

19-058

RE 60

Rev. 01/2010

Federal Job No.     N/A    

**NEGOTIATION SUMMARY REPORT**

C/R/S

PARCEL

PID NO

Date Parcel Received

Indian Creek

5E1 & E2

N/A

11/12/2018

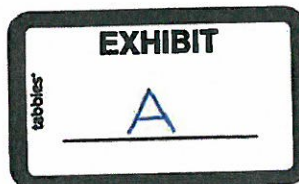
1 NAMES OF TITLE HOLDERS (Include marital status)	RESIDENCE ADDRESS (Note any expected changes)
SEG Commercial, LLC, a California limited liability company	Site: Vacant Land, Lawton Dr., Macedonia, OH Mail: 27405 Puerta Real STE 200, Mission Viejo, CA 92691
NAMES OF LIEN AND/OR LEASE HOLDER (Include marital status)	ADDRESS (Note any variances with title report)
None.	

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

SEG Commercial Corp. was dissolved on 6/16/2009 according to the California Secretary of State website. There are several foreclosure cases submitted with the Summit County Court of Common Pleas concerning SEG Commercial Corp. Contact with the corporation was never attained. A copy of the case docket for two such cases has been included. As the corporation was dissolved and no succeeding organization could be found, presentation of the offer and acquisition documents was not possible. Appropriation action is necessary.

3. RECORD OF OWNERS/NEGOTIATOR MEETINGS

DATE	NAME	LOCATION	OFFER \$	COUNTER OFFERS
-	-	-Offer Never Made-	-	-
11/13/18	Ryan M. Burgess to SEG Commercial, LLC, a California limited liability company	Certified Mail (Return to Sender)	\$520.00	-



4. ARRANGEMENTS PERTAINING TO POSSESSION OR VACATE DATE- Upon Filing
5. DATE PROPERTY MANAGEMENT SECTION WAS NOTIFIED OF PURCHASE DETAILS. N/A  
DATE STATE'S ACQUISITION BROCHURE GIVEN TO OWNER N/A

Remarks – (Briefly discuss taxes, relocation assistance, points of discussion, promises of action, etc.)  
(Use 3<sup>rd</sup> page for full narration)

SEG Commercial Corp. was dissolved on 6/16/2009 according to the California Secretary of State website. As the corporation was dissolved and no succeeding organization could be found, presentation of the offer and acquisition documents was not possible.

**I, the undersign, do hereby state the following:**

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

DATE 12/17/2018

SIGNED

  
Ryan M. Burgess

REALTY SPECIALIST  
NAME TYPED OR PRINTED

RE 60-1  
Rev. 01/2010

NEGOTIATOR NOTES

C/R/S	<u>Indian Creek</u>
PARCEL	<u>5E1 &amp; E2</u>
PID No.	<u>N/A</u>
FEDERAL PROJECT No.	<u>N/A</u>

Marital Status N/A

SEG Commercial, LLC, a California limited liability company

Name

Site: Vacant Land, Lawton Dr.,

Mailing: 27405 Puerta Real STE 200

Address

Site: Macedonia, OH

Mailing: Mission Viejo, CA 92691

City/State/Zip

N/A

Phone/Cell

PLEASE NOTE THE FOLLOWING CHECKED ITEMS ARE REQUIRED BY FEDERAL TITLE III COMPLIANCE LAWS AND DEPARTMENTAL POLICY:

	<u>DATE</u>
<input type="checkbox"/> Title Report Verified On	<u>N/A</u>
<input type="checkbox"/> Appraisal Procedure Explained On	<u>N/A</u>
<input type="checkbox"/> Fair Price Policy Explained On	<u>N/A</u>
<input type="checkbox"/> Payment In 6 to 8 Weeks Explained On	<u>N/A</u>
<input type="checkbox"/> Made Offer Verbally On	<u>N/A</u>
<input type="checkbox"/> Made Offer In Writing On	<u>N/A</u>
<input type="checkbox"/> Explained Payment Of Taxes (if applicable) On	<u>N/A</u>
<input type="checkbox"/> Structure Retention Offered (if applicable) On	<u>N/A</u>
<input type="checkbox"/> Appropriation Procedure Explained On	<u>N/A</u>
<input type="checkbox"/> Plan Letter Delivered/Mailed/Project Explained On	<u>N/A</u>

