEMBER OF ESCAPE PLAN 1, LLC

VALUE ANALYSIS
(\$10,000 OR LESS)

OWNER'S NAME

Escape Plan 1 LLC

COUNTY POR
ROUTE 59
SECTION 2.14
PARCEL NO. 27T
PROJECT I.D. NO. 112026

Subject

Address/Location	Zoning	Utilities	APN(s)		
1325, 1345, 1359, 1379 E. Main Street City of Kent, Portage County, OH GPS: 41.15387, -81.34054	R-4 Multifamily Residential District (City of Kent)	All Public Utilities Available	17-023-10-00-112-001 and 17-023-10-00-112-002		
			Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.797 net	Acre(s)	See Comments

Comments

This property is located along the north side of E. Main Street (SR 59) and the east side of Fairview Drive at the E. Main Street and Fairview Drive intersection, City of Kent, Portage County, Ohio. The larger parcel is improved with two multi-unit residential buildings and related site improvements. The property is located in an area with a mix of residential uses, commercial uses, and Kent State University special-purpose (educational) uses. Due to the presence of the Kent State University main campus along the south side of E. Main Street between Haymaker Parkway and Horning Road, most of the development in the immediate area is supportive of, and benefits from, university-related activities. Based on the physical characteristics of the site, existing zoning, and neighborhood composition, it is concluded that a multifamily residential use consistent with the permitted uses of the R-4 Multifamily Residential District is the most likely use of the site as though vacant. The site size and dimensions are adequate for legal development per current requirements. Although the timing of development is not known due to market conditions, multifamily residential development is regarded to be maximally productive and therefore the highest and best use as vacant. Due to the nature of the taking, the property is analyzed as if vacant; a highest and best use as improved analysis is not applicable.

The larger parcel is mostly rectangular in shape and, per the right of way plans, contains 0.797 acre gross and net. The property is referenced as Portage County Auditor's Parcel Numbers 17-023-10-00-112-001 and 17-023-10-00-112-002. The topography is mostly level with the road grade of E. Main Street. The subject site is not located within a high risk flood hazard area, as shown on the FEMA Flood Plain Map 39133C0139D, having an effective date of August 18, 2009. The property has unity of ownership currently in the name of Escape Plan 1 LLC.

Comparable Sales

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	Lots 149 through 154, Crooked River Drive, Brunswick, Medina County, Ohio GPS: 41.23738, -81.85422	Multifamily	Broker/Agent	9/19/2022
APN(s)		Zoning	Utilities	Sale Price
003-18C-01-260, 003-18C-01-261, 003-18C-01-262, 003-18C-01-263, 003-18C-01-264, and 003-18C-01-265		R-M Medium Density Residential District	All Public Utilities Available	\$180,000
				Parcel Size
				0.529 Acre (effective)
			Unit Value Indication	\$340,265/acre

Comments

This property is located along the east side of Crooked River Drive approximately 250' south of Center Road in a multifamily residential development. The topography is level with the road grade. The property was vacant at the time of the sale and was purchased for multifamily development (six units). The parcel is rectangular in shape and is not located within a high risk flood hazard area. The property is of adequate size and dimensions for development. The lot areas shown on the auditor's website are the building footprints and total 0.245 acre for the six units. Including common area setback requirements (20' front setback from private drive, 35' rear setback, and 10' each side setback), the total size of the property is effectively 0.529 acre (113' X 204'). The property is located in a residential neighborhood, and development becomes more commercial approximately one-half mile east of the property along Center Road. Verified with the Listing/Selling Agent, Roger Nair, on 8/7/2023.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	Lots 141 through 144, Cypress Point, Brunswick, Medina County, Ohio GPS: 41.23677, -81.85512	Multifamily	Broker/Agent	6/18/2021
APN(s)		Zoning	Utilities	Sale Price
003-18C-01-252, 003-18C-01-253, 003-18C-01-254, and 003-18C-01-255		R-M Medium Density Residential District	All Public Utilities Available	\$120,000
				Parcel Size
				0.374 Acre (effective)
			Unit Value Indication	\$320,856/acre

Comments

This property is located along the south side of Cypress Point approximately 500' south of Center Road in a multifamily residential development. The topography is level with the road grade. The property was vacant at the time of the sale and was purchased for multifamily development (four units). The parcel is rectangular in shape and is not located within a high risk flood hazard area. The property is of adequate size and dimensions for development. The lot areas shown on the auditor's website are the building footprints and total 0.1651 acre for the four units. Including common area setback requirements (20' front setback from private drive, 35' rear setback, and 10' each side setback), the total size of the property is effectively 0.374 acre (113' X 144'). The property is located in a residential neighborhood, and development becomes more commercial approximately one-half mile east of the property along Center Road. Verified with the Listing/Selling Agent, Roger Nair, on 8/7/2023.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	Terminus of Briar Ridge Court (southeast side of Center Ridge Road), Westlake, Cuyahoga County, Ohio GPS: 41.438028, -81.936957	Multifamily	Broker/Agent	2/14/2023
APN(s)		Zoning	Utilities	Sale Price
21617004 and 21617007		Multi Family 24 District	All Public Utilities Available	\$475,000
				Parcel Size
				2.1258 Acres
			Unit Value Indication	\$223,445/acre

Comments

This property is located at the terminus of Briar Ridge Court. Briar Ridge Court intersects with Center Ridge Road approximately 225' northwest of the property. The topography is mostly level with the road grade. The property was vacant at the time of the sale and was purchased for multifamily development (a potential of 15 units). The parcel is irregular in shape and is not located within a high risk flood hazard area. The property is of adequate size and dimensions for development and is located in an area that is a mix of residential, commercial, and office uses. The Saint John Medical Center is approximately a quarter mile southwest of the property along the northwest side of Center Ridge Road. Verified with the Selling Agent, Ken Tench, on 7/20/2023.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
4	Center Ridge Road, Rocky River, Cuyahoga County, Ohio GPS: 41.457107, -81.870251	Multifamily	Broker/Agent	8/15/2020
APN(s)		Zoning	Utilities	Sale Price
30326005		R5 Multifamily District	All Public Utilities Available	\$465,000
				Parcel Size
				1.49 Acres
			Unit Value Indication	\$312,081/acre

Comments

This property is located along the south side of Center Ridge Road approximately 275' northeast of the Center Ridge Road and Beverly Hills Drive intersection. The topography is level with the road grade. The property was vacant at the time of the sale and was purchased for multifamily development (apartment building). The parcel is mostly rectangular in shape and is not located within a high risk flood hazard area. The property is of adequate size and dimensions for development and is currently being developed in conjunction with the neighboring property (Land Sale 5). The property is located in an area that is predominantly residential. Land usage becomes more commercial approximately a quarter mile northeast of the subject property. Verified with the Listing/Selling Agent, Mary Beth DeClerck, on 7/20/2023.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
5	22591 Center Ridge Road, Rocky River, Cuyahoga County, Ohio GPS: 41.45742, -81.86949	Multifamily	Broker/Agent	2/7/2022
APN(s)		Zoning	Utilities	Sale Price (effective)
30326001		R5 Multifamily District	All Public Utilities Available	\$615,000
				Parcel Size
				1.59 Acres
			Unit Value Indication	\$386,792/acre

Comments

This property is located along the south side of Center Ridge Road approximately 425' northeast of the Center Ridge Road and Beverly Hills Drive intersection. The topography is level with the road grade. The property was improved with a farmhouse at the time of transfer. The Agent stated that the farmhouse had asbestos concerns. The estimated cost of demolition was around \$40,000, which has been added to the transfer price of \$575,000. The property was purchased for multifamily development (apartment building). The parcel is mostly rectangular in shape and is not located within a high risk flood hazard area. The site is of adequate size and dimensions for development and is currently being developed in conjunction with the neighboring property (Land Sale 4). The property is located in an area that is predominantly residential. Land usage becomes more commercial approximately a quarter mile northeast of the subject property. Verified with the Listing/Selling Agent, Mary Beth DeClerck, on 7/20/2023.

Overall Comments / Reconciliation

Comments

Land sales sought are those most recent, with similar value influences, and those with similar physical characteristics. Due to the lack of local market activity of vacant multifamily-zoned land sales, it was necessary to extend the search area for relevant sales. Regarding land and assuming all other factors equal, larger parcels typically sell for a lower price per unit than smaller parcels, and parcels with favorable frontage-to-depth ratios will typically sell for a higher per unit price than parcels with ratios less favorable. A property's zoning determines the legal use of the site. Topography is another important element of comparison because it impacts the degree of necessary site work, as well as the usability of the finished product. The presence or lack of public utilities makes a property more or less desirable, and accordingly, valuable.

The sales' non-adjusted value indications broadly range from \$223,445 to \$386,792 per acre. Each sale is relevant to the analysis due to its generally similar highest and best use. All five properties are generally similar to the subject property with regard to neighborhood development (although the Sale 1 and Sale 2 properties do not front a main roadway), the Land Sales 1 and 2 properties are most similar to the subject with regard to size and configuration, and Land Sales 1, 3, and 5 are the most recent transfers. Considering all indicators and the differences that exist between the sales and the subject, an overall site value of \$350,000 per acre is concluded.

Reconciled Value: \$350,000 per acre

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
27T	0.053 acre	N/A	36 months	\$350,000/acre X 10% of fee X 3 years	For regrading and drive reconstruction	\$5,565
Total:						\$5,565

Part Taken – Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
27T	No site improvements taken	N/A	N/A	N/A	N/A	N/A
						N/A

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
27	N/A	N/A
Total:		N/A

Preparer's Conclusion

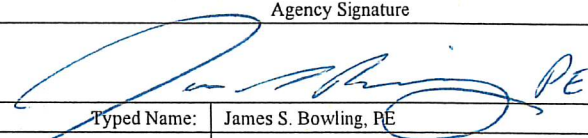
Comments
<p>Required is a temporary construction easement area, denoted as Parcel 27T, which contains 0.053 acre net. The temporary easement is along the entire length of the subject property's E. Main Street (SR 59) frontage at a depth ranging from a point (0.0') to 11'±; the predominant depth is 11'±. The temporary easement is needed for the purpose of performing the work necessary to regrade and drive reconstruction for 36 months from the date of entry by the City of Kent, Portage County, Ohio.</p> <p>There are no improvements situated within the Parcel 27T area that will be taken and not replaced/restored.</p> <p>All site improvements situated within existing right of way are non-compensable per Ohio Department of Transportation policies and procedures.</p> <p>Moreover, it is assumed that site improvements within the temporary easement area such as lawn, gravel, paved surfaces, and curbing, if any, will be replaced/restored before project completion and are not included in the compensation estimate.</p> <p>There is estimated to be no damage to the residue parcel.</p>
Total Estimated Compensation:
\$5,565

FMVE Conclusion

Comments
<p>As noted, a temporary easement is required for the purpose of performing the work necessary to regrade and drive reconstruction for 36 months from the date of entry by the City of Kent, Portage County, Ohio.</p>
\$5,565

Signatures

Preparer Signature	
	
Typed Name:	John D. D'Angelo, MAI
Title:	President of General Partner Ohio State Certified General Real Estate Appraiser #2001011052
Date:	8/25/2023

Agency Signature	
	
Typed Name:	James S. Bowling, PE
Title:	Deputy Service Director/Superintendent of Engineering
Date:	9/28/23

Administration Settlement

Signature	
Typed Name:	FMVE Amount:
Title:	Additional Amount:
Date:	Total Settlement:

THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION | THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY | COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE | THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)

ATTACHMENTS

- Photographs of the Subject Property – Taken by Andrew Moore
- Plat Map – Aerial Image
- Right of Way Plan Sheet
- The Map of Comparable Sales
- Jurisdictional Exception Disclosure
- Appraisal Scoping Checklist
- Appraiser Disclosure Statements

PHOTOGRAPHS OF SUBJECT PROPERTY
(All subject photographs taken on August 22, 2023)



Photograph 1 – Property view from near station 148+50 (E. Main Street; SR 59) facing in a northwesterly direction



Photograph 2 – View from near station 146+00 facing in an easterly direction showing the Parcel 27T area

PHOTOGRAPHS OF SUBJECT PROPERTY
(All subject photographs taken on August 22, 2023)



Photograph 3 – View from near station 148+25 facing in a westerly direction showing the Parcel 27T area

PLAT MAP - AERIAL IMAGE

Larger Parcel: 0.797 acre gross and net
Auditor's Parcel Nos. 17-023-10-00-112-001 and 17-023-10-00-112-002

