



LPA
Rev. 01/2010

DONATION LETTER

September 11, 2020
(via E-mail)

City of Avon, Lorain County, Ohio, an Ohio municipal corporation
Attn: Ryan Cummins, PE, CPESC - Consulting Engineer
36080 Chester Road
Avon, Ohio 44011

Project: Mills Road Improvement Project
Parcel: 7-SH
Property Address: 35616 Mills Road & Vacant Land, Avon, OH 44011

Dear Mr. Cummins:

The City of Avon's real property is needed by the City of North Ridgeville for a transportation improvement project. As such, you are hereby advised that you have the right to have your property appraised by a competent appraiser and you have the right to accompany the appraiser on the inspection of your property. The City of Avon has the right to be provided a written offer for the full amount of the fair market value as determined by the agency based upon the appraisal. The City of Avon has the right to negotiate with the agency and if an acceptable agreement cannot be reached, the right to have the value determined by a court of law. The City of Avon also has the right to be paid the full amount of the fair market value before being required to surrender possession of your property. Notwithstanding these rights, we understand you are willing to waive all or any part of your rights noted and willingly agree to donate the property needed for the transportation project. The property is described in the attached Exhibit A which is incorporated herein.

Please be advised that if you desire to use the donation for a tax deduction, you should seek advice from the Internal Revenue Service or a tax expert regarding the current rules for appraisal valuation.

The undersigned hereby acknowledges that he/she has been fully advised by a City of North Ridgeville of City of Avon's rights reflected above and agrees to: (1) Waive the right to receive just compensation for the property, (2) Execute the necessary conveyance instrument to transfer said property to City of North Ridgeville.

Respectfully,

A handwritten signature in black ink that reads "Joseph E. Almady".

Joseph E. Almady, Agent
On behalf of the City of North Ridgeville

City of Avon, Ohio

City of Avon, Ohio Representative

Date

Print name

Exhibit A

22710 FAIRVIEW CENTER DRIVE • FAIRVIEW PARK, OH 44126 • 440-827-6116 • (FAX) 440-827-6122

EXHIBIT A

Page 1 of 3

LPA RX 871 SH

Rev. 06/09

Ver. Date 03/12/2020

PID 106751

**PARCEL 7-SH
LOR-M0003-01.40
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO**

~~An exclusive~~ perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of North Ridgeville, Lorain County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in the City of Avon, Lorain County, Ohio, and being in the Original Avon Township Section No. 13, and being part of Sublot No. 7 of the Stone River Subdivision No. 1 as recorded in Plat Volume 36 of Maps, Page 76 and conveyed to the City of Avon by instrument as recorded in IR 2008-0279446 and part of an 0.79 acre tract of land as conveyed to the City of Avon by instrument as recorded in IR 2019-0715851, of the Official Records of said county, being more particularly bounded and described, with Stations and offsets referenced to the centerline of Mills Road, as follows:

Beginning for reference at an iron pin set at the southwest corner of said Sublot No. 7 and the southeast corner of said 0.79 acre tract, in the north right of way line of Mills Road (60'), being 30.00 feet left of centerline Station 36+67.40, said point being the TRUE POINT OF BEGINNING;

PARCEL 7-SH

Thence with said north right of way line and the south line of said tract South 89° 35' 38" West 60.40 feet to iron pin set 30.00 feet left of centerline Station 36+07.00;

Thence along new lines through said Sublot and said tract for the following three courses:

EXHIBIT A

Page 2 of 3

LPA RX 871 SH

Rev. 06/09

PARCEL 7-SH cont'd

1. North 66° 45' 37" East 41.23 feet to an iron pin set 46.00 feet left of centerline Station 36+45.00;
2. North 89° 35' 38" East 70.00 feet to an iron pin set 46.00 feet left of centerline Station 37+15.00;
3. South 86° 35' 20" East, passing a witness pin set at 52.09 feet, 8.00 feet from the corner, for a total of 60.09 feet to a point in the east line of said Sublot 7, (not set, in an electric transformer), 42.00 feet left of centerline Station 37+74.95;

Thence South 00° 24' 22" East 12.00 feet to the southeast corner of said Sublot, in said north right of way line, (not set, on a storm inlet), 30.00 feet left of centerline Station 37+74.95;

Thence with said north right of way line and the south line of said Sublot South 89° 35' 38" West, passing a witness pin at 8.00 feet, for a total of 107.55 feet to the TRUE POINT OF BEGINNING, containing 0.052 acres, (2263 SF), more or less, subject to all legal easements and restrictions of record.

This description is based upon a field survey performed by LJB Inc. under the direction of Harry G. Herbst III, Registered Surveyor Number 6596 in April and July 2017, with bearings based upon the Ohio State Plane Coordinates, North Zone, NAD83 (2011), by GPS utilizing ODOT VRS, and conventional surveying.

This description was prepared by LJB Inc. under the direction of Harry G. Herbst III, Registered Surveyor Number 6596.

Iron pins referred to as "set" shall be 3/4" by 30" reinforcing rod set by LJB Inc. with Aluminum cap stamped " PS 6596 - LJB INC".

Evidence of occupation supports the monumentation found in the field and the property lines recited in this description.

Grantor claims title through instruments of record in IR 2008-0279446 and IR 2019-0715851, Lorain County Recorder's Office.

EXHIBIT A

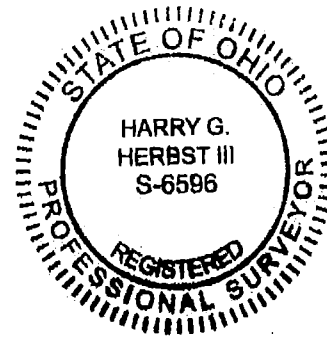
LPA RX 871 SH

PARCEL 7-SH cont'd

0.037 acres of the above described area is contained within Lorain County Auditor's Permanent Parcel Number 0400013000136, of which the present road right of way occupies 0.000 acres, more or less.

0.015 acres of the above described area is contained within Lorain County Auditor's Permanent Parcel Number 0400013000125, of which the present road right of way occupies 0.000 acres, more or less.

Prepared by
LJB Inc.



By: Harry G. Herbst III 08/10/2020
Harry G. Herbst III, Ohio PS No. 6596 Date