NEGOTIATOR NOTES

C/R/S Indian Creek  
 PARCEL 5E1 & E2  
 PID No. N/A  
 FEDERAL PROJECT No. N/A

<u>DATE</u>	<u>REMARKS</u>
<u>11/12/2018</u>	<p>On This Date, Ryan M. Burgess, R/W Specialist – AECOM: Performed research into the status of the company on title, SEG Commercial, LLC, a California limited liability company. It was discovered that SEG Commercial Corp. was dissolved on 6/16/2009 according to the California Secretary of State website. No succeeding corporation could be identified.</p> <p>Further research was performed with the Summit County Clerk of Courts website. It was found that there were several foreclosure cases held in the Court of Common Pleas against SEG Commercial, LLC. As provided in case dockets, no contact could be made with SEG Commercial, LLC.</p> <p>As the corporation was dissolved and no succeeding organization could be identified, presentation of the offer and acquisition documents is not possible.</p>
<u>-Offer Never Made-</u>	<p>Provided below is a description of the project impact to the property as provided in the attached "Mail-Out Letter". The attempted mailing was returned to our office and marked, "Return to Sender". (Copy Attached)</p> <p><u>Project Description:</u>        The purpose of this project is to install new sanitary sewer pipe in order to eliminate areas where the existing sewer pipes are threatened by erosion.</p> <ul style="list-style-type: none"> <li>• Business Card</li> <li>• ODOT Brochure, "When ODOT Needs Your Property"</li> <li>• Copy of the Title Report</li> <li>• Copy of the Right of Way plat sheet with the Sanitary Sewer Easement area is shaded in blue</li> <li>• Copy of the pertinent Construction Plan Sheets</li> <li>• Copy of the Value Analysis Report in the amount of \$520.00.</li> <li>• Notice of Intent to Acquire and Good Faith Offer Letter in the amount of \$520.00. Summit County, Ohio (County) is required to provide you with an offer letter. This letter has the legal description for the Sanitary Sewer Easement area and the Plan Letter attached</li> <li>• Sanitary Sewer Easement document</li> <li>• Tax Forms (W-9 &amp; SIF)</li> </ul> <p><u>Brochure</u>        The brochure "When ODOT Needs Your Property" explains your rights as property owners and how ODOT acquires property for the benefit of public safety. Please take time to read this and if you have any questions, please feel free to call me.</p> <p><u>Title Report</u>        Enclosed is a copy of the Title Report for your review and records. If you see any discrepancies, please inform me as soon as possible.</p> <p><u>Right of Way and Construction Plans</u>        The Legend Sheet explains the symbols used to represent different items. It provides information pertaining to the utility companies, project description and plan preparer.</p> <p>The Summary of Additional Right of Way contains ownership information pertaining to the property. It provides the owner(s) name(s), Right of Way Sheet number, Volume and Page ownership was attained, auditor parcel number, record area, the Ohio Department of Transportation (ODOT) gross and net take areas, residue area, and any special remarks for each property.</p>

The Right of Way Plan Sheets contain information about the take areas and all items within these areas including encroachments.

The Plan and Profile sheets show the elevation changes at each section (or Station) of the road looking at it from a side view as if standing on your property looking at the road.

*Parcel 5E1 & 5E2, which are perpetual easements and right-of-way for the construction, repair, maintenance, inspection and survey of public sanitary sewer, manholes, force mains, and appurtenances on and over a combined 10,343 (5E1 – 2,236SF & 5E2 – 8,107SF) square feet of land, together with the right and privilege to enter upon or over said land for said purposes, including the right and privilege to enter upon or over property to access the sanitary easements.*

**Construction** – Construction is scheduled to begin in the early summer of 2019 and end in late fall of 2019.

**Maintenance of Traffic** – Construction will not affect the traffic of adjacent roadways.

**Drives** – The existing drive will not be affected.

**Structures, Improvements and Tenant-Owned Improvements** – There are no improvements affected by this acquisition.

**Drainage** –

A 15" Vitrified Clay Pipe will be installed within the Sanitary Sewer Easement.

**Gas, Oil and/or Water Lines** - We would appreciate being advised as to the location and ownership of any gas, water, or oil lines which might not appear on the plans.

**Value (Value Analysis)**

The enclosed copy of the Value Analysis states that the highest and best use for the property is residential. The fair market value (FMV) is what a willing buyer who is under no compulsion to buy and willing seller who is under no compulsion to sell would value your property on the open market. This compensation is based on the valuation of your property by qualified real estate personnel who have analyzed current market data. It is based on comparable data of property in the vicinity as well as the appraiser's evaluation. Their valuation work has been reviewed by a preapproved review appraiser prior to the Ohio Department of Transportation (ODOT) establishing its fair market value estimate for your property needed for the project.

Compensation for Parcels 5E1 & 5E2 is as follows:

A Sanitary Sewer Easement area is needed to complete the project. Parcel 5E1 & 5E2 consists of 2,236 Square Feet and 8,107 Square Feet (10,343 S.F. combined) valued @ \$0.10/S.F. x 50% for a rounded total of \$520.00.

So the total FMV offer is \$520.00.

\*Compensation for the affected natural growth has been merged with the value of the land.

**Offer Letter & Attachments**

The offer has now been made in writing with respect to Parcel 5E1 & 5E2. The amount offered to you is not less than the approved fair market value estimate of the property needed for the project.

The Notice of Intent to Acquire and Good Faith Offer Letter (NIAGFO) and attachments are included in this package. This letter explains your legal rights as a property owner, contains the necessary information needed to write a project objection letter and the appropriation procedures integrated into it. The NIAGFO Letter has the