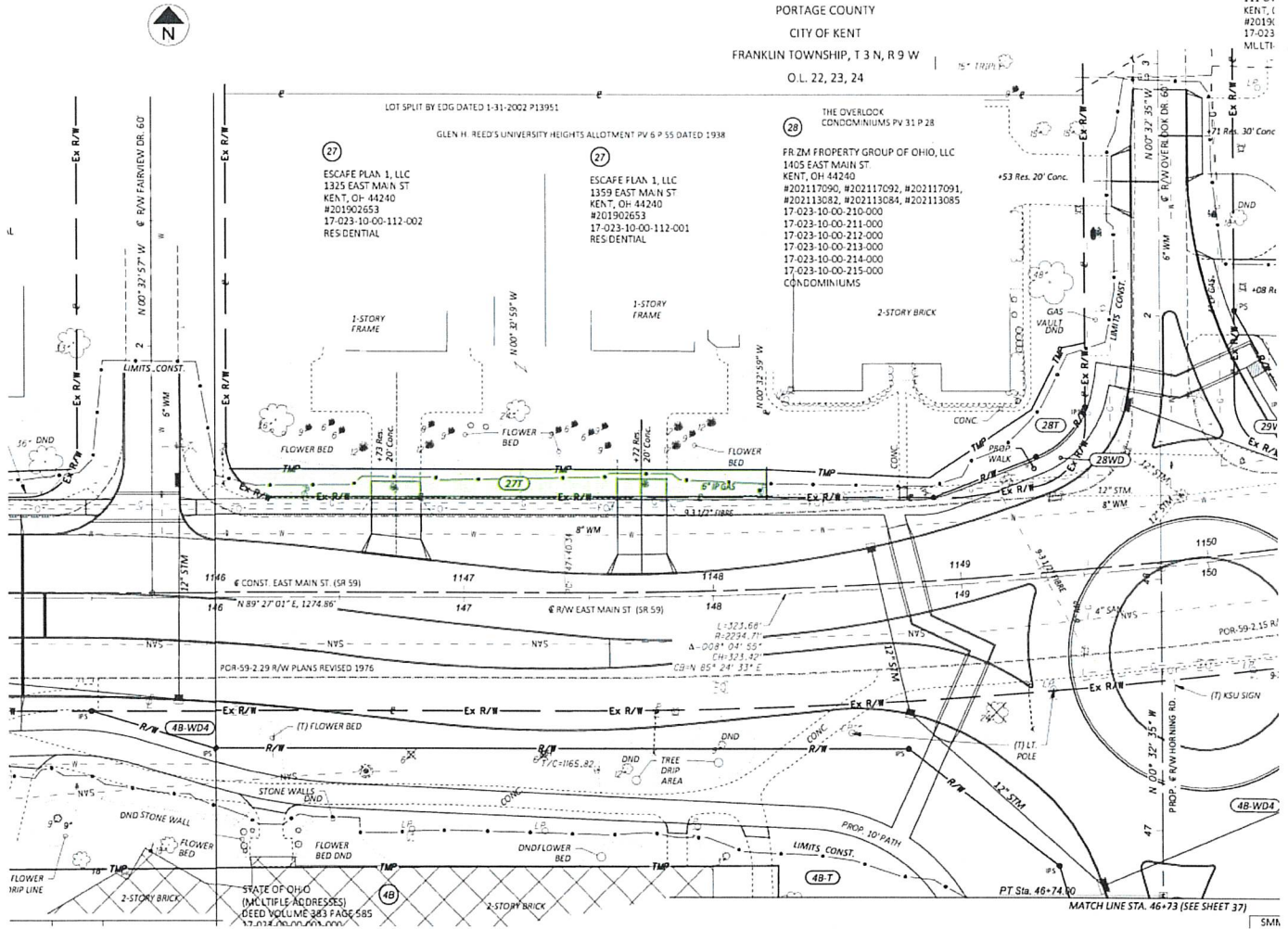


Source: Portage County GIS

RIGHT OF WAY PLAN SHEET (Excerpt)

PORTAGE COUNTY
CITY OF KENT
FRANKLIN TOWNSHIP, T 3 N, R 9 W
O.L. 22, 23, 24

MARIA
111 O.V.
KENT, OH
#2019K
17-023
MLLT1



STATE OF OHIO
(MULTIPLE ADDRESSES)
DEED VOLUME 383 PAGE 585
17.03.000000000000

MATCH LINE STA. 46+73 (SEE SHEET 37)

S.M.

COMPARABLE LAND SALES LOCATION MAP



DeLORME

Data use subject to license.

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www.delorme.com

MN (8.7° W)

0 2 4 6 8 10 mi

Data Zoom 9-0

JURISDICTIONAL EXCEPTION DISCLOSURE

VALUE ANALYSIS REPORT

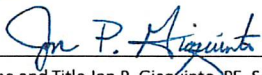
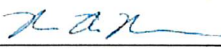
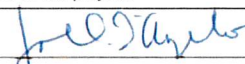
This Value Analysis was developed and reported under the Jurisdictional Exception provision of the Uniform Standards of Professional Appraisal Practice (USPAP). This report is in compliance with Section 4200.02 of The Appraisal Operating Manual (6-4-2019) of the Ohio Department of Transportation's (ODOT) Office of Real Estate. This report is also in compliance with Federal Public Law 91-646 as amended by Public Law 100-17 49 known as the Uniform Relocation and Real Property Acquisition Policies Act, Title III, Section 301, (2), United States Code 42 USC Ch. 61 Sec. 4651 (2) and the Code of Federal Regulations 49CFR 24.102 (c)(2)(A) as well as the Ohio Revised Code 163.59 (C) and the Ohio Administrative Code Section 5501:2-5-06 (B)(3)(b)(ii)(a) for the provisions for waiver of appraisals. The part or parts of USPAP which have been disregarded are Standards 1-4, since this assignment is not considered to be an appraisal or appraisal review. Refer to Advisory Opinion 21 of USPAP for illustration of the relationship between "valuation services" and "appraisal practice." The legal authority which justifies this action was cited above under Federal and State law for the waiver of appraisal provision. The Value Analysis report format was developed by ODOT in accordance with the waiver of the appraisal provision in both the Federal and State laws cited above. By definition, the Value Analysis Report format is not an appraisal when it is used in accordance with the Policies and Procedures of ODOT.

The appraisal waiver rule adopted by the FHWA allows agencies to determine when an appraisal is not needed if they first determine that the valuation problem was uncomplicated and has an estimated value less than the low value defined in the rule. As such, the information provided in the development of the approved report format is not considered an appraisal. This specified service was prepared by a disinterested and unbiased third party within the scope of the certificate holder's certification in compliance with Ohio Revised code 4763.12.



John D'Angelo, MAI
Ohio State Certified General Real Estate Appraiser #2001011052

APPRAISAL SCOPING CHECKLIST

Owners Name		County	PORTAGE
ESCAPE PLAN 1, LLC		Route	59
		Section	2.14
		Parcel No.	27- T
		Project ID No.	112026
Appraisal Scope			
Partial or total acquisition			Partial
Ownership			
Whole parcel determination is complex			No
RE-95 will be required			No
RE 22-1 Apportionment will be required			No
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)			No
Regulation			
Significant zoning or legal regulations are impacting acquisition			No
Property is not compliant with legal regulations in the before or after			No
R/W and Construction Plans			
Significant improvements are in the acquisition area (or impacted)			No
Significant impact to site improvements (landscaping, vegetation, or screening)			No
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)			No
Significant issues due to elevation change, topography, or flood plain			No
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			< \$10,000
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected			No
Cost-to-Cure should be considered			No
Specialized Report (parking, drainage, circuitry, etc.) should be considered			No
Appraisal Format Conclusion			VA with review
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
This is a simplistic taking. Parcel 27- T is a temporary construction easement (36 months duration) containing 0.053 acres, being an 11' wide strip of land along the subject's East Main Street frontage, for grading and drive reconstruction. The residue property is not impacted by the taking.			
Signatures			
Agency Approval by Signature, Title, and Date		7.27.2023	
Typed Name	Name and Title Jon P. Giaquinto, PE, Senior Engineer, City of Kent	Date	
Review Appraiser Signature and Date		7/25/2023	
	Name Bruce B. Bowman	Date	
Appraiser Acknowledgement	I have reviewed the right of way plans and other pertinent parts of the construction plans, have driven by the subject, have reviewed this scoping document and I have independently performed my own appraisal problem analysis. I am in agreement regarding the valuation problem, the determination of the complexity of this problem, and I agree that the recommended format is appropriate for use during the acquisition phase of this project.		
Appraiser Signature and Date		8/1/2023	
	Name John D. Angelo, MAI	Date	

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12

1. Name of Appraiser Andrew G. Moore

2. Class of Certification/Licensure: Certified General
 Licensed Residential
 Temporary General Licensed

Certification/License Number: 2018006146

3. Scope: This report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

4. Service Provided by: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting this Value Analysis



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser

State of Ohio
Department of Transportation
Division of Real Estate
Appraiser Section
Cleveland (216) 787-3100

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12

1. Name of Appraiser John D. D'Angelo

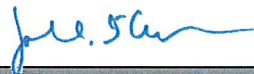
2. Class of Certification/Licensure: Certified General
 Licensed Residential
 Temporary General Licensed

Certification/License Number: 2001011052

3. Scope: This report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

4. Service Provided by: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting this Value Analysis



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser

State of Ohio
Department of Transportation
Division of Real Estate
Appraiser Section
Cleveland (216) 787-3100

TITLE REPORT



C/R/S POR-59-2.14
PARCEL 27-T
PID 112026

42 YEAR REPORT ABBREVIATED REPORT UPDATE

INSTRUCTION:

- (1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated". The City of Kent expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.
- (2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) **FEE OR OTHER PRIMARY OWNERS**

Name	Marital Status (Spouse's Name)	Interest
Escape Plan 1 LLC	N/A	Fee Simple, Full Interest
Mailing Address: 11739 Blix Street Valley Village, CA 91607		
Phone Number		
Property Address: 1325, 1345, 1359, 1379 East Main Street Kent, OH 44240		
Statutory Agent: Richard D. Honeck 159 S. Main Street, Suite 720 Akron, OH 44308		

(2) **BRIEF DESCRIPTION OF SUBJECT PREMISES**

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Current Deed: #201902653 (Attached)

Parcel I: Situated in the City of Kent, County of Portage, and State of Ohio: And known as being part of Sublots 1 and 2, Block F, in University Heights Allotment, metes and bounds and containing 0.433 acres
APN: 17-023-10-00-112-002 (0.4334 acres)

Parcel II: Situated in the City of Kent, County of Portage, State of Ohio, and known as being a part of Sublots 2 and 3, Block F, in University Heights Allotment, metes and bounds and containing 0.364 acres
APN: 17-023-10-00-112-001 (0.3636 acres)

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
None Found		

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
None Found		

(3-C) **EASEMENTS**

Name & Address	Type
None Found	

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

None Found

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Portage City: Kent School District: Kent CSD

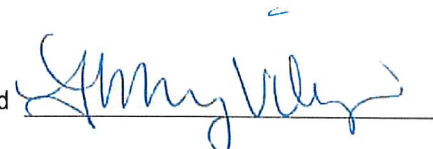
AUD. PAR. NO(S)	Land – 100%	Building – 100%	Total – 100%	Taxes per ½ year
17-023-10-00-112-002	\$75,300.00	\$92,860.00	\$119,220.00	\$3,377.13 per half 2022 paid in full
17-023-10-00-112-001	<u>\$71,100.00</u>	<u>\$265,300.00</u>	<u>\$336,400.00</u>	<u>\$3,335.49 per half</u> 2022 paid in full

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: No:
Comments:

This Title Report covers the time period from 2/26/2019 to 7/12/2023. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 27-T and presently standing in the name of Escape Plan 1 LLC as the same are entered upon the several public records of Portage County.

Date & Time 7/12/2023 7:59 AM (am/pm)

Signed 

Print Name Abby Vilyus

UPDATE TITLE BLOCK

This Title Report covers the time period from _____ to _____. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 27-T and presently standing in the name of _____ as the same are entered upon the several public records of Portage County.

Date & Time _____ (am/pm)

Signed _____

Print Name _____

Comments from the agent who prepared the Title Update:

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Dale R. Vance, Jr., a married man, httfa Dale Vance, Jr.	Escape Plan 1, LLC	8/6/2018	2/26/2019 2:28 PM	#201902653	Exempt	Warranty Deed
<p>Brief Land Description & Remarks</p> <p>Fee Simple, Full Interest</p> <p>Parcel I: Situated in the City of Kent, County of Portage, and State of Ohio: And known as being part of Sublots 1 and 2, Block F, in University Heights Allotment, metes and bounds and containing 0.433 acres</p> <p>Parcel II: Situated in the City of Kent, County of Portage, State of Ohio, and known as being a part of Sublots 2 and 3, Block F, in University Heights Allotment, metes and bounds and containing 0.364 acres</p>						

Entity#: 4211496
Filing Type: DOMESTIC LIMITED LIABILITY COMPANY
Original Filing Date: 07/20/2018
Location: ---
Business Name: ESCAPE PLAN 1, LLC

Status: Active
Exp. Date: -

Agent/Registrant Information

RICHARD D. HONECK
159 S. MAIN STREET, SUITE 720
AKRON OH 44308
07/20/2018
Active

Filings

Filing Type	Date of Filing	Document ID
OHIO LLC - ARTICLES OF ORGANIZATION	07/20/2018	201819203554

UNITED STATES OF AMERICA
STATE OF OHIO
OFFICE OF SECRETARY OF STATE

I, Frank LaRose, Secretary of State of the State of Ohio, do hereby certify that this is a list of all records approved on this business entity and in the custody of the Secretary of State.

*Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 12th of July, A.D. 2023*

Ohio Secretary of State

Frank LaRose

Doc ID: 005272180004 Type: DEED
Recorded: 02/26/2019 at 02:28:22 PM
Fee Amt: \$44.00 Page 1 of 4
Portage County Ohio
Lori Calcei County Recorder
File **201902653**

TRANSFERRED
Sec.319.54 (F-2) 1.00
Sec.319.202

FEB 26 2019

Ramat Espinoza
Portage County Auditor

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT DALE R. VANCE, JR., a married man, hta DALE VANCE, JR., the Grantor, claiming title by or through instrument recorded in Instrument No. 201902652, Portage County Recorder's Office, for valuable consideration thereunto given, and for the sum of Ten Dollars (\$10.00) received to his full satisfaction of ESCAPE PLAN 1, LLC, the Grantee, whose tax mailing address will be 11739 Blix Street, Valley Village, CA 91607 does:

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, its heirs and assigns, the following described premises:

PARCEL I

Situated in the City of Kent, County of Portage, and State of Ohio:

And known as being part of Sublots 1 and 2, Block F, in University Heights Allotment, as recorded in Plat Book 6, Page 55, Portage County Records, more fully described as follows:

Beginning at a 1" iron pipe found at the northwest corner of Sublot 1, Block F, in said University Heights Allotment;

Thence S. 89° 55' 30" E., along the north lines of Sublot #1 and Sublot #2, 118.37 feet to an iron pin set;

Thence S. 00° 04' 30" W., 160.00 feet to an iron pin set on the north right of way of East Main Street;

Thence N. 89° 55' 30" W., along the north right of way of East Main Street, 98.37 feet to an iron pin set;

Thence 31.42 feet along the north right of way of East Main Street, the east right of way of Fairview Drive, and the arc of a curve deflecting to the right having a radius of 20.00 feet, a delta of $90^{\circ} 00' 00''$ and a chord of 28.28 feet which bears N. $44^{\circ} 55' 30''$ W. to a point witnessed by a 1" pipe found 0.27 feet northeast;

Thence N. $00^{\circ} 04' 30''$ E., along the east right of way of Fairview Drive, 140.00 feet to the place of beginning and containing 0.433 acres of land as surveyed by Robert J. Warner, P.S. No. 6931 for Environmental Design Group, Inc. in December, 2001.

All iron pins set are 5/8" diameter rebar with I.D. cap stamped "Envir. Design Group".

Basis of bearings is the north line of Sublots 1 thru 4, Block F of said University Heights Allotment.

PARCEL II

Situated in the City of Kent, County of Portage, State of Ohio, and known as being a part of Sublots 2 and 3, Block F, in University Heights Allotment, as recorded in Plat Book 6, Page 55, Portage County Records, more fully described as follows:

Beginning at a 1" iron pipe found at the northwest corner of Sublot 1, Block F, in said University Heights Allotment;

Thence S. $89^{\circ} 55' 30''$ E., along the north lines of Sublot #1 and Sublot #2, 118.37 feet to an iron pin set and the true place of beginning of the parcel described herein;

Thence S. $89^{\circ} 55' 30''$ E., along the north line of Sublots 2 & 3, 99.00 feet to a 1" iron pipe found;

Thence S. $00^{\circ} 04' 30''$ W., 160.00 feet to a drill hole set on the north right of way of East Main Street;

Thence N. $89^{\circ} 55' 30''$ W. along the north right of way of said East Main Street, 99.00 feet to an iron pin set;

Thence N. $00^{\circ} 04' 30''$ E., 160.00 feet to the true place of beginning and containing 0.364 acres of land as surveyed by Robert J. Warner, P.S. No. 6931 for Environmental Design Group, Inc. in December 2001.

All iron pins set are 5/8" diameter rebar with I.D. cap stamped "Envir. Design Group".

Basis of bearings is the north line of Sublots 1 thru 4, Block F of said University Heights Allotment.

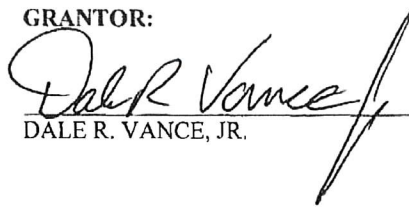
Parcel Nos.: 17-023-10-00-112-002 and 17-023-10-00-112-001
Property Address: 1325 E. Main Street and 1359 E. Main Street, Kent, Ohio 44240

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, and its separate heirs and assigns forever.

AND THE SAID Grantor, for himself and his heirs, executors and administrators, hereby covenants with the said Grantee, its heirs and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable, and further, that said Grantor will warrant and defend the same against all claims whatsoever except as provided herein.

IN WITNESS WHEREOF, the Grantor hereunto set his hand the 6th day of August, 2018.

2-6-2019
TAX MAP DEPT.
LEGAL DESCRIPTION
 SUFFICIENT DEFICIENT
 NO DIVISION OF LAND

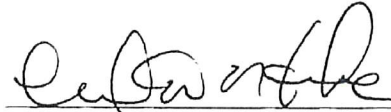
GRANTOR:

DALE R. VANCE, JR.

STATE OF OHIO)
) **SS:**
SUMMIT COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named DALE R. VANCE, JR. and acknowledged that he did sign this instrument and the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 6th day of August, 2018.

(SEAL)



NOTARY PUBLIC

This Instrument Prepared By:

Richard D. Honeck
Attorney at Law
159 S. Main Street, Suite 720
Akron, OH 44308
(330) 434-2113

Richard D. Honeck, Attorney at Law
Notary Public - State of Ohio
My Commission Has No Expiration Date

Richard D. Honeck, Attorney at Law
Notary Public - State of Ohio
My Commission Has No Expiration Date

Dwellings

Card 001
 Number of Stories 1
 Style Conventional
 Year Built 2002
 Year Remodeled 0
 Rooms 10
 Bedrooms 4
 Full Baths 4
 Half Baths 0
 Family Rooms 0
 Dining Rooms 0
 Basement Garages 0
 Grade C-01
 Grade Adjustment 95
 Condition Average

Exterior Wall Frame/Siding
 Heating Base
 Cooling Central
 Basement None
 Attic None
 Finished Living Area 3878
 First Floor Area 3878
 Upper Floor Area 0
 Half Floor Area 0
 Finished Basement Area 0
 Total Basement Area 0
 Fireplace Openings 0
 FireplaceStackCount 0

Feature Description Area
 Addn'l Living Units-Designed 1

Additions

Card 1

Addition Code	Description	Base Area	Year Built
PR1	Porch Frame - Open	70	0
GR1	Garage Frame	924	0
PR1	Porch Frame - Open	70	0
PR1	Porch Frame - Open	25	0
PR1	Porch Frame - Open	25	0

Assessed Year	2022	2021	2020
Land Value	\$75,300	\$75,300	\$75,300
CAUV Value	\$0	\$0	\$0
Improvements Value	\$265,300	\$265,300	\$207,300
Total Value (Appraised 100%)	\$340,600	\$340,600	\$282,600

Taxable Value (35% of Appraised Value)

Assessed Year	2022	2021	2020
Land Value	\$26,360	\$26,360	\$26,360
CAUV Value	\$0	\$0	\$0
Improvements Value	\$92,860	\$92,860	\$72,560
Total Value (Assessed 35%)	\$119,220	\$119,220	\$98,920

Tax Detail

Tax Rates
 Full Tax Rate: 135.470000
 Effective Tax Rate: 62.563447

Escrow
 Escrow Prepay Program: NO
 Escrow Amount Paid: 0.00

Tax Lien
 Tax Lien Sold: NO

Tax History

Tax Year
(click for detail)

☐ 2022 Pay 2023

Delinquent	1st Half	2nd Half	Total Due
\$0.00	\$3,377.13	\$3,377.13	\$0.00

2022 Pay 2023 1st Half Details

	1st Half
Charge	\$8,075.37
Credit	(\$4,345.96)
Rollback	(\$352.28)
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$3,377.13
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$3,377.13
Net Paid	(\$3,377.13)
Net Due	\$0.00

2022 Pay 2023 2nd Half Details

	2nd Half
Charge	\$8,075.37
Credit	(\$4,345.96)
Rollback	(\$352.28)
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$3,377.13
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$3,377.13
Net Paid	(\$3,377.13)
Net Due	\$0.00

2022 Pay 2023 Delinquent Details

	Delinquent
Charge	\$0.00
Credit	\$0.00
Rollback	\$0.00
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$0.00
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$0.00
Net Paid	\$0.00
Net Due	\$0.00

2022 Pay 2023 Total Details

	Total
Charge	\$16,150.74
Credit	(\$8,691.92)
Rollback	(\$704.56)
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$6,754.26
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$6,754.26
Net Paid	(\$6,754.26)
Net Due	\$0.00

☐ 2021 Pay 2022

☐ 2020 Pay 2021

☐ 2019 Pay 2020

☐ 2018 Pay 2019

☐ 2017 Pay 2018

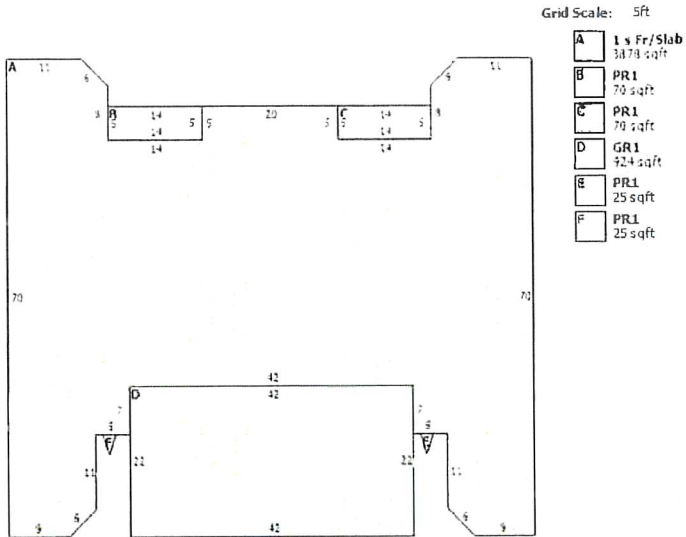
☐ 2016 Pay 2017

\$0.00	\$3,383.75	\$3,383.75	\$0.00
\$0.00	\$3,148.17	\$3,148.17	\$0.00
\$0.00	\$3,148.99	\$3,148.99	\$0.00
\$0.00	\$3,132.80	\$3,132.80	\$0.00
\$0.00	\$2,487.46	\$2,487.46	\$0.00
\$0.00	\$2,481.76	\$2,481.76	\$0.00

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
2/26/2019	\$0	VANCE DALE JR & DALE R JR	ESCAPE PLAN 1 LLC	2
2/26/2019	\$0	VANCE DALE JR & PHUONG (J&S)	VANCE DALE JR & DALE R JR	2
1/5/2018	\$572,000	RLP BUILDERS LLC	VANCE DALE JR & PHUONG (J&S)	2
12/30/2011	\$400,000	R P BUILDERS AN OHIO LLC	RLP BUILDERS LLC	2
2/26/2002	\$0	**PARCEL CREATED	R P BUILDERS AN OHIO LLC	2
2/26/2002	\$0	Unknown	**PARCEL CREATED	1

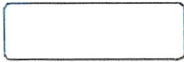
Sketches



Tax Payments

[Click here to pay Property taxes online.](#)

