



City Of Columbus
Mayor Michael B. Coleman

Public Service Department
Mark Kelsey, Director

REQUEST FOR CONVEYANCE OF CITY OWNED LAND
By Division of Transportation

Name of Petitioner: Andrew I. Klein

File No. 08-10

REQUEST IS TO:

- Sell excess right-of-way
- Vacate excess right-of-way
- Grant an easement
- Transfer excess right-of-way at no charge
- Grant a lease
- Release an easement

BRIEF DESCRIPTION OF AREA UNDER CONSIDERATION:

Sale of the unimproved north/south alley east of Say Avenue from the first alley south of Fourth Avenue to a point approximately 115 feet south thereof

PROPOSED USE OF AREA:

Lot expansion of the petitioner's adjacent property

ACTION BY DIVISION INITIATING REQUEST:

Please CHECK the Correct Answer)

- All Departments and Divisions contacted for comments/approval of request: YES NO
- All Utilities contacted for comments/approval of request: YES NO
- Area Commission/Civic Association contacted for comments: YES NO
- All abutting property owners notified of request: YES NO
- Petitioner notified of need for survey and metes & bounds description: YES NO

- Division Recommendation: SELL VACATE TRANSFER AT NO CHARGE
 GRANT EASEMENT GRANT LEASE RELEASE AN EASEMENT

Signature: Patricia A. Austin Date: 9/25/08
Transportation Division Administrator

Estimated Value from County Tax Records: \$9321.90
(per City Attorneys Office Real Estate Division)

- Easements to be retained: YES NO
- Petitioner contacted for comments: YES NO
- Petitioner agreed to purchase price: YES NO

PAA/HCG

cc: File No. 08-10

K:\Right of Way & Utilities\Right-of-Way Sales etc\forms\REQUEST FOR CONVEYANCE.DOC

614-645-8290	Director's Office	City Hall, 90 West Broad Street, 3 rd Floor, Columbus, Ohio 43215-9009	FAX: 614-645-7805
614-645-3111	311 Service Center	2100 Alum Creek Drive, Columbus, Ohio 43207-1705	FAX: 614-645-3053
614-645-6400	Parking Violations Bureau	400 W. Whittier Street, Columbus, Ohio 43215-5036	FAX: 614-645-7357
614-645-7620	Refuse Collection Division	2100 Alum Creek Drive, Columbus, Ohio 43207-1705	FAX: 614-645-7296
614-645-8376	Transportation Division	109 North Front Street, 3 rd Floor, Columbus, Ohio 43215-9023	FAX: 614-645-6938



City Of Columbus
Mayor Michael B. Coleman

Public Service Department
Mark Kelsey, Director

September 16, 2008

Andrew Klein, Attorney at Law
P.O. Box 10038
162 Detroit Avenue
Columbus, Ohio 43201

Dear Mr. Klein:

In regard to the proposed sale of the unimproved alley east of Say Avenue, we have recently been informed by American Electric Power of the existence of overhead distribution facilities in the above mentioned parcel. We must, therefore retain easement rights. The retention of these easement rights will reduce the value of the property from the amount that was previously assessed to a revised value of \$9,321.90.

If you wish to proceed with the acquisition of this right-of-way for this revised amount please sign and date this "Authorization to Proceed to Land Review Commission" letter in the space provided below then return, within thirty days, to Ms. Patricia A. Austin, P.E., Administrator, Transportation Division, Public Service Department, 109 North Front Street, 3rd Floor, Columbus, Ohio 43215, Attention: Mary Lu English.

If you object to the stated transfer price of \$9,321.90, you will need to contact Ms. Donna Hunter, Administrator of the Land Redevelopment Office to discuss a possible reduction of this amount. Ms. Hunter's address is: City of Columbus, Development Department, Ms. Donna Hunter, Administrator, Land Redevelopment Office, 109 North Front Street, Columbus, Ohio 43215 and her telephone number is (614) 645-3895.

We apologize for any inconvenience this change may cause. If you have any questions concerning this matter, please contact me at 645-5471.