	<p>Parcel 5E1 &amp; 5E2 legal description and Plan Letter attached. Signing this letter only acknowledges receipt and in no way implies acceptance of this offer.</p> <p>You have 10 business days from the delivery date of the NIAGFO Letter to write to Ilene Shaprio, Summit County Executive and Michael Weant, Summit County Director explaining any objections.</p> <p>It is the sincere desire for the County of Summit, Ohio and the property owner(s) to come to an agreement. If we are unable to reach an agreement, the Ohio Department of Transportation (ODOT) has the right to file suit to acquire Parcel 5E1 &amp; 5E2 by eminent domain in the county which the property is located. The FMV (\$520.00) amount will be deposited in a Summit County Court and an appropriation case is filed. This action, referred to as an "appropriation proceeding" ensures your rights will be fully protected while at the same time allowing the construction of the highway project to proceed for the benefit of all.</p> <p>The Plan Letter explains the project, maintenance of traffic, project schedule, the area/size of the take and defines the Parcel 5E1 &amp; 5E2 area. It explains what changes will be done to the property pertaining to this acquisition.</p> <p><b><u>Operating Agreement/Articles of Organization</u></b> We will need a copy of the Operating Agreement or Articles of Organization for SEG Commercial, LLC, a California limited liability company in order to determine who has the authority to sign the documents that are associated with this acquisition.</p> <p><b><u>Sanitary Sewer Easement</u></b> Once an agreement is reached, this document will need to be signed and notarized.</p> <p><b><u>Tax Forms (W-9 &amp; SIF)</u></b> The Federal W-9 and Supplier Information Forms need to be completed and returned to me as soon as possible so a warrant can be requested.</p> <p><b><u>Closing</u></b> After I have received the properly executed documents, I will complete the file and submit it for processing. In approximately 6-8 weeks, arrangements will be made to have the check delivered to you.</p>
<p><b><u>12/17/2018</u></b></p>	<p>We are unable to contact the property owner. The company that owns this property appears to be an absentee owner. Real estate taxes have not been paid for many years and are pending tax lien sale. Appropriation action is necessary to acquire the easements on this parcel. On this date, Ryan M. Burgess, a Right of Way Specialist with AECOM submitted the parcel file and acquisition documents for appropriation.</p>

**APPROPRIATION ATTACHMENT  
TO THE NEGOTIATOR'S NOTES**

Project: Indian Creek  
Parcel: 5E1 & E2  
Owner: SEG Commercial LLC, a California limited liability company

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**State the reason the parcel is being recommended for appropriation:**

The owner of record (SEG Commercial LLC, a California limited liability company) was dissolved in 6/16/2009. A succeeding entity could not be identified. Therefore the offer could not be made.

**State the name, address and telephone number of the owner's attorney, if applicable:**

Unknown

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**Date the county engineer received the construction plans from the County of Summit, Ohio:**

Unknown

**Date the initial "Notice of Intent to Acquire and Good Faith Offer was made to the owner:**

-Offer Never Made-

**State if the "Notice of Intent to Acquire and Good Faith Offer" was provided to the owner by certified mail or was delivered personally:**

N/A

**Date and Amount of the last revised offer was made to the owner:**

N/A

**State if the owner sent a letter to County Executive, Ilene Shapiro and the County Director, Michael A. Weant objecting to the value of this acquisition (include date letter was sent):**

No

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**State if the parcel is a relocation parcel, describe the type of relocation (residential business, tenant, et cetera) and describe the status of the relocation:**

No

**State if the relocation parcel is eligible the reimbursement for good will and/or economic loss:**

No

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**State if the county auditor has placed the property in the "CAUV" program:**

No

Project: Indian Creek  
Parcel: 5E1 & E2  
Owner: SEG Commercial LLC, a California limited liability company

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**State if property is used for agricultural purposes as defined in Sections 303.01 or 519.01 of the Ohio Revised Code:**

No

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**State if there is a structure in the take area:**

No

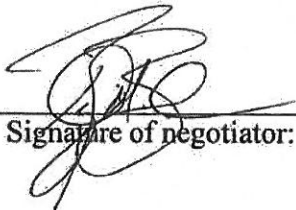
**State if the property being acquired is subject to the Garage Law (ORC 163.05 (G)):**

No

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**Summarize any information which you feel would be of advantage in reaching a settlement:**

None. Appropriation action is necessary.



Signature of negotiator:

12/17/2018  
Date

Ryan M. Burgess

Typed name of negotiator:

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Comments from the Michael A. Weant, Director:

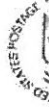
---

Signature of Michael A. Weant, Director

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Date:





FIRST CLASS PERMIT NO. 5710  
 WASHINGTON, DC 20505  
 \$ 009.510  
 NOV 17 2016  
 MAIL PERMIT NO. 4422

**First Class Mail**

*WIF*

**AECOM** *Imagine It. Deliver It.*

AECOM  
 564 White Pond Drive  
 Akron, OH 44320-1100

*SEG Commercial LLC  
 27405 Pucker Road STE 200  
 Mission Viejo, CA 92691*

NIXIE 916 CE 1 7211/21/18  
 RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD



**CERTIFIED MAIL**



7017 0530 0003 0405 2670

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-Offer Never Made-

SEG Commercial, LLC, a California  
limited liability company  
27405 Puerta Real STE 200  
Mission Viejo, CA 92691

**Project:** Indian Creek Exposed Sanitary Sewer  
**Parcel:** 5E1 & 5E2  
**RE:** Acquisition offer

Dear Property Owner:

Summit County, Ohio (County) needs to acquire a Sanitary Sewer Easement (5E1 & 5E2) area from your property to secure the right of way necessary for the Indian Creek Exposed Sanitary Sewer project. AECOM is performing right of way acquisition on behalf of the County for this project. Enclosed are documents explaining the project, take area and the effects of the project on your property. Also, the necessary acquisition documents are included in this mail out package.

**The purpose of this project is to install new sanitary sewer pipe in order to eliminate areas where the existing sewer pipes are threatened by erosion.**

Enclosed you will find the following documents:

- Business Card
- ODOT Brochure, "When ODOT Needs Your Property"
- Copy of the Title Report
- Copy of the Right of Way plat sheet with the Sanitary Sewer Easement area is shaded in blue
- Copy of the pertinent Construction Plan Sheets
- Copy of the Value Analysis Report in the amount of \$520.00.
- Notice of Intent to Acquire and Good Faith Offer Letter in the amount of \$520.00. Summit County, Ohio (County) is required to provide you with an offer letter. This letter has the legal description for the Sanitary Sewer Easement area and the Plan Letter attached
- Sanitary Sewer Easement document
- Tax Forms (W-9 & SIF)

**Brochure**

The brochure "When ODOT Needs Your Property" explains your rights as property owners and how ODOT acquires property for the benefit of public safety. Please take time to read this and if you have any questions, please feel free to call me.