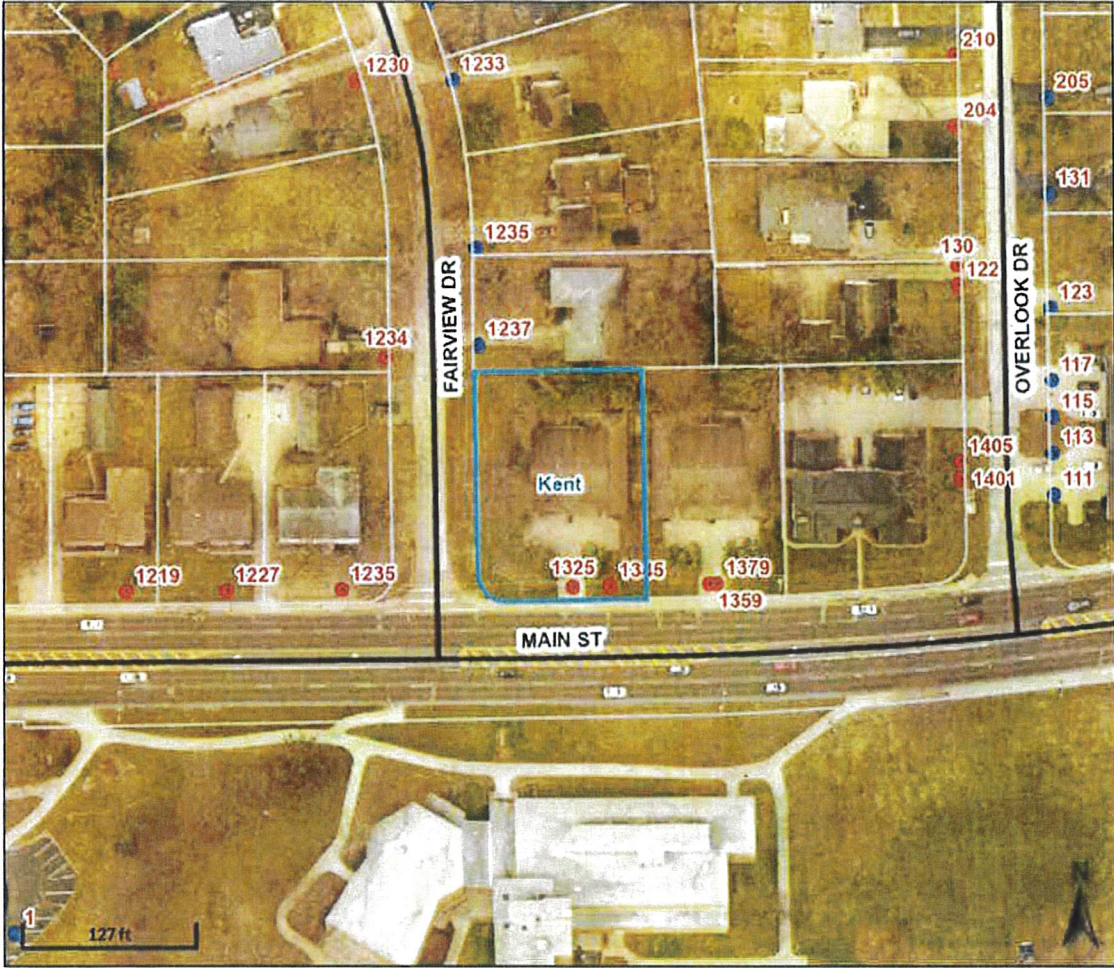
Property Card



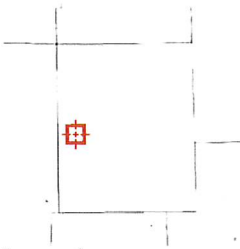
No data available for the following modules: Notes, Buildings, Improvements, Ag Soil, Special Assessments, Photos.



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[Last Data Upload: 7/12/2023, 6:53:41 AM](#)



Overview



Legend

- Parcels**
- Portage Jurisdiction**
- Atwater Township
- Aurora
- Brimfield Township
- Charlestown Township
- Deerfield Township
- Edinburg Township
- Franklin Township
- Freedom Township
- Garrettsville
- Hiram
- Hiram Township
- Kent
- Mantua
- Mantua Township
- Mogadore
- Nelson Township
- Palmyra Township
- Paris Township
- Randolph Township
- Ravenna
- Ravenna Township
- Rootstown Township
- Shalersville Township
- Streetsboro
- Suffield Township
- Sugar Bush Knolls
- Tallmadge
- Windham
- Windham Township
- <all other values>
- Addresses**
- 0
- 1
- Roads

Parcel ID
 17-023-10-00-112-002
 Owner

Dwellings

Card 001
Number of Stories 1
Style Conventional
Year Built 2002
Year Remodeled 0
Rooms 10
Bedrooms 4
Full Baths 4
Half Baths 0
Family Rooms 0
Dining Rooms 0
Basement Garages 0
Grade C-01
Grade Adjustment 95
Condition Average

Exterior Wall Frame/Siding
Heating Base
Cooling Central
Basement None
Attic None
Finished Living Area 3878
First Floor Area 3878
Upper Floor Area 0
Half Floor Area 0
Finished Basement Area 0
Total Basement Area 0
Fireplace Openings 0
FireplaceStackCount 0

Feature Description
 Addn'l Living Units-Designed

Area
 1

Additions

Card 1

Addition Code	Description	Base Area	Year Built
PR1	Porch Frame - Open	70	0
PR1	Porch Frame - Open	70	0
GR1	Garage Frame	924	0
PR1	Porch Frame - Open	25	0
PR1	Porch Frame - Open	25	0

Assessed Year	2022	2021	2020
Land Value	\$71,100	\$71,100	\$71,100
CAUV Value	\$0	\$0	\$0
Improvements Value	\$265,300	\$265,300	\$207,300
Total Value (Appraised 100%)	\$336,400	\$336,400	\$278,400

Taxable Value (35% of Appraised Value)

Assessed Year	2022	2021	2020
Land Value	\$24,890	\$24,890	\$24,890
CAUV Value	\$0	\$0	\$0
Improvements Value	\$92,860	\$92,860	\$72,560
Total Value (Assessed 35%)	\$117,750	\$117,750	\$97,450

Tax Detail

Tax Rates
Full Tax Rate: 135.470000
Effective Tax Rate: 62.563447

Escrow
Escrow Prepay Program: NO
Escrow Amount Paid: 0.00

Tax Lien
Tax Lien Sold: NO

Tax History

Tax Year
(click for detail)

2022 Pay 2023

Delinquent	1st Half	2nd Half	Total Due
\$0.00	\$3,335.49	\$3,335.49	\$0.00

2022 Pay 2023 1st Half Details

	1st Half
Charge	\$7,975.80
Credit	(\$4,292.37)
Rollback	(\$347.94)
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$3,335.49
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$3,335.49
Net Paid	(\$3,335.49)
Net Due	\$0.00

2022 Pay 2023 2nd Half Details

	2nd Half
Charge	\$7,975.80
Credit	(\$4,292.37)
Rollback	(\$347.94)
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$3,335.49
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$3,335.49
Net Paid	(\$3,335.49)
Net Due	\$0.00

2022 Pay 2023 Delinquent Details

	Delinquent
Charge	\$0.00
Credit	\$0.00
Rollback	\$0.00
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$0.00
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$0.00
Net Paid	\$0.00
Net Due	\$0.00

2022 Pay 2023 Total Details

	Total
Charge	\$15,951.60
Credit	(\$8,584.74)
Rollback	(\$695.88)
Reduction	\$0.00
Homestead	\$0.00
CAUV Recoupment	\$0.00
Net Tax	\$6,670.98
Special Assessment	
Penalty-Interest	\$0.00
Net Owed	\$6,670.98
Net Paid	(\$6,670.98)
Net Due	\$0.00

2021 Pay 2022

\$0.00 \$3,342.02 \$3,342.02 \$0.00

2020 Pay 2021

\$0.00 \$3,101.39 \$3,101.39 \$0.00

2019 Pay 2020

\$0.00 \$3,102.20 \$3,102.20 \$0.00

2018 Pay 2019

\$0.00 \$3,086.25 \$3,086.25 \$0.00

2017 Pay 2018

\$0.00 \$2,478.85 \$2,478.85 \$0.00

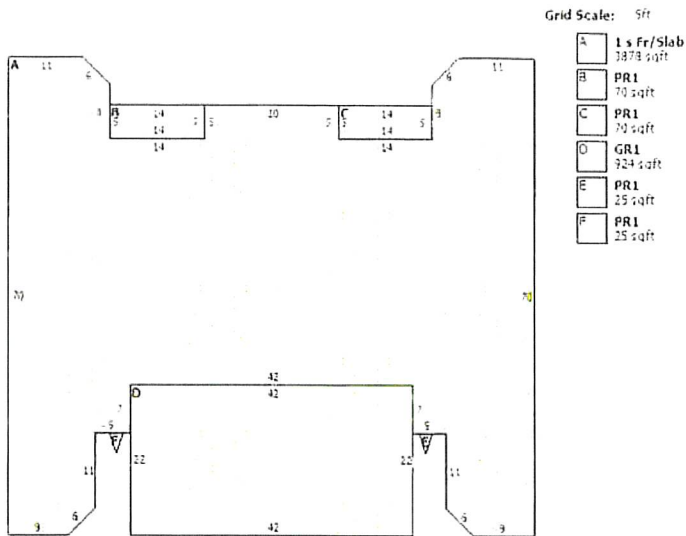
2016 Pay 2017

\$0.00 \$2,473.19 \$2,473.19 \$0.00

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
2/26/2019	\$0	VANCE DALE JR & DALE R JR	ESCAPE PLAN 1 LLC	2
2/26/2019	\$0	VANCE DALE JR & PHUONG (J&S)	VANCE DALE JR & DALE R JR	2
1/5/2018	\$572,000	RLP BUILDERS LLC	VANCE DALE JR & PHUONG (J&S)	2
12/30/2011	\$400,000	R P BUILDERS AN OHIO LLC	RLP BUILDERS LLC	2
2/26/2002	\$0	**PARCEL RE-PLATTED	R P BUILDERS AN OHIO LLC	2
2/26/2002	\$0	PETRONE ROBERT	**PARCEL RE-PLATTED	2
8/31/2001	\$99,000	NEHRER JOHN A TRUSTEE & JEL INVESTMENT CO LP	PETRONE ROBERT	2
3/29/2000	\$0	NEHRER JOHN A TRUSTEE & LOMAN JOSEPH E	NEHRER JOHN A TRUSTEE & JEL INVESTMENT CO LP	2
3/29/2000	\$0	NEHRER JOHN A TRUSTEE &	NEHRER JOHN A TRUSTEE & LOMAN JOSEPH E	2
3/30/1994	\$0	Unknown	NEHRER JOHN A TRUSTEE &	0

Sketches



Tax Payments

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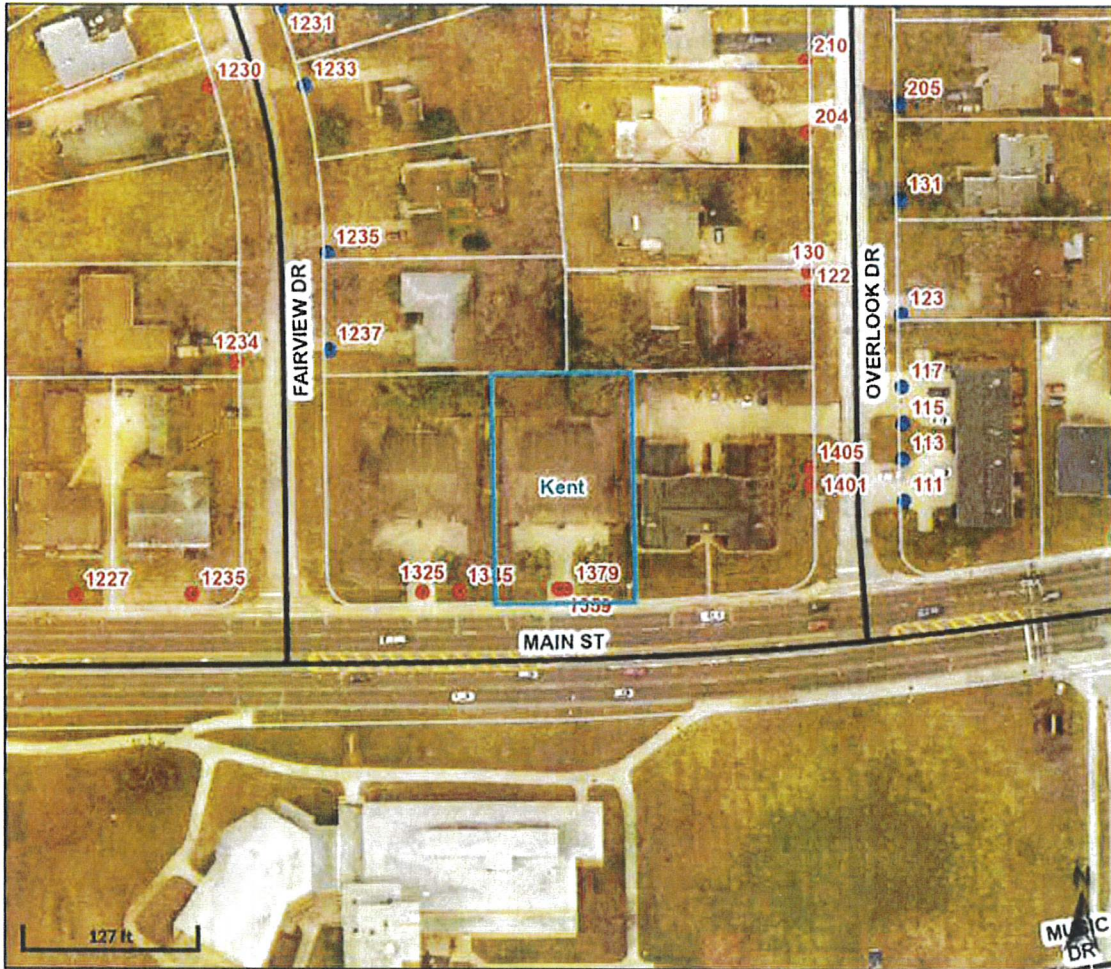
Property Card



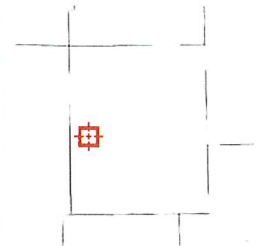
No data available for the following modules: Notes, Buildings, Improvements, Ag Soil, Special Assessments, Photos.



