

NEGOTIATION REPORT

COUNTY: Warren OWNER'S NAME: THEODORE J. HONEWELLAN
ROUTE: Mason-Montgomery Road
SECTION: ADDRESS:

THEODORE J. HONEWELLAN
TANYA G. HONEWELLAN
133 S. MASON-MONT. ROAD
MASON, OH 45040

PARCEL NO: 16WD, T

PHONE NO: 398-1574 CELL 519-1760

MARITAL STATUS: MARRIED

PLEASE NOTE THE FOLLOWING CHECKED ITEMS ARE REQUIRED:

- Title Report verified
- Appraisal Procedure Explained
- Fair Price Policy Explained
- Payment in 3 to 4 Weeks Explained
- Made Offer Verbally on 3/8/01

- Made Offer.....In Writing On 3/8/01
- Explained Payment of Taxes
- Structure Retention Offered (If Applicable)
- Social Security # obtained from
- Explained Hold Back Procedure if Structure is Involved

NAMES OF LIEN AND/OR LEASE HOLDERS

SEE TITLE

ADDRESS (Note any variances with title report)

2. NOTE ANY TITLE INFORMATION NOT FOUND IN TITLE REPORT (In competency, unrecorded documents, etc.)
LIEN NOTED

TAX IDENTIFICATION NO.

3. RECORD OF OWNER/PROPERTY AGENT MEETINGS

DATE	3/8/01	PLACE	133 MASON-MONT RD, OFFER \$ 980.00	
PRESENT	THEODORE J. HONEWELLAN, TANYA G. HONEWELLAN AND STEVE CAPPAN			COUNTER OFFER \$
DATE	3/15/01	PLACE	PHONE OFFER \$ 980.00	
PRESENT	THEODORE HONEWELLAN, STEVE CAPPAN			COUNTER OFFER \$
DATE	3/22/01	PLACE	PHONE OFFER \$ 980.00	
PRESENT	THEODORE HONEWELLAN, STEVE CAPPAN			COUNTER OFFER \$

DATE	PLACE	OFFER \$	COUNTER OFFER \$
PRESENT			

4. Arrangements pertaining to possession or vacation date N/A

5. Date Property Management Section was notified of Purchase details N/A

REMARKS (DISCUSS TAXES, RELOCATION ASSISTANCE, POINTS OF DISCUSSION, PROMISES OF ACTION, ETC.)

Acquisition Brochure given owner on (Date) N/A

I, the undersigned, do hereby state the following (X):

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

Date _____ Signed _____
 Realty Specialist

APPROPRIATION INFORMATION

RE-61
 REV. 1-78

- 1. Is money the cause or a principal factor in the failure to reach an agreement? _____ What is your opinion as to the least amount the owner will take? \$ _____ Did the owner complain about the price offered for similar parcels on the project? _____ IF YES, identify the properties referred to: _____

OWNER

PARCEL DESIGNATION OR ADDRESS

- 2. What factors other than money contributed to non-settlement?

- 3. Name, address and phone number of property owner's attorney (if one). _____

- 4. Briefly summarize any information which you feel would be of advantage in reaching a settlement.

Date _____

Signed _____

Realty Specialist

Date _____

Signed _____

Realty Specialist Manager

- 5. Remarks on parcel review by Regional Projects Manager _____

Signed _____

Assistant Attorney General

Date: 3/15/01

Present: Mr. & Mrs. Honerlaw
and Steve Capan
Place: 133 S. Mason-Montgomery Road., Mason

I Steve Capan, met this day with property owners, Mr. & Mrs. Honerlaw at their home on Mason-Montgomery Road. I verified the title report and found not changes in the title. I presented to them a plan sheet showing the areas needed for the proposed road-widening project. These areas included a fee take of 0.010 acres and temporary easement for grading. Mr. & Mrs. Honerlaw has attended the public meeting for this project and is aware the road will go from two lanes to four. I explained the appraisal process and verbally gave them the offer of \$980.00 dollars along with the Offer Letter signed by me. Mr. Honerlaw is concerned about the landscaping he has in front of the house. I explained to him it would be replace if disturbed. He is also concerned the road will be widened and what impact it will have on his home. I explained the road will not be coming any closer to the home, just the right of way line will move a few feet closer. Mr. Honerlaw felt the offer seemed low to him and he will need to possibly get another opinion in regards to that. Our meeting ended at this time and I thanked them for meeting with me.

Date: 3/15/01
Place: Phone

Present: Mr. Honerlaw and Steve Capan

I called and spoke with Mr. Honerlaw and asked if they have made any decisions about the project. He said they have not and he will get a counter offer to me as soon as he can.

Date: 3/22/01
Place: Phone

Present: Mr. Honerlaw and Steve Capan

I called Mr. Honerlaw and asked him if he has made a decision on the project. Mr. Honerlaw said he would be getting an appraisal because he believes his home is going to be damaged due to the road widening. I thanked him for his time.