**Title Report**

Enclosed is a copy of the Title Report for your review and records. If you see any discrepancies, please inform me as soon as possible.

**Right of Way and Construction Plans**



SEG Commercial, LLC  
-Offer Never Made-  
Page 2

The Legend Sheet explains the symbols used to represent different items. It provides information pertaining to the utility companies, project description and plan preparer.

The Summary of Additional Right of Way contains ownership information pertaining to the property. It provides the owner(s) name(s), Right of Way Sheet number, Volume and Page ownership was attained, auditor parcel number, record area, the Ohio Department of Transportation (ODOT) gross and net take areas, residue area, and any special remarks for each property.

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*Parcel 5E1 & 5E2, which are perpetual easements and right-of-way for the construction, repair, maintenance, inspection and survey of public sanitary sewer, manholes, force mains, and appurtenances on and over a combined 10,343 (5E1 – 2,236SF & 5E2 – 8,107SF) square feet of land, together with the right and privilege to enter upon or over said land for said purposes, including the right and privilege to enter upon or over property to access the sanitary easements.*

**Construction** – Construction is scheduled to begin in the early summer of 2019 and end in late fall of 2019.

**Maintenance of Traffic** – Construction will not affect the traffic of adjacent roadways.

**Drives** – The existing drive will not be affected.

**Structures, Improvements and Tenant-Owned Improvements** – There are no improvements affected by this acquisition.

**Drainage** –

A 15" Vitrified Clay Pipe will be installed within the Sanitary Sewer Easement.

**Gas, Oil and/or Water Lines** - We would appreciate being advised as to the location and ownership of any gas, water, or oil lines which might not appear on the plans.

**Value (Value Analysis)**

The enclosed copy of the Value Analysis states that the highest and best use for the property is residential. The fair market value (FMV) is what a willing buyer who is under no compulsion to buy and willing seller who is under no compulsion to sell would value your property on the open market. This compensation is based on the valuation of your property by qualified real estate personnel who have analyzed current market data. It is based on comparable data of property in the vicinity as well as the appraiser's evaluation. Their valuation work has been reviewed by a preapproved review appraiser prior to the Ohio Department of Transportation (ODOT) establishing its fair market value estimate for your property needed for the project.

Compensation for Parcels 5E1 & 5E2 is as follows:



SEG Commercial, LLC

-Offer Never Made-

Page 3

A Sanitary Sewer Easement area is needed to complete the project. Parcel 5E1 & 5E2 consists of 2,236 Square Feet and 8,107 Square Feet (10,343 S.F. combined) valued @ \$0.10/S.F. x 50% for a rounded total of \$520.00.

So the total FMV offer is \$520.00.

\*Compensation for the affected natural growth has been merged with the value of the land.

#### **Offer Letter & Attachments**

The offer has now been made in writing with respect to Parcel 5E1 & 5E2. The amount offered to you is not less than the approved fair market value estimate of the property needed for the project.

The Notice of Intent to Acquire and Good Faith Offer Letter (NIAGFO) and attachments are included in this package. This letter explains your legal rights as a property owner, contains the necessary information needed to write a project objection letter and the appropriation procedures integrated into it. The NIAGFO Letter has the Parcel 5E1 & 5E2 legal description and Plan Letter attached. Signing this letter only acknowledges receipt and in no way implies acceptance of this offer.

You have 10 business days from the delivery date of the NIAGFO Letter to write to Ilene Shaprio, Summit County Executive and Michael Weant, Summit County Director explaining any objections.

It is the sincere desire for the County of Summit, Ohio and the property owner(s) to come to an agreement. If we are unable to reach an agreement, the Ohio Department of Transportation (ODOT) has the right to file suit to acquire Parcel 5E1 & 5E2 by eminent domain in the county which the property is located. The FMV (\$520.00) amount will be deposited in a Summit County Court and an appropriation case is filed. This action, referred to as an "appropriation proceeding" ensures your rights will be fully protected while at the same time allowing the construction of the highway project to proceed for the benefit of all.

The Plan Letter explains the project, maintenance of traffic, project schedule, the area/size of the take and defines the Parcel 5E1 & 5E2 area. It explains what changes will be done to the property pertaining to this acquisition.

#### **Operating Agreement/Articles of Organization**

We will need a copy of the Operating Agreement or Articles of Organization for SEG Commercial, LLC, a California limited liability company in order to determine who has the authority to sign the documents that are associated with this acquisition.

#### **Sanitary Sewer Easement**

Once an agreement is reached, this document will need to be signed and notarized.

#### **Tax Forms (W-9 & SIF)**

The Federal W-9 and Supplier Information Forms need to be completed and returned to me as soon as possible so a warrant can be requested.

#### **Closing**

After I have received the properly executed documents, I will complete the file and submit it for processing. In approximately 6-8 weeks, arrangements will be made to have the check delivered to you.




SEG Commercial, LLC  
-Offer Never Made-  
Page 4

If you have any concerns or questions, please contact me.