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Overview



Legend

- Parcels**
- Portage Jurisdiction**
- Atwater Township
 - Aurora
 - Brimfield Township
 - Charlestown Township
 - Deerfield Township
 - Edinburg Township
 - Franklin Township
 - Freedom Township
 - Garrettsville
 - Hiram
 - Hiram Township
 - Kent
 - Mantua
 - Mantua Township
 - Mogadore
 - Nelson Township
 - Palmyra Township
 - Paris Township
 - Randolph Township
 - Ravenna
 - Ravenna Township
 - Rootstown Township
 - Shalersville Township
 - Streetsboro
 - Suffield Township
 - Sugar Bush Knolls
 - Tallmadge
 - Windham
 - Windham Township
 - <all other values>
- Addresses**
- 0
 - 1
 - Roads

Parcel ID
17-023-10-00-112-001
Owner

COUNTY
KENT
HIP, T3 N, R9 W
23, 24



PID NO.
112026

R/W DESIGNER
BIW

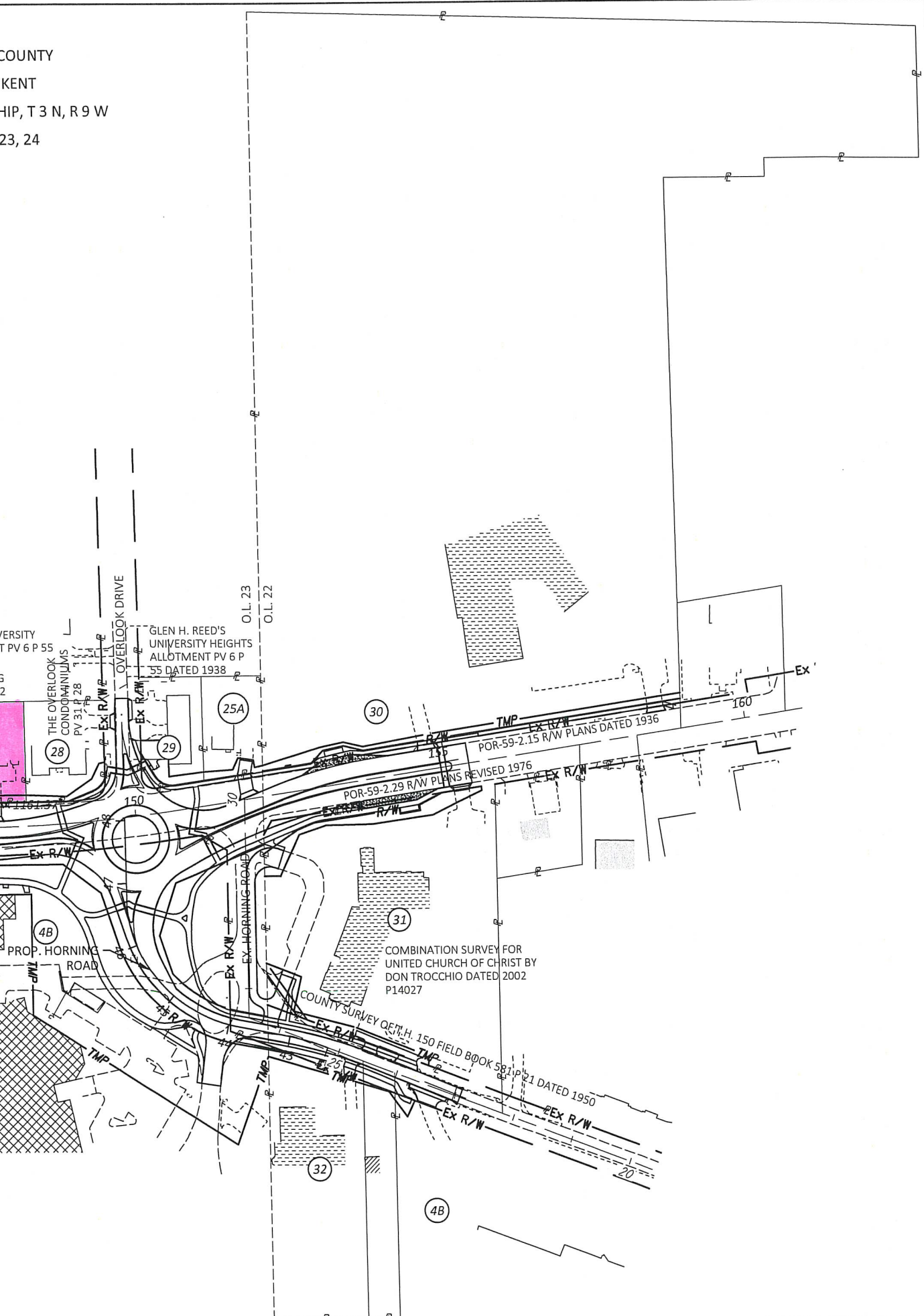
R/W REVIEWER
RGH

PROPERTY MAP 2 OF 2

E.MAIN STREET AREA
IMPROVEMENTS

6 / 44

178
216





City Of Kent Fire Department

320 S. Depeyster St.
Kent, Ohio 44240
330. 673.8814
330.676.7374 Fax

Date: March 7, 2024

To: Dave Ruller, City Manager

From: James Samels, Fire Chief

Re: Fire Hose grant

Dave,

As we discussed I have submitted a grant on behalf of the fire department through the FEMA Assistance to Firefighters Grant (AFG). These grants help bridge the gap for many departments that seek to complete larger capital purchases without having the funds available. One of those areas for Kent Fire has been fire hose. We currently have fire hose dating back as far as 1979. We do test this to the safety standards of today but, as it continues to age, failures have become more frequent. Working with past Fire Chief's we've sought to slowly replace sections with available money each year. We were making progress until Covid 19 became more of a priority.

This grant has a match by the requesting dept. Since there is a match, we have submitted a \$28,020.00 total grant request. This would make the fire department match \$2,547.27. I am submitting the grant so as not miss the deadline of March 8, 2024 with the request to accept and purchase the fire hose should we receive the award.

Sincerely,

A handwritten signature in blue ink that reads "James C. Samels". The signature is written in a cursive style.

James Samels
Fire Chief



KENT FIRE DEPARTMENT MONTHLY INCIDENT REPORT FEBRUARY 2024

FIRE INCIDENT RESPONSE INFORMATION

Summary of Fire Incident Alarms

	CURRENT PERIOD			YEAR TO DATE		
	2024	2023	2022	2024	2023	2022
City of Kent	50	59	70	127	106	117
Kent State University	27	30	35	66	67	72
Franklin Township	8	10	20	32	25	35
Sugar Bush Knolls	0	0	0	0	0	0
Mutual Aid Given	6	5	6	21	10	10
Total Fire Incident Alarms	91	104	131	246	208	234

Summary of Mutual Aid Received by Location

City of Kent	0	0	2	0	0	2
Kent State University	2	0	0	2	0	0
Franklin Township	0	0	1	0	0	1
Sugar Bush Knolls	0	0	0	0	0	0
Total Mutual Aid	2	0	3	2	0	3

EMERGENCY MEDICAL SERVICE RESPONSE INFORMATION

Summary of Emergency Medical Service Responses

	CURRENT PERIOD			YEAR TO DATE		
	2024	2023	2022	2024	2023	2022
City of Kent	243	200	240	482	451	491
Kent State University	55	27	30	90	48	51
Franklin Township	35	36	43	72	79	86
Sugar Bush Knolls	1	3	0	3	5	2
Mutual Aid Given	11	3	2	17	3	2
Total Emergency Medical Service Responses	345	269	315	664	586	632

Summary of Mutual Aid Received by Location

City of Kent	2	0	0	4	2	2
Kent State University	1	0	0	1	0	0
Franklin Township	0	0	0	0	0	0
Sugar Bush Knolls	0	0	0	0	0	0
Total Mutual Aid	3	0	0	5	2	2

TOTAL FIRE AND EMERGENCY MEDICAL SERVICE RESPONSE INCIDENTS

436	373	446	910	794	866
------------	------------	------------	------------	------------	------------

TOTAL ALL RESPONSES, INCLUDING MUTUAL AID	441	373	449	917	796	871
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TOTAL ALL RESPONSES, INCLUDING MUTUAL AID	441	373	449	917	796	871
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PARAMEDICINE PROGRAM RESPONSES*

12	20	24	37
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TOTAL ALL RESPONSES	453	393	941	833
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CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

Building Services Division

To: Dave Ruller
City Manager

From: Bridget Susel
Community Development Director 

Date: March 1, 2024

RE: Monthly Permit and Zoning Complaint Report – February 2024

Attached are the monthly reports per Council's request. If you have questions or require further information, please let us know.

Thank you.

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type BZA-BOARD OF ZONING APPEALS						
BZA - BOARD OF ZONING APPEALS		1	0	50.00	.00	50.00
Permit Type BZA-BOARD OF ZONING APPEALS Totals		1	0	\$50.00	\$0.00	\$50.00
Permit Type CODE VIOLATION-CODE VIOLATION						
NUISANCE FINE - NUISANCE FINE		1	0	200.00	.00	200.00
Permit Type CODE VIOLATION-CODE VIOLATION Totals		1	0	\$200.00	\$0.00	\$200.00
Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL						
3% BBS - 3% BBS		3	0	4.50	.00	4.50
COM-ELEC REPAIR - Commercial Electric Repair/Remodel		2	0	100.00	.00	100.00
CRES-ELECT RPAIR - Commercial Residential Electric Repair/Remodel		1	0	50.00	.00	50.00
Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL Totals		6	0	\$154.50	\$0.00	\$154.50
Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL						
1% BBS - 1% BBS		11	0	4.45	.00	4.45
RES-ELEC REPAIR - Residential Electric Remodel/Repair		3	0	150.00	.00	150.00
RES-ELEC ADD - Residential Electric Addition		1	0	50.00	.00	50.00
RES-ELEC OWN SRV - Residential Electric Owner Occupied Service		7	0	245.00	.00	245.00
Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL Totals		22	0	\$449.45	\$0.00	\$449.45
Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL						
BOND-CONST PERF - CONSTRUCTION GUARANTEE		0	2	.00	.00	.00
PERFORMANCE BOND						
EXCAVATION - EXCAVATION		2	0	40.00	.00	40.00
Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL Totals		2	2	\$40.00	\$0.00	\$40.00
Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL						
EXCAVATION - EXCAVATION		3	0	60.00	.00	60.00
W-METR 1" - WATER METER 1"		0	3	.00	(415.00)	(415.00)
W-TAP 1" PRTS - WATER TAP 1" MISC PARTS NO METER		0	3	.00	(486.00)	(486.00)
WATER FEE - WATER FEE		1	0	25.00	.00	25.00
WATER MISC PARTS - WATER MISC PARTS		1	0	55.00	.00	55.00
Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL Totals		5	6	\$140.00	(\$901.00)	(\$761.00)
Permit Type EXISTING COMM-EXISTING COMMERCIAL						
3% BBS - 3% BBS		7	0	135.30	.00	135.30
COM-BUILD ADD - Commercial Building Addition		1	0	161.40	.00	161.40
COM-BUILD REPAIR - Commercial Building Repair/Remodel		6	0	4,348.70	.00	4,348.70
FIRE-REVIEW INSP - FIRE DEPT REVIEW & INSPECTION		7	0	700.00	.00	700.00
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		17	0	2,415.00	.00	2,415.00
PLAN REVIEW 4+ - Plan Review for 4 or More Reviews		3	0	750.00	.00	750.00
Permit Type EXISTING COMM-EXISTING COMMERCIAL Totals		41	0	\$8,510.40	\$0.00	\$8,510.40
Permit Type EXISTING RES-EXISTING RESIDENTIAL						
1% BBS - 1% BBS		10	0	5.65	.00	5.65