Sincerely,

Mary Lu English
Right of Way Coordinator

614-645-8290
614-645-3111
614-645-6400
614-645-7620
614-645-8376

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FAX: 614-645-7296
FAX: 614-645-6938


RECEIVED BY
TRANSPORTATION DIVISION

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Mr. Klein
September 16, 2008
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AUTHORIZATION TO PROCEED TO LAND REVIEW COMMISSION

Andrew Klein

 9-24-08
Date

ANDREW KLEIN
Print Name

cc: Patricia A. Austin, P.E., Administrator, Transportation Division
Randall J. Bowman, P.E., City Engineer and Assistant Administrator
Clyde R. Garra-brant, P.S., RW Manager
File 08-10
K:\right-of-way information\right-of-way sales\forms\cl#1 authorization to proceed.doc

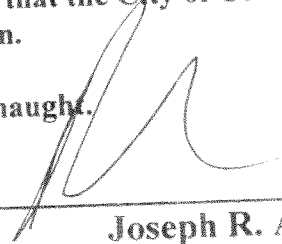
**AFFIDAVIT of
JOSEPH R. ARMENI**

STATE OF OHIO }
COUNTY OF FRANKLIN} ss:

Now comes Joseph R. Armeni, who attests to the following:

1. I am President and Statutory Agent for The New Victorians, Inc., an Ohio Corporation in good standing with the Secretary of State of Ohio under Charter No. 741627.
2. I am duly authorized as President of The New Victorians, Inc., to act on its behalf in this matter.
3. The New Victorians, Inc., is the fee simple owner of real estate located in the City of Columbus, identified on the Franklin County Auditor's records as Parcels #010-030777-80, -90 and #010-032092-80, -90.
4. Said parcels are east of and adjacent to an unnamed, unimproved north-south alley fourteen feet (14') wide and approximately one hundred fifteen feet (115') in length.
5. I am aware that Andrew I. Klein, owner of the parcels adjoining the alley to the west and south, will submit this affidavit with his request to the City of Columbus that the alley be vacated.
6. The New Victorians, Inc. as owner of the parcels identified above, has no interest in acquiring any portion of the alley described above in the event the City of Columbus vacates same.
7. I consent, on behalf of The New Victorians, Inc., to Andrew I. Klein's request that the alley be vacated and that the City of Columbus sell the entire alley described above to Andrew I. Klein.

Further Affiant sayeth naught.

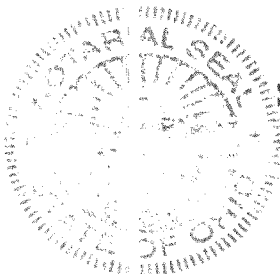


Joseph R. Armeni

Sworn to and subscribed before me this 1 day of May, 2008.

TERORAH L. BELLISARI
Notary Public, State of Ohio
My Commission Expires
10-17-2011