Respectfully,

~~AECOM~~



Ryan M. Burgess  
Right of Way Specialist  
330-800-2765  
[Ryan.Burgess@aecom.com](mailto:Ryan.Burgess@aecom.com)

Enclosures

Summit County Clerk of Courts

<b>CHRISTOPHER NORRIS VS SEG COMMERCIAL LLC</b>			
<b>Case Number:</b> CV-2018-05-1984	<b>File Date:</b> 05/07/2018	<b>Case Type:</b> QUIET TITLE	<b>Judge:</b> PAUL GALLAGHER
<a href="#">Parties</a>   <a href="#">Dockets/Motions</a>   <a href="#">Judges/Magistrates</a>   <a href="#">Service</a>			<a href="#">Home</a>
<b>PLAINTIFF</b>		<b>PLAINTIFF'S ATTORNEY</b>	
NORRIS, CHRISTOPHER 595 Woodview Drive Akron, OH 44319		CHAPLIN, MARDIS 1999 Kilian Road Akron, OH 44312	
NORRIS, KEHLA 595 Woodview Drive Akron, OH 44319		CHAPLIN, MARDIS 1999 Kilian Road Akron, OH 44312	
<b>DEFENDANT</b>		<b>DEFENDANT'S ATTORNEY</b>	
SEG COMMERCIAL LLC 27405 Puerta Real #200 Mission Viejo, CA 92691			



Summit County Clerk of Courts

CHRISTOPHER NORRIS VS SEG COMMERCIAL LLC			
Case Number: CV-2018-05-1984		File Date: 05/07/2018	Judge: PAUL GALLAGHER
<a href="#">Parties</a>   <a href="#">Dockets/Motions</a>   <a href="#">Judges/Magistrates</a>   <a href="#">Service</a>			<a href="#">Home</a>
			<a href="#">Printer Friendly</a>
Filing Date	By Attorney	Docket Text	Document
10/31/2018	SUMMIT COUNTY CLERK OF COURTS	**CASE COSTED THRU 10/22/18 FOR ORIGINAL COSTS. APPLIED PLTF DEPOSIT & REFUNDED BALANCE. COURT COSTS PAID IN FULL. JL	No Image
10/22/2018	NORRIS, CHRISTOPHER	Regular Mail Service - Mailed SEG COMMERCIAL LLC	No Image
10/22/2018	NORRIS, CHRISTOPHER	Regular Mail Service - Mailed MARDIS R CHAPLIN	No Image
10/19/2018	NORRIS, CHRISTOPHER	NOTICE ISSUED SEG COMMERCIAL LLC	<a href="#">View Document</a>
10/19/2018	NORRIS, CHRISTOPHER	NOTICE ISSUED CHAPLIN, MARDIS R	<a href="#">View Document</a>
10/19/2018	NORRIS, CHRISTOPHER	DEFAULT JUDGMENT GRANTED. THIS JUDGMENT ENTRY FOR THE PROPERTY SITUATED IN THE TOWNSHIP OF COVENTRY, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING A PART OF LOT 75 IN SOUTH PARK PLAZA ESTATES, FIRST ADDITION AS RECORDED IN PLAT BOOK 45, PAGES 10 AND 11 OF SUMMIT COUNTY RECORDS. THE RIGHTFUL OWNER IS CHRISTOPHER NORRIS, PG	<a href="#">View Document</a>
09/28/2018	NORRIS, CHRISTOPHER	IF A MOTION FOR DEFAULT IS NOT FILED WITHIN 14 DAYS OF THE DATE OF THIS ORDER, THE PLAINTIFF'S COMPLAINT WILL BE DISMISSED. PJG	<a href="#">View Document</a>
09/28/2018	CHAPLIN, MARDIS	PLAINTIFF'S MOTION FOR DEFAULT JUDGMENT-QUIET TITLE	<a href="#">View Document</a>
09/03/2018	NORRIS, CHRISTOPHER	PROOF OF PUBLICATION. COSTS OF \$501	<a href="#">View Document</a>
06/14/2018	CHAPLIN, MARDIS	AFFIDAVIT FOR PUBLICATION BY SERVICE	<a href="#">View Document</a>
06/05/2018	NORRIS, CHRISTOPHER	NOTIFICATION OF FAILURE TO OBTAIN SERVICE SEG COMMERCIAL LLC	No Image
06/05/2018	NORRIS, CHRISTOPHER	Certified Mail Service - Attempted Unknown SEG COMMERCIAL LLC	No Image
05/08/2018	NORRIS, CHRISTOPHER	SUMMONS ISSUED BY CERTIFIED MAIL SEG COMMERCIAL LLC	<a href="#">View Document</a>
05/07/2018	CHAPLIN, MARDIS	CIVIL COMPLAINT FILED	<a href="#">View Document</a>
05/07/2018	CHAPLIN, MARDIS	INSTRUCTIONS TO CLERK FOR SERVICE	<a href="#">View Document</a>

Summit County Clerk of Courts

<b>KRISTEN M. SCALISE VS SEG COMMERCIAL LLC</b>			
<b>Case Number:</b> CV-2017-12-5312	<b>File Date:</b> 12/28/2017	<b>Case Type:</b> LAND BANK TAX FORECLOSURE	<b>Judge:</b>
There are no Judges or Magistrates associated with this case.			<a href="#">Home</a>
<a href="#">Parties</a>   <a href="#">Dockets/Motions</a>   <a href="#">Judges/Magistrates</a>   <a href="#">Service</a>			
<b>PLAINTIFF</b>		<b>PLAINTIFF'S ATTORNEY</b>	
SCALISE, KRISTEN Fiscal Officer 175 S. Main St., 4th Floor Akron, OH 44308		NISCHT, PETER 53 UNIVERSITY AVENUE 7TH FLOOR Akron, OH 44308	
<b>DEFENDANT</b>		<b>DEFENDANT'S ATTORNEY</b>	
SEG COMMERCIAL LLC 27405 PUERTA REAL #200 MISSION VIEJO, CA 92691			
<b>OTHERPARTIES</b>		<b>OTHERPARTY'S ATTORNEY</b>	
KRISTEN SCALISE SUMMIT COUNTY LAND REUTILIZATION CORP 1180 S. MAIN ST-STE 230 Akron, OH 44301			