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type EXISTING RES-EXISTING RESIDENTIAL						
PENALTY FEES - PENALTY FEES		1	0	109.40	.00	109.40
RES-BUILD ADD 1 - Residential Building Addition- Single Family		3	0	156.00	.00	156.00
RES-BUILD ADD 2 - Residential Building Addition- Two Family		1	0	109.40	.00	109.40
RES-BUILD REPAIR - Residential Building Remodel/Repair		6	0	300.00	.00	300.00
Permit Type EXISTING RES-EXISTING RESIDENTIAL Totals		21	0	\$680.45	\$0.00	\$680.45
Permit Type FIRE ALARM-FIRE ALARM						
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		1	0	84.00	.00	84.00
PLAN REVIEW 4+ - Plan Review for 4 or More Reviews		2	0	750.00	.00	750.00
Permit Type FIRE ALARM-FIRE ALARM Totals		3	0	\$834.00	\$0.00	\$834.00
Permit Type FIRE SUPPRESSION-FIRE SUPPRESSION						
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		1	0	252.00	.00	252.00
Permit Type FIRE SUPPRESSION-FIRE SUPPRESSION Totals		1	0	\$252.00	\$0.00	\$252.00
Permit Type HVAC COMM-HVAC COMMERCIAL						
3% BBS - 3% BBS		2	0	4.35	.00	4.35
COM-HVAC REPAIR - Commercial HVAC Repair/Remodel		1	0	95.00	.00	95.00
COM-HVAC REPLACE - Commercial HVAC Replacement		1	0	50.00	.00	50.00
Permit Type HVAC COMM-HVAC COMMERCIAL Totals		4	0	\$149.35	\$0.00	\$149.35
Permit Type HVAC RES-HVAC RESIDENTIAL						
1% BBS - 1% BBS		14	0	5.75	.00	5.75
RES-HVAC ADD - Residential HVAC Addion		1	0	50.00	.00	50.00
RES-HVAC OWN RPL - Residential HVAC Owner Occupied Replacement		13	0	525.00	.00	525.00
Permit Type HVAC RES-HVAC RESIDENTIAL Totals		28	0	\$580.75	\$0.00	\$580.75
Permit Type NEW COMM-NEW COMMERCIAL						
PLAN REVIEW 4+ - Plan Review for 4 or More Reviews		1	0	1,500.00	.00	1,500.00
Permit Type NEW COMM-NEW COMMERCIAL Totals		1	0	\$1,500.00	\$0.00	\$1,500.00
Permit Type PLUMB COMM-PLUMBING COMMERCIAL						
3% BBS - 3% BBS		5	0	18.70	.00	18.70
COM-PLUMB REPAIR - Commercial Plumbing Repair/Remodel		4	0	573.20	.00	573.20
COM-PLUMB REPLAC - Commercial Plumbing Replacement		1	0	50.00	.00	50.00
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		1	0	84.00	.00	84.00
Permit Type PLUMB COMM-PLUMBING COMMERCIAL Totals		11	0	\$725.90	\$0.00	\$725.90
Permit Type PLUMB RES-PLUMBING RESIDENTIAL						
1% BBS - 1% BBS		15	0	5.85	.00	5.85
RES-PLUMB OWN RP - Residential Plumbing Owner Occupied Replacement		11	0	385.00	.00	385.00
RES-PLUMB REPAIR - Residential Plumbing Repair/Remodel		4	0	200.00	.00	200.00
Permit Type PLUMB RES-PLUMBING RESIDENTIAL Totals		30	0	\$590.85	\$0.00	\$590.85
Permit Type SIGN/AWNINGS-SIGN/AWNINGS						
3% BBS - 3% BBS		2	0	3.00	.00	3.00

Permit Revenue Report

Payment Date Range 02/01/24 - 02/29/24

Summary Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type SIGN/AWNINGS-SIGN/AWNINGS						
COM-SIGN/AWN/CAN - Bldg Commercial Signs Awnings Canopies		2	0	100.00	.00	100.00
COM-ZONING PSIGN - Zoning Permanent Signs		2	0	100.00	.00	100.00
COM-ZONING TSIGN - Zoning Temporary Signs		1	0	25.00	.00	25.00
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		2	0	168.00	.00	168.00
Permit Type SIGN/AWNINGS-SIGN/AWNINGS Totals		9	0	\$396.00	\$0.00	\$396.00
Permit Type ZONING-ZONING						
RES-ZONING - Residential Zoning Fence Pool Etc		3	0	75.00	.00	75.00
RES-ZONING ADD - Residential Zoning Addition		3	0	75.00	.00	75.00
Permit Type ZONING-ZONING Totals		6	0	\$150.00	\$0.00	\$150.00
Grand Totals		192	8	\$15,403.65	(\$901.00)	\$14,502.65

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type BZA-BOARD OF ZONING APPEALS						
BZA - BOARD OF ZONING APPEALS						
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/06/2024	Payment Monies Received	BZ24-003	911 MANTUA LLC	50.00	50.00	50.00
					<u>50.00</u>	
					\$50.00	
Permit Type BZA-BOARD OF ZONING APPEALS Totals						
		1	0	\$50.00	\$0.00	\$50.00
Permit Type CODE VIOLATION-CODE VIOLATION						
NUISANCE FINE - NUISANCE FINE						
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/06/2024	Payment Monies Received	2024-00000001	DEPENDABLE PROPERTY MANAGEMENT LLC	200.00	200.00	200.00
					<u>200.00</u>	
					\$200.00	
Permit Type CODE VIOLATION-CODE VIOLATION Totals						
		1	0	\$200.00	\$0.00	\$200.00
Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL						
3% BBS - 3% BBS						
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2024-00000073	FERRARA ELECTRIC CORP	1.50	1.50	1.50
02/19/2024	Payment Monies Received	2024-00000117	PULEO ELECTRICAL SERVICES	1.50	1.50	1.50
02/21/2024	Payment Monies Received	2024-00000114	R & K ELECTRIC LTD	1.50	1.50	1.50
					<u>4.50</u>	
					\$4.50	
Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL Totals						
		3	0	\$4.50	\$0.00	\$4.50
COM-ELEC REPAIR - Commercial Electric Repair/Remodel						
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2024-00000073	FERRARA ELECTRIC CORP	100.00	50.00	50.00
02/21/2024	Payment Monies Received	2024-00000114	R & K ELECTRIC LTD	100.00	50.00	50.00
					<u>100.00</u>	
					\$100.00	
Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL Totals						
		2	0	\$100.00	\$0.00	\$100.00
CRES-ELECT RPAIR - Commercial Residential Electric Repair/Remodel						
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/19/2024	Payment Monies Received	2024-00000117	PULEO ELECTRICAL SERVICES	50.00	50.00	50.00
					<u>50.00</u>	
					\$50.00	
Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL Totals						
		1	0	\$50.00	\$0.00	\$50.00
Permit Type ELECTRICAL COMM-ELECTRICAL COMMERCIAL Totals						
		6	0	\$154.50	\$0.00	\$154.50
Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL						
1% BBS - 1% BBS						
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2024-00000066	MARY & THOMAS ZELLER	4.45	.35	.35
02/01/2024	Payment Monies Received	2024-00000074	ALBRIGHT ELECTRIC LLC		.50	.50
02/06/2024	Payment Monies Received	2024-00000075	THOMPSON ELECTRIC		.35	.35
02/06/2024	Payment Monies Received	2024-00000079	K M ELECTRIC CO		.50	.50
02/14/2024	Payment Monies Received	2024-00000097	GROUNDWORKS OHIO, LLC		.50	.50
02/15/2024	Payment Monies Received	2024-00000110	OTT ELECTRICAL SERVICES INC.		.35	.35
					<u>4.45</u>	
					\$4.45	
Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL Totals						
		11	0	\$4.45	\$0.00	\$4.45

Permit Revenue Report

Payment Date Range 02/01/24 - 02/29/24

Detail Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL						
1% BBS - 1% BBS						
		11	0	4.45	.00	4.45
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/21/2024	Payment Monies Received	2024-00000119	SALLY VOLPE		.35	
02/21/2024	Payment Monies Received	2024-00000127	PHOENIX SERVICES GROUP LLC		.35	
02/21/2024	Payment Monies Received	2024-00000128	PHOENIX SERVICES GROUP LLC		.35	
02/21/2024	Payment Monies Received	2024-00000129	PHOENIX SERVICES GROUP LLC		.35	
02/21/2024	Payment Monies Received	2024-00000130	PHOENIX SERVICES GROUP LLC		.50	
					<u>\$4.45</u>	
RES-ELEC REPAIR - Residential Electric Remodel/Repair						
		3	0	150.00	.00	150.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/06/2024	Payment Monies Received	2024-00000079	K M ELECTRIC CO		50.00	
02/14/2024	Payment Monies Received	2024-00000097	GROUNDWORKS OHIO, LLC		50.00	
02/21/2024	Payment Monies Received	2024-00000130	PHOENIX SERVICES GROUP LLC		50.00	
					<u>\$150.00</u>	
RES-ELEC ADD - Residential Electric Addition						
		1	0	50.00	.00	50.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2024-00000074	ALBRIGHT ELECTRIC LLC		50.00	
					<u>\$50.00</u>	
RES-ELEC OWN SRV - Residential Electric Owner Occupied Service						
		7	0	245.00	.00	245.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2024-00000066	MARY & THOMAS ZELLER		35.00	
02/06/2024	Payment Monies Received	2024-00000075	THOMPSON ELECTRIC		35.00	
02/15/2024	Payment Monies Received	2024-00000110	OTT ELECTRICAL SERVICES INC.		35.00	
02/21/2024	Payment Monies Received	2024-00000119	SALLY VOLPE		35.00	
02/21/2024	Payment Monies Received	2024-00000127	PHOENIX SERVICES GROUP LLC		35.00	
02/21/2024	Payment Monies Received	2024-00000128	PHOENIX SERVICES GROUP LLC		35.00	
02/21/2024	Payment Monies Received	2024-00000129	PHOENIX SERVICES GROUP LLC		35.00	
					<u>\$245.00</u>	
Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL Totals		22	0	\$449.45	\$0.00	\$449.45
Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL						
BOND-CONST PERF - CONSTRUCTION GUARANTEE PERFORMANCE BOND						
		0	2	.00	.00	.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/07/2024	Adjustment	2018-00000128	METIS CONSTRUCTION SERVICES		(10,000.00)	
02/07/2024	Adjustment	2018-00000128	METIS CONSTRUCTION SERVICES		10,000.00	
					<u>\$0.00</u>	

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL						
EXCAVATION - EXCAVATION						
		2	0	40.00	.00	40.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2024-00000007	JBL CONCRETE LLC		20.00	
02/21/2024	Payment Monies Received	2023-00000079	DOMINION ENERGY		20.00	
					<u>\$40.00</u>	
Permit Type ENGINEERING COM-ENGINEERING COMMERCIAL Totals		2	2	\$40.00	\$0.00	\$40.00
Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL						
EXCAVATION - EXCAVATION						
		3	0	60.00	.00	60.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/06/2024	Payment Monies Received	2024-00000008	WATSON EARTH WORKS LLC		20.00	
02/19/2024	Payment Monies Received	2023-00000121	DOMINION ENERGY		20.00	
02/19/2024	Payment Monies Received	2024-00000010	DOMINION ENERGY		20.00	
					<u>\$60.00</u>	
W-METR 1" - WATER METER 1"		0	3	.00	(415.00)	(415.00)
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/05/2024	Adjustment	2023-00000069	CLINT & SHAUNA ROACH		(415.00)	
02/05/2024	Adjustment	2023-00000069	CLINT & SHAUNA ROACH		415.00	
02/05/2024	Adjustment	2023-00000069	CLINT & SHAUNA ROACH		(415.00)	
					<u>(\$415.00)</u>	
W-TAP 1" PRTS - WATER TAP 1" MISC PARTS NO METER		0	3	.00	(486.00)	(486.00)
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/05/2024	Adjustment	2023-00000069	CLINT & SHAUNA ROACH		(486.00)	
02/05/2024	Adjustment	2023-00000069	CLINT & SHAUNA ROACH		486.00	
02/05/2024	Adjustment	2023-00000069	CLINT & SHAUNA ROACH		(486.00)	
					<u>(\$486.00)</u>	
WATER FEE - WATER FEE		1	0	25.00	.00	25.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/06/2024	Payment Monies Received	2024-00000008	WATSON EARTH WORKS LLC		25.00	
					<u>\$25.00</u>	
WATER MISC PARTS - WATER MISC PARTS		1	0	55.00	.00	55.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/06/2024	Payment Monies Received	2024-00000008	WATSON EARTH WORKS LLC		55.00	
					<u>\$55.00</u>	
Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL Totals		5	6	\$140.00	(\$901.00)	(\$761.00)
Permit Type EXISTING COMM-EXISTING COMMERCIAL						
3% BBS - 3% BBS						
		7	0	135.30	.00	135.30
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2023-00000898	RAY ROOFING & SUPPLY INC		88.50	