 , Notary Public



MEMORANDUM

TO: John C. Klein, Chief Real Estate Attorney
Real Estate Division

ATTN: David E. Peterson
Real Estate Negotiator

FROM: Henry C. (Hank) Graham Jr.
Right-of-Way Coordinator

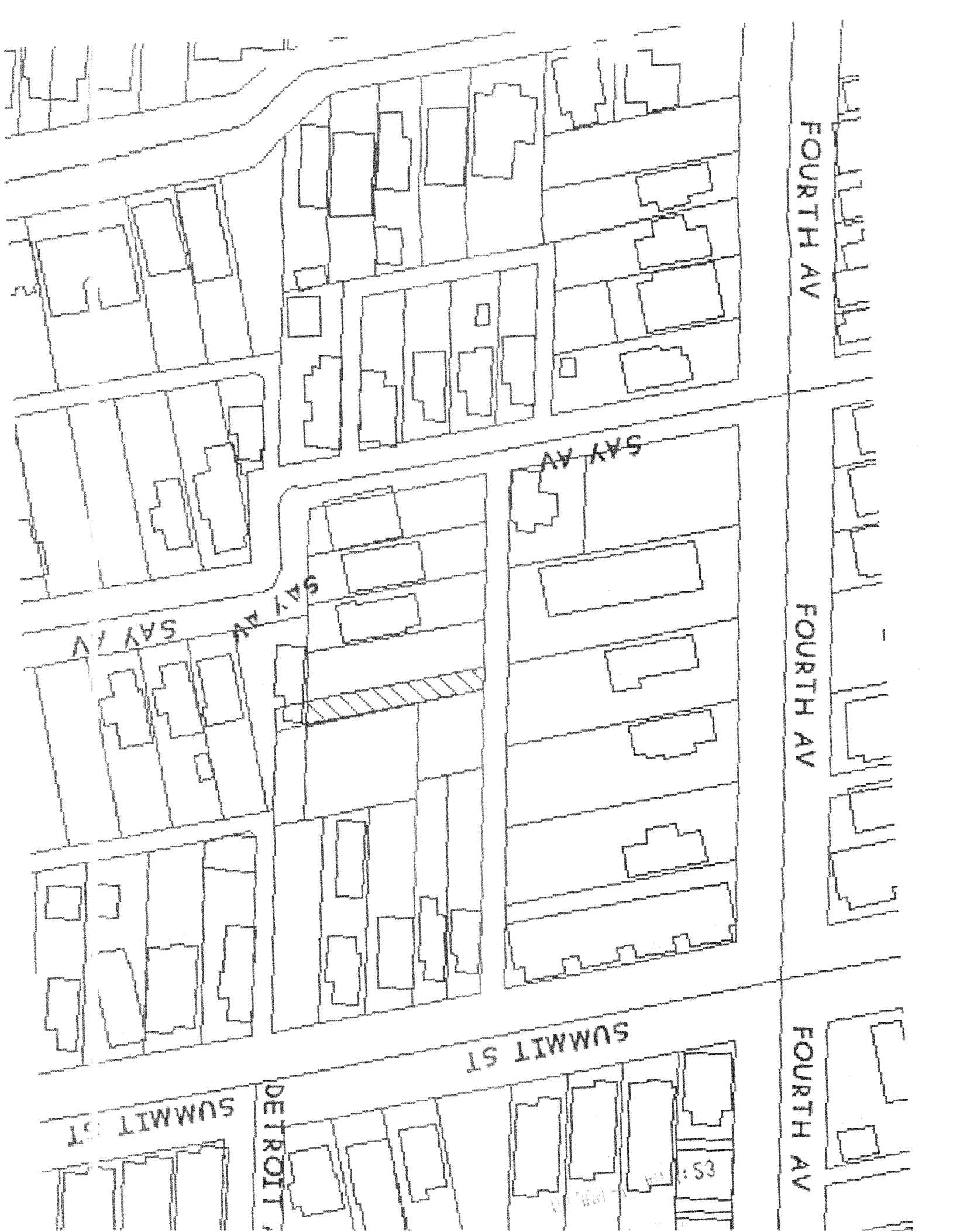
SUBJ: Sale of Right-of-Way
File # 08-10

DATE: 06-10-08

The Department of Public Service, Transportation Division, has been asked to sell a portion of the unimproved alley east of Say Avenue (see attached map). At this time please determine the per square foot value of this right-of-way both with the retention of a general utility easement and without the retention of such an easement then provide this information to me along with copies of the documents used to determine these values.

Thank you for your help in this matter.

Number of square feet to be sold: <u>1840 +/-</u>	
Per square foot value without reserved general utility easement rights.	<u>\$11.58</u>
Per square foot value with reserved general utility easement rights (for City Utilities only).	<u>\$5.79</u>
<u>David E. Peterson</u> Adam Fidala	<u>7/16/08</u> Date



FOURTH AV

FOURTH AV

FOURTH AV

SAY AV

SAY AV

SAY AV

SUMMIT ST

SUMMIT ST

DETROIT ST

53