## Summit County Clerk of Courts

KRISTEN M. SCALISE VS SEG COMMERCIAL LLC			
Case Number: CV-2017-12-5312		File Date: 12/28/2017	Case Type: LAND BANK TAX FORECLOSURE
			Judge:
There are no Judges or Magistrates associated with this case. <a href="#">Home</a>			
Parties   <a href="#">Dockets/Motions</a>   <a href="#">Judges/Magistrates</a>   <a href="#">Service</a>			
			<a href="#">Printer Friendly</a>
Filing Date	By Attorney	Docket Text	Document
04/10/2018	SUMMIT COUNTY CLERK OF COURTS	**CASE COSTED THRU 4/10/18. APPLY DEPOSIT AND REF. BAL. AA	No Image
04/10/2018	SCALISE, KRISTEN	LAND BANK SHERIFF RETURN TRANSFERRING THE PARCEL INVOLVED TO THE SUMMIT COUNTY LAND REUTILIZATION CORPORATION ON 3/22/18. SC50	<a href="#">View Document</a>
03/14/2018	SCALISE, KRISTEN	ORDER TO SHERIFF TO TRANSFER TO SUMMIT COUNTY LAND REUTILIZATION CORPORATION	<a href="#">View Document</a>
02/23/2018	NISCHT, PETER	ADJUDICATION OF FORECLOSURE	<a href="#">View Document</a>
02/22/2018	SUMMIT COUNTY CLERK OF COURTS	**COST ESTIMATE GIVEN THRU 2/5/18 PER REQUEST OF SCLB \$332.62 (INCLUDES FUTURE 10-PG JE) HC	No Image
02/05/2018	SCALISE, KRISTEN	NOTIFICATION OF FAILURE TO OBTAIN SERVICE SEG COMMERCIAL LLC	No Image
02/05/2018	SCALISE, KRISTEN	Certified Mail Service - Attempted Unknown SEG COMMERCIAL LLC	No Image
02/02/2018	NISCHT, PETER	FINAL JUDICIAL REPORT	<a href="#">View Document</a>
02/01/2018	NISCHT, PETER	PROPERTY DESCRIPTION APPROVAL FORM	<a href="#">View Document</a>
01/26/2018	NISCHT, PETER	PROOF OF PUBLICAION \$495.00	<a href="#">View Document</a>
01/12/2018	SCALISE, KRISTEN	NOTIFICATION OF FAILURE TO OBTAIN SERVICE SEG COMMERCIAL LLC	No Image
01/12/2018	SCALISE, KRISTEN	Certificate of Mailing Service - Attempted Unknown SEG COMMERCIAL LLC	No Image
12/29/2017	NISCHT, PETER	AFFIDAVIT FOR SERVICE BY PUBLICATION	<a href="#">View Document</a>
12/29/2017	NISCHT, PETER	LEGAL NOTICE	<a href="#">View Document</a>
12/29/2017	SUMMIT COUNTY CLERK OF COURTS	Certificate of Mailing Service - Mailed SEG COMMERCIAL LLC	No Image
12/29/2017	SCALISE, KRISTEN	Certificate of Mailing Service - Mailed SEG COMMERCIAL LLC	No Image
12/28/2017	SCALISE, KRISTEN	SUMMONS ISSUED BY CERTIFIED MAIL SEG COMMERCIAL LLC	<a href="#">View Document</a>
12/28/2017	SCALISE, KRISTEN	SUMMONS ISSUED - CERTIFICATE OF MAILING SEG COMMERCIAL LLC	<a href="#">View Document</a>
12/28/2017	NISCHT, PETER	CERTIFICATE OF READINESS.	<a href="#">View Document</a>
12/28/2017	NISCHT, PETER	FORECLOSURE COMPLAINT	<a href="#">View Document</a>
12/28/2017	NISCHT, PETER	INSTRUCTIONS TO CLERK FOR SERVICE	<a href="#">View Document</a>
12/28/2017	NISCHT, PETER	LAND AFFIDAVIT	<a href="#">View Document</a>
12/28/2017	NISCHT, PETER	NOTICE OF HEARING FEBRUARY 23, 2018 AT 9:00 A.M.	<a href="#">View Document</a>
12/28/2017	NISCHT, PETER	NOTICE OF SUMMONS AND COMPLAINT	<a href="#">View Document</a>
12/28/2017	NISCHT, PETER	PRELIMINARY JUDICIAL REPORT.	<a href="#">View Document</a>

Alex Padilla  
California Secretary of State

## Business Search - Entity Detail

The California Business Search is updated daily and reflects work processed through Wednesday, July 25, 2018. Please refer to document [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity. Not all images are available online.