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type EXISTING COMM-EXISTING COMMERCIAL						
3% BBS - 3% BBS		7	0	135.30	.00	135.30
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2023-00000899	HENDERSON ROOFING AND CONSTRUCTION		18.30	
02/01/2024	Payment Monies Received	2023-00000992	UNIVERSITY PLAZA KENT SC LLC		1.50	
02/06/2024	Payment Monies Received	2023-00000755	METIS CONSTRUCTION SERVICES		8.70	
02/06/2024	Payment Monies Received	2024-00000063	METIS CONSTRUCTION SERVICES		11.96	
02/12/2024	Payment Monies Received	2023-00000926	.		4.84	
02/15/2024	Payment Monies Received	2023-00001004	THE STATE CHAMPS		1.50	
					<u>\$135.30</u>	
COM-BUILD ADD - Commercial Building Addition						
		1	0	161.40	.00	161.40
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/12/2024	Payment Monies Received	2023-00000926	.		161.40	
					<u>\$161.40</u>	
COM-BUILD REPAIR - Commercial Building Repair/Remodel						
		6	0	4,348.70	.00	4,348.70
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2023-00000898	RAY ROOFING & SUPPLY INC		2,950.00	
02/01/2024	Payment Monies Received	2023-00000899	HENDERSON ROOFING AND CONSTRUCTION		610.00	
02/01/2024	Payment Monies Received	2023-00000992	UNIVERSITY PLAZA KENT SC LLC		50.00	
02/06/2024	Payment Monies Received	2023-00000755	METIS CONSTRUCTION SERVICES		290.00	
02/06/2024	Payment Monies Received	2024-00000063	METIS CONSTRUCTION SERVICES		398.70	
02/15/2024	Payment Monies Received	2023-00001004	THE STATE CHAMPS		50.00	
					<u>\$4,348.70</u>	
FIRE-REVIEW INSP - FIRE DEPT REVIEW & INSPECTION						
		7	0	700.00	.00	700.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2023-00000898	RAY ROOFING & SUPPLY INC		100.00	
02/01/2024	Payment Monies Received	2023-00000899	HENDERSON ROOFING AND CONSTRUCTION		100.00	
02/01/2024	Payment Monies Received	2023-00000992	UNIVERSITY PLAZA KENT SC LLC		100.00	
02/06/2024	Payment Monies Received	2023-00000755	METIS CONSTRUCTION SERVICES		100.00	
02/06/2024	Payment Monies Received	2024-00000063	METIS CONSTRUCTION SERVICES		100.00	
02/12/2024	Payment Monies Received	2023-00000926	.		100.00	
02/15/2024	Payment Monies Received	2023-00001004	THE STATE CHAMPS		100.00	
					<u>\$700.00</u>	
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews						
		17	0	2,415.00	.00	2,415.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2023-00000898	RAY ROOFING & SUPPLY INC		42.00	
02/01/2024	Payment Monies Received	2023-00000898	RAY ROOFING & SUPPLY INC		63.00	
02/01/2024	Payment Monies Received	2023-00000898	RAY ROOFING & SUPPLY INC		84.00	
02/01/2024	Payment Monies Received	2023-00000899	HENDERSON ROOFING AND CONSTRUCTION		42.00	
02/01/2024	Payment Monies Received	2023-00000899	HENDERSON ROOFING AND CONSTRUCTION		63.00	

Permit Revenue Report

Payment Date Range 02/01/24 - 02/29/24

Detail Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type EXISTING COMM-EXISTING COMMERCIAL						
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		17	0	2,415.00	.00	2,415.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2023-00000899	HENDERSON ROOFING AND CONSTRUCTION		126.00	
02/01/2024	Payment Monies Received	2023-00000992	UNIVERSITY PLAZA KENT SC LLC		231.00	
02/01/2024	Payment Monies Received	2023-00000992	UNIVERSITY PLAZA KENT SC LLC		84.00	
02/06/2024	Payment Monies Received	2023-00000755	METIS CONSTRUCTION SERVICES		336.00	
02/06/2024	Payment Monies Received	2023-00000755	METIS CONSTRUCTION SERVICES		126.00	
02/06/2024	Payment Monies Received	2023-00000755	METIS CONSTRUCTION SERVICES		189.00	
02/06/2024	Payment Monies Received	2024-00000063	METIS CONSTRUCTION SERVICES		378.00	
02/12/2024	Payment Monies Received	2022-00001052	.		84.00	
02/12/2024	Payment Monies Received	2023-00000926	.		42.00	
02/12/2024	Payment Monies Received	2023-00000926	.		105.00	
02/12/2024	Payment Monies Received	2023-00000926	.		210.00	
02/15/2024	Payment Monies Received	2023-00001004	THE STATE CHAMPS		210.00	
					<u>\$2,415.00</u>	
PLAN REVIEW 4+ - Plan Review for 4 or More Reviews		3	0	750.00	.00	750.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2023-00000898	RAY ROOFING & SUPPLY INC		250.00	
02/01/2024	Payment Monies Received	2023-00000899	HENDERSON ROOFING AND CONSTRUCTION		375.00	
02/01/2024	Payment Monies Received	2023-00000899	HENDERSON ROOFING AND CONSTRUCTION		125.00	
					<u>\$750.00</u>	
Permit Type EXISTING COMM-EXISTING COMMERCIAL Totals		41	0	\$8,510.40	\$0.00	\$8,510.40
Permit Type EXISTING RES-EXISTING RESIDENTIAL						
1% BBS - 1% BBS		10	0	5.65	.00	5.65
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/06/2024	Payment Monies Received	2024-00000055	PAUL & STACY BILTZ		1.09	
02/06/2024	Payment Monies Received	2024-00000072	OHIO STATE HOME SERVICES		.50	
02/06/2024	Payment Monies Received	2024-00000077	MICHAEL & ROBIN GORTON		.50	
02/06/2024	Payment Monies Received	2024-00000080	WHITE BUILDERS		.50	
02/06/2024	Payment Monies Received	2024-00000082	OHIO STATE HOME SERVICES		.50	
02/06/2024	Payment Monies Received	2024-00000091	PIONEER BASEMENT WATERPROOFING		.50	
02/12/2024	Payment Monies Received	2023-00000956	PRO ROOFING AND CONTRACTING LLC		.50	
02/14/2024	Payment Monies Received	2024-00000096	GROUNDWORKS OHIO, LLC		.50	
02/14/2024	Payment Monies Received	2024-00000100	JON & KAYLIE L WEIGEL		.50	
02/15/2024	Payment Monies Received	2024-00000001	PAUL J & JANE L PETRELLA		.56	
					<u>\$5.65</u>	
PENALTY FEES - PENALTY FEES		1	0	109.40	.00	109.40
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/06/2024	Payment Monies Received	2024-00000055	PAUL & STACY BILTZ		109.40	

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type EXISTING RES-EXISTING RESIDENTIAL						
					\$109.40	
RES-BUILD ADD 1 - Residential Building Addition- Single Family		3	0	156.00	.00	156.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/06/2024	Payment Monies Received	2024-00000077	MICHAEL & ROBIN GORTON	50.00		
02/14/2024	Payment Monies Received	2024-00000100	JON & KAYLIE L WEIGEL	50.00		
02/15/2024	Payment Monies Received	2024-00000001	PAUL J & JANE L PETRELLA	56.00		
					\$156.00	
RES-BUILD ADD 2 - Residential Building Addition- Two Family		1	0	109.40	.00	109.40
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/06/2024	Payment Monies Received	2024-00000055	PAUL & STACY BILTZ	109.40		
					\$109.40	
RES-BUILD REPAIR - Residential Building Remodel/Repair		6	0	300.00	.00	300.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/06/2024	Payment Monies Received	2024-00000072	OHIO STATE HOME SERVICES	50.00		
02/06/2024	Payment Monies Received	2024-00000080	WHITE BUILDERS	50.00		
02/06/2024	Payment Monies Received	2024-00000082	OHIO STATE HOME SERVICES	50.00		
02/06/2024	Payment Monies Received	2024-00000091	PIONEER BASEMENT WATERPROOFING	50.00		
02/12/2024	Payment Monies Received	2023-00000956	PRO ROOFING AND CONTRACTING LLC	50.00		
02/14/2024	Payment Monies Received	2024-00000096	GROUNDWORKS OHIO, LLC	50.00		
					\$300.00	
Permit Type EXISTING RES-EXISTING RESIDENTIAL Totals		21	0	\$680.45	\$0.00	\$680.45
Permit Type FIRE ALARM-FIRE ALARM						
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		1	0	84.00	.00	84.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/19/2024	Payment Monies Received	2023-00000941	SILCO FIRE & SECURITY	84.00		
					\$84.00	
PLAN REVIEW 4+ - Plan Review for 4 or More Reviews		2	0	750.00	.00	750.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/19/2024	Payment Monies Received	2023-00000941	SILCO FIRE & SECURITY	250.00		
02/19/2024	Payment Monies Received	2023-00000941	SILCO FIRE & SECURITY	500.00		
					\$750.00	
Permit Type FIRE ALARM-FIRE ALARM Totals		3	0	\$834.00	\$0.00	\$834.00
Permit Type FIRE SUPPRESSION-FIRE SUPPRESSION						
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		1	0	252.00	.00	252.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/08/2024	Payment Monies Received	2023-00000649	S A COMUNALE	252.00		
					\$252.00	
Permit Type FIRE SUPPRESSION-FIRE SUPPRESSION Totals		1	0	\$252.00	\$0.00	\$252.00

Permit Revenue Report

Payment Date Range 02/01/24 - 02/29/24

Detail Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type HVAC COMM-HVAC COMMERCIAL						
3% BBS - 3% BBS		2	0	4.35	.00	4.35
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2023-00001000	ENG HEATING & COOLING		2.85	
02/21/2024	Payment Monies Received	2024-00000135	BRANDON HEATING & AIR CONDITIONING		1.50	
					<u>\$4.35</u>	
COM-HVAC REPAIR - Commercial HVAC Repair/Remodel						
		1	0	95.00	.00	95.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2023-00001000	ENG HEATING & COOLING		95.00	
					<u>\$95.00</u>	
COM-HVAC REPLACE - Commercial HVAC Replacement						
		1	0	50.00	.00	50.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/21/2024	Payment Monies Received	2024-00000135	BRANDON HEATING & AIR CONDITIONING		50.00	
					<u>\$50.00</u>	
Permit Type HVAC COMM-HVAC COMMERCIAL Totals		4	0	\$149.35	\$0.00	\$149.35
Permit Type HVAC RES-HVAC RESIDENTIAL						
1% BBS - 1% BBS		14	0	5.75	.00	5.75
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/06/2024	Payment Monies Received	2024-00000081	HEARTLAND HOME SERVICES INC		.70	
02/06/2024	Payment Monies Received	2024-00000083	APOLLO HEATING & COOLING		.35	
02/06/2024	Payment Monies Received	2024-00000084	APOLLO HEATING & COOLING		.35	
02/06/2024	Payment Monies Received	2024-00000085	APOLLO HEATING & COOLING		.35	
02/06/2024	Payment Monies Received	2024-00000086	APOLLO HEATING & COOLING		.35	
02/06/2024	Payment Monies Received	2024-00000087	APOLLO HEATING & COOLING		.35	
02/08/2024	Payment Monies Received	2024-00000098	JACKSON COMFORT SYSTEMS		.35	
02/12/2024	Payment Monies Received	2024-00000019	A TO ZOFF CO		.35	
02/12/2024	Payment Monies Received	2024-00000101	APOLLO HEATING & COOLING		.35	
02/12/2024	Payment Monies Received	2024-00000102	HEARTLAND HOME SERVICES INC		.35	
02/12/2024	Payment Monies Received	2024-00000108	D C HEATING & COOLING INC.		.70	
02/15/2024	Payment Monies Received	2024-00000112	24/7 MECHANICAL COMPANY		.50	
02/21/2024	Payment Monies Received	2024-00000120	AMERIPRO PLUMBING & HEATING LLC		.35	
02/21/2024	Payment Monies Received	2024-00000121	AMERIPRO PLUMBING & HEATING LLC		.35	
					<u>\$5.75</u>	
RES-HVAC ADD - Residential HVAC Addion						
		1	0	50.00	.00	50.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/15/2024	Payment Monies Received	2024-00000112	24/7 MECHANICAL COMPANY		50.00	
					<u>\$50.00</u>	

