



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

City Planning Board

Date: 12/9/24

To: The City Commission

From: City Planning Board