### C3124914 SEG COMMERCIAL CORP.

**Registration Date:** 07/11/2008  
**Jurisdiction:** CALIFORNIA  
**Entity Type:** DOMESTIC STOCK  
**Status:** DISSOLVED  
**Agent for Service of Process:** MICHELLE HOST  
 27405 PUERTA REAL STE 200  
 MISSION VIEJO CA 92681  
**Entity Address:** 27405 PUERTA REAL STE 200  
 MISSION VIEJO CA 92681  
**Entity Mailing Address:** 27405 PUERTA REAL STE 200  
 MISSION VIEJO CA 92681

Document Type	⇕ File Date	⇕ PDF
DISSOLUTION	06/16/2009	
SI-COMPLETE	08/29/2008	
REGISTRATION	07/11/2008	

\* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code [section 2114](#) for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to [Name Availability](#).
- If the image is not available online, for information on ordering a copy refer to [Information Requests](#).
- For information on ordering certificates, status reports, certified copies of documents and copies of documents not currently available in the Business Search or to request a more extensive search for records, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Frequently Asked Questions](#).

[Modify Search](#)   
 [New Search](#)   
 [Back to Search Results](#)



**State of California  
Secretary of State**

DISS STK

3124914

**DOMESTIC STOCK CORPORATION  
CERTIFICATE OF DISSOLUTION**

D0976756

**FILED** JR  
In the office of the Secretary of State  
of the State of California

JUN 16 2009

There is no fee for filing a Certificate of Dissolution.

**IMPORTANT - Read instructions before completing this form.**

This Space For Filing Use Only

**CORPORATE NAME** (Enter the name of the domestic stock corporation exactly as it is of record with the California Secretary of State.)

1. Name of corporation  
SEG Commercial Corp.

**REQUIRED STATEMENTS** (The following statements are required by statute and should not be altered.)

2. a) A final franchise tax return, as described by Section 23332 of the Revenue and Taxation Code, has been or will be filed with the Franchise Tax Board, as required under Part 10.2 (commencing with Section 18401) of Division 2 of the Revenue and Taxation Code.  
b) The corporation has completely wound up.  
c) The corporation is dissolved.

**DEBTS & LIABILITIES** (Check the applicable statement. Note: Only one box may be checked.)

3.  The corporation's known debts and liabilities have been actually paid.  
 The corporation's known debts and liabilities have been paid as far as its assets permitted.  
 The corporation's known debts and liabilities have been adequately provided for by their assumption and the name and address of the assumer is \_\_\_\_\_  
 The corporation's known debts and liabilities have been adequately provided for as far as its assets permitted.  
(Specify in an attachment to this certificate (incorporate herein by this reference) the provision made and the address of the corporation, person or governmental agency that has assumed or guaranteed the payment, or the name and address of the depository with which deposit has been made or other information necessary to enable creditors or others to whom payment is to be made to appear and claim payment.)  
 The corporation never incurred any known debts or liabilities.

**ASSETS** (Check the applicable statement. Note: Only one box may be checked.)

4.  The known assets have been distributed to the persons entitled thereto.  
 The corporation never acquired any known assets.

**ELECTION** (Check the "YES" or "NO" box, as applicable. Note: If the "NO" box is checked, a Certificate of Election to Wind Up and Dissolve pursuant to Corporations Code section 1801 must be filed prior to or together with this Certificate of Dissolution.)

5. The election to dissolve was made by the vote of all the outstanding shares.  YES  NO

**VERIFICATION & EXECUTION** (If additional signature space is necessary, the dated signature(s) with verification(s) may be made on an attachment to this certificate. Any attachments to this certificate are incorporated herein by this reference.)

6. The undersigned constitute(s) the sole director or a majority of the directors now in office. I declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of my own knowledge.

6/15/09

Date

Signature of Director

Signature of Director

Signature of Director

Joshua P. Host

Type or Print Name of Director

Type or Print Name of Director

Type or Print Name of Director

DISS STK (REV 03/2007)

APPROVED BY SECRETARY OF STATE

## SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That SEG Commercial, LLC, a California limited liability company, the GRANTOR, for and in consideration of certain good and valuable consideration and of One Dollar (\$520.00), the full receipt of all of which is hereby acknowledged, does hereby grant unto the County of Summit, Ohio, the GRANTEE, its successors and assigns forever, a perpetual easement and right-of-way for public sanitary sewer, manholes, force mains, and appurtenances on and over the following surveyed lands of the GRANTOR and as shown on Exhibit "A", together with the right and privilege to enter upon or over said land for purposes of construction, repair, maintenance, inspection and survey of said GRANTEE'S facilities and appurtenances, including the right and privilege to enter upon or over GRANTOR property to access the sanitary easement granted herein.

### LEGAL DESCRIPTION

Situated in the City/Township of Macedonia, County of Summit, State of Ohio and as detailed in Exhibit "A", attached to and incorporated in this Sanitary Sewer Easement.

PARCEL NO. 5E1 & 5E2  
AUDITOR PARCEL NO.: 3303665

To have and hold said easement and right-of-way unto the said Grantee, its successors and assigns forever. The said Grantor(s), for itself, its heirs, executors and administrators, hereby covenants with the said Grantee, its successors and assigns, that it is the lawful owner of said premises and has full power to grant, bargain, sell, convey and release the same in the manner aforesaid and will warrant and defend the same against all claims.

*{the remainder of this page is intentionally left blank with signatures to follow on the next 2 pages}*



**SEG Commercial, LLC, a  
California limited liability company**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF OHIO                     )  
  ) ss:  
COUNTY OF SUMMIT                )

Before me, a Notary Public, in and for said County, personally appeared \_\_\_\_\_ (name) \_\_\_\_\_, \_\_\_\_\_ (title) \_\_\_\_\_ of SEG Commercial, LLC, a California limited liability company who states he/she is duly authorized to execute the foregoing instrument, and that he/she acknowledges his/her signature to be his/her free act and deed on behalf of SEG Commercial, LLC, a California limited liability company.