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type HVAC RES-HVAC RESIDENTIAL						
RES-HVAC OWN RPL - Residential HVAC Owner Occupied Replacement		13	0	525.00	.00	525.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/06/2024	Payment Monies Received	2024-00000081	HEARTLAND HOME SERVICES INC	70.00		
02/06/2024	Payment Monies Received	2024-00000083	APOLLO HEATING & COOLING	35.00		
02/06/2024	Payment Monies Received	2024-00000084	APOLLO HEATING & COOLING	35.00		
02/06/2024	Payment Monies Received	2024-00000085	APOLLO HEATING & COOLING	35.00		
02/06/2024	Payment Monies Received	2024-00000086	APOLLO HEATING & COOLING	35.00		
02/06/2024	Payment Monies Received	2024-00000087	APOLLO HEATING & COOLING	35.00		
02/08/2024	Payment Monies Received	2024-00000098	JACKSON COMFORT SYSTEMS	35.00		
02/12/2024	Payment Monies Received	2024-00000019	A TO ZOFF CO	35.00		
02/12/2024	Payment Monies Received	2024-00000101	APOLLO HEATING & COOLING	35.00		
02/12/2024	Payment Monies Received	2024-00000102	HEARTLAND HOME SERVICES INC	35.00		
02/12/2024	Payment Monies Received	2024-00000108	D C HEATING & COOLING INC.	70.00		
02/21/2024	Payment Monies Received	2024-00000120	AMERIPRO PLUMBING & HEATING LLC	35.00		
02/21/2024	Payment Monies Received	2024-00000121	AMERIPRO PLUMBING & HEATING LLC	35.00		
				<u>\$525.00</u>		
Permit Type HVAC RES-HVAC RESIDENTIAL Totals		28	0	\$580.75	\$0.00	\$580.75
Permit Type NEW COMM-NEW COMMERCIAL						
PLAN REVIEW 4+ - Plan Review for 4 or More Reviews		1	0	1,500.00	.00	1,500.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/06/2024	Payment Monies Received	2020-00000537	HASAWIS LLC	1,500.00		
				<u>\$1,500.00</u>		
Permit Type NEW COMM-NEW COMMERCIAL Totals		1	0	\$1,500.00	\$0.00	\$1,500.00
Permit Type PLUMB COMM-PLUMBING COMMERCIAL						
3% BBS - 3% BBS		5	0	18.70	.00	18.70
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/06/2024	Payment Monies Received	2024-00000015	ANTHONY DRAGO PLUMBING	4.49		
02/08/2024	Payment Monies Received	2024-00000099	ENGLISH PLUMBING LLC	1.50		
02/19/2024	Payment Monies Received	2024-00000115	KLINE & KAVALI	6.73		
02/19/2024	Payment Monies Received	2024-00000116	ANTHONY DRAGO PLUMBING	4.48		
02/21/2024	Payment Monies Received	2024-00000133	KLINE & KAVALI	1.50		
				<u>\$18.70</u>		
COM-PLUMB REPAIR - Commercial Plumbing Repair/Remodel		4	0	573.20	.00	573.20
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/06/2024	Payment Monies Received	2024-00000015	ANTHONY DRAGO PLUMBING	149.65		
02/08/2024	Payment Monies Received	2024-00000099	ENGLISH PLUMBING LLC	50.00		
02/19/2024	Payment Monies Received	2024-00000115	KLINE & KAVALI	224.35		
02/19/2024	Payment Monies Received	2024-00000116	ANTHONY DRAGO PLUMBING	149.20		

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type PLUMB COMM-PLUMBING COMMERCIAL						
					\$573.20	
COM-PLUMB REPLAC - Commercial Plumbing Replacement		1	0	50.00	.00	50.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/21/2024	Payment Monies Received	2024-00000133	KLINE & KAVALI	50.00		
					\$50.00	
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		1	0	84.00	.00	84.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/06/2024	Payment Monies Received	2024-00000015	ANTHONY DRAGO PLUMBING	84.00		
					\$84.00	
Permit Type PLUMB COMM-PLUMBING COMMERCIAL Totals		11	0	\$725.90	\$0.00	\$725.90
Permit Type PLUMB RES-PLUMBING RESIDENTIAL						
1% BBS - 1% BBS		15	0	5.85	.00	5.85
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/01/2024	Payment Monies Received	2024-00000065	KLINE & KAVALI	.50		
02/01/2024	Payment Monies Received	2024-00000068	WILSON PLUMBING & HEATING, INC	.35		
02/01/2024	Payment Monies Received	2024-00000069	WILSON PLUMBING & HEATING, INC	.35		
02/06/2024	Payment Monies Received	2024-00000088	BELKNAP PLUMBING	.35		
02/06/2024	Payment Monies Received	2024-00000089	GEISEL HEATING AND AIR CONDITIONING INC	.50		
02/06/2024	Payment Monies Received	2024-00000090	WIESE PLUMBING & HEATING	.50		
02/15/2024	Payment Monies Received	2024-00000109	JAMES LANGAN	.50		
02/21/2024	Payment Monies Received	2024-00000122	HAGAN HEATING & PLUMBING	.35		
02/21/2024	Payment Monies Received	2024-00000123	HAGAN HEATING & PLUMBING	.35		
02/21/2024	Payment Monies Received	2024-00000124	HAGAN HEATING & PLUMBING	.35		
02/21/2024	Payment Monies Received	2024-00000125	HAGAN HEATING & PLUMBING	.35		
02/21/2024	Payment Monies Received	2024-00000126	THE HVAC PRO INC.	.35		
02/21/2024	Payment Monies Received	2024-00000132	KLINE & KAVALI	.35		
02/21/2024	Payment Monies Received	2024-00000134	S K MECHANICAL LLC	.35		
02/21/2024	Payment Monies Received	2024-00000137	ADVANCED PLUMBING INC	.35		
					\$5.85	
RES-PLUMB OWN RP - Residential Plumbing Owner Occupied Replacement		11	0	385.00	.00	385.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/01/2024	Payment Monies Received	2024-00000068	WILSON PLUMBING & HEATING, INC	35.00		
02/01/2024	Payment Monies Received	2024-00000069	WILSON PLUMBING & HEATING, INC	35.00		
02/06/2024	Payment Monies Received	2024-00000088	BELKNAP PLUMBING	35.00		
02/21/2024	Payment Monies Received	2024-00000122	HAGAN HEATING & PLUMBING	35.00		
02/21/2024	Payment Monies Received	2024-00000123	HAGAN HEATING & PLUMBING	35.00		
02/21/2024	Payment Monies Received	2024-00000124	HAGAN HEATING & PLUMBING	35.00		

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type PLUMB RES-PLUMBING RESIDENTIAL						
RES-PLUMB OWN RP - Residential Plumbing Owner Occupied Replacement		11	0	385.00	.00	385.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/21/2024	Payment Monies Received	2024-00000125	HAGAN HEATING & PLUMBING	35.00		
02/21/2024	Payment Monies Received	2024-00000126	THE HVAC PRO INC.	35.00		
02/21/2024	Payment Monies Received	2024-00000132	KLINE & KAVALI	35.00		
02/21/2024	Payment Monies Received	2024-00000134	S K MECHANICAL LLC	35.00		
02/21/2024	Payment Monies Received	2024-00000137	ADVANCED PLUMBING INC	35.00		
				<u>\$385.00</u>		
RES-PLUMB REPAIR - Residential Plumbing Repair/Remodel		4	0	200.00	.00	200.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/01/2024	Payment Monies Received	2024-00000065	KLINE & KAVALI	50.00		
02/06/2024	Payment Monies Received	2024-00000089	GEISEL HEATING AND AIR CONDITIONING INC	50.00		
02/06/2024	Payment Monies Received	2024-00000090	WIESE PLUMBING & HEATING	50.00		
02/15/2024	Payment Monies Received	2024-00000109	JAMES LANGAN	50.00		
				<u>\$200.00</u>		
Permit Type PLUMB RES-PLUMBING RESIDENTIAL Totals		30	0	\$590.85	\$0.00	\$590.85
Permit Type SIGN/AWNINGS-SIGN/AWNINGS						
3% BBS - 3% BBS		2	0	3.00	.00	3.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/06/2024	Payment Monies Received	2024-00000070	ACORN AT KENT LLC	1.50		
02/06/2024	Payment Monies Received	2024-00000071	ADVANCED DISPLAY LLC	1.50		
				<u>\$3.00</u>		
COM-SIGN/AWN/CAN - Bldg Commercial Signs Awnings Canopies		2	0	100.00	.00	100.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/06/2024	Payment Monies Received	2024-00000070	ACORN AT KENT LLC	50.00		
02/06/2024	Payment Monies Received	2024-00000071	ADVANCED DISPLAY LLC	50.00		
				<u>\$100.00</u>		
COM-ZONING PSIGN - Zoning Permanent Signs		2	0	100.00	.00	100.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/06/2024	Payment Monies Received	2024-00000070	ACORN AT KENT LLC	50.00		
02/06/2024	Payment Monies Received	2024-00000071	ADVANCED DISPLAY LLC	50.00		
				<u>\$100.00</u>		
COM-ZONING TSIGN - Zoning Temporary Signs		1	0	25.00	.00	25.00
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>	<i>Amount</i>		
02/21/2024	Payment Monies Received	2024-00000136	LAWRENCE & KATHLEEN CONTI	25.00		
				<u>\$25.00</u>		

Permit Revenue Report

Payment Date Range 02/01/24 - 02/29/24

Detail Listing

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type SIGN/AWNINGS-SIGN/AWNINGS						
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews						
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/06/2024	Payment Monies Received	2024-00000070	ACORN AT KENT LLC		84.00	
02/06/2024	Payment Monies Received	2024-00000071	ADVANCED DISPLAY LLC		84.00	
					<u>\$168.00</u>	
Permit Type SIGN/AWNINGS-SIGN/AWNINGS Totals		9	0	\$396.00	\$0.00	\$396.00
Permit Type ZONING-ZONING						
RES-ZONING - Residential Zoning Fence Pool Etc						
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2024-00000023	JEFFREY & MEGAN FORSTNER		25.00	
02/19/2024	Payment Monies Received	2024-00000118	GREAT LAKES FENCE CO		25.00	
02/21/2024	Payment Monies Received	2024-00000113	R & T FENCE CO.		25.00	
					<u>\$75.00</u>	
Permit Type ZONING-ZONING Totals		3	0	75.00	.00	75.00
RES-ZONING ADD - Residential Zoning Addition						
<i>Date</i>	<i>Transaction Type</i>	<i>Permit Number</i>	<i>Issued To</i>		<i>Amount</i>	
02/01/2024	Payment Monies Received	2024-00000067	R E CONNORS CONSTRUCTION LTD		25.00	
02/06/2024	Payment Monies Received	2024-00000053	PAUL & STACY BILTZ		25.00	
02/06/2024	Payment Monies Received	2024-00000076	MICHAEL & ROBIN GORTON		25.00	
					<u>\$75.00</u>	
Permit Type ZONING-ZONING Totals		6	0	\$150.00	\$0.00	\$150.00
Grand Totals		192	8	\$15,403.65	(\$901.00)	\$14,502.65

City of Kent
Case by Inspector Report

Date Type: Open Date
 From Date: 02/01/2024 - To Date: 02/29/2024

Case Type	Case Number	Status/Priority	Description	Case Date	Resolution Date	Open Period In Days	Reported By	Location
Inspector:	Paul Bauer							
PROPERTY MAINTENANCE	2024-00000072	Active	shed roof in disrepair	02/08/2024		28	Paul J. Bauer	484 FRANCIS ST KENT, OH 44240
PROPERTY MAINTENANCE	2024-00000085	Active	repair fascia	02/21/2024		15	Paul J. Bauer	437 STINAFF ST KENT, OH 44240
Paul Bauer Totals:	2 Case(s)							
Inspector:	Kevin L. Shaffer							
TRASH-DEBRIS	2024-00000064	Active	Tires by house	02/06/2024		30	Kevin L. Shaffer	1027 KING AVE KENT, OH 44240
ZONING	2024-00000086	Active	Shipping container in yard	02/21/2024		15	Kevin L. Shaffer	1451 MOGADORE RD KENT, OH 44240
PROPERTY MAINTENANCE	2024-00000093	Active	Fallen gutter on SW side of house	02/22/2024		14	Kevin L. Shaffer	237 E WILLIAMS ST KENT, OH 44240
TRASH-DEBRIS	2024-00000094	Active	Garbage by garage and pallets in side yard	02/22/2024		14	Kevin L. Shaffer	531 SUZANNE DR KENT, OH 44240
Kevin L. Shaffer Totals:	4 Case(s)							
Grand Totals :	6 Case(s)							