IN TESTIMONY WHEREOF, I have set my hand and official seal at \_\_\_\_\_, Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
Print Name: \_\_\_\_\_  
  
My Commission Expires: \_\_\_\_\_

The County hereby accepts this EASEMENT and agrees to all the covenants, terms and conditions herein.

**COUNTY OF SUMMIT  
(GRANTEE)**

By: \_\_\_\_\_  
ILENE SHAPIRO, COUNTY EXECUTIVE

ACKNOWLEDGEMENT

STATE OF OHIO            )  
  ) ss:  
COUNTY OF SUMMIT    )

Before me, a Notary Public, in and for said County and State, personally appeared the above named Ilene Shapiro, Executive, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed in his official capacity on behalf of the County of Summit.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Akron, Ohio  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
Print Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

This instrument prepared by AECOM on behalf of the County of Summit, Ohio.

EXHIBIT \_\_\_\_\_

PERPETUAL SANITARY SEWER EASEMENT "5-E1"

Situated in the City of Macedonia, County of Summit and State of Ohio, being part of Block A of Beechwood Meadows Subdivision, Phase III per Plat Book 115, Pages 25-27 of the Summit County Fiscal Officer Records, being also over and across lands now, or formerly owned by SEG Commercial, LLC, per Reception Number 55623554 of the Summit County Fiscal Officer records, and being further described as follows:

Commencing at a point at the southwest corner of Block A of Beechwood Meadows Subdivision, Phase III per Plat Book 115, Pages 25-27, said point also being the southwest corner of the Grantor;

Thence S 89°33'10" E, 108.46 feet, along the south line of Block A and along the Grantor's south line, to a point, said point also being the **TRUE POINT OF BEGINNING** for the following perpetual sanitary easement herein described;

Thence N 38°08'47" E, 31.62 feet, though the Grantor's parcel, to a point;

Thence N 61°59'56" E, 97.55 feet, though the Grantor's parcel, to a point on an easterly line of the Grantor, said point also being the westerly line of a parcel of land now, or formerly owned by Todd A. & Kimberly L. Travers per Reception Number 54472836;

Thence S 00°27'26" W, 22.75 feet, along the Grantor's easterly line and the westerly line of the aforementioned Travers parcel, to a point;

Thence S 61°59'56" W, 82.49 feet, through the Grantor's parcel, to a point;

Thence S 38°08'47" W, 11.94 feet, through the Grantor's parcel, to a point on the Grantor's south line;

Thence N 89°33'10" W, 25.28 feet, along the south line of Block A and the Grantor's south line, to the point of beginning and containing **2236 square feet** of land.

The above described area is entirely within Summit County Fiscal Officer parcel 3303665.

The above description was prepared by Dan Stankavich, P.S. 7122 on August 28, 2018 and is based on a survey performed by, or under my direct supervision, for AECOM in April of 2016.

Bearings for the above description are GRID bearings based on Ohio SPC, North Zone.

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DAN STANKAVICH, P.S.

---

DATE

EXHIBIT \_\_\_\_\_

PERPETUAL SANITARY SEWER EASEMENT "5-E2"

Situated in the City of Macedonia, County of Summit and State of Ohio, being part of Block A of Beechwood Meadows Subdivision, Phase III per Plat Book 115, Pages 25-27 of the Summit County Fiscal Officer Records, being also over and across lands now, or formerly owned by SEG Commercial, LLC, per Reception Number 55623554 of the Summit County Fiscal Officer records, and being further described as follows:

Commencing at a point at the northwest corner of Lot No. 202 of Beechwood Meadows Subdivision, Phase III per Plat Book 115, Pages 25-27, said point also being the easterly line of Block A of said subdivision and on an easterly line of the Grantor;

Thence S 00°36'10" W, 12.18 feet, along the west line of Lot No. 202, the east line of Block A and an easterly line of the Grantor, to a point, said point also being the **TRUE POINT OF BEGINNING** for the following perpetual sanitary easement herein described;

Thence continuing S 00°36'10" W, 55.67 feet, along the west line of Lot No. 202, the east line of Block A and an easterly line of the Grantor, to a point;

Thence S 20°27'03" W, 364.21 feet, though the Grantor's parcel, to a point;

Thence S 61°59'56" W, 14.46 feet, though the Grantor's parcel, to a point on a southerly line of the Grantor, said point also being on the northerly line of a parcel of land, now or formerly owned by Ryan and Jennifer L. Masarra per Reception Number 55214540;

Thence N 67°32'41" W, 25.94 feet, along a south line of the Grantor and the north line of the aforementioned Masarra parcel, to a point;

Thence N 38°08'47" E, 23.39 feet, though the Grantor's parcel, to a point;

Thence N 61°59'56" E, 97.55 feet, though the Grantor's parcel, to a point

Thence N 20°27'03" E, 408.58 feet, through the Grantor's parcel, to the point of beginning and containing **8107 square feet** of land.

The above described area is entirely within Summit County Fiscal Officer parcel 3303665.

The above description was prepared by Dan Stankavich, P.S. 7122 on August 28, 2018 and is based on a survey performed by, or under my direct supervision, for AECOM in April of 2016.

Bearings for the above description are GRID bearings based on Ohio SPC, North Zone.

\_\_\_\_\_  
DAN STANKAVICH, P.S.

\_\_\_\_\_  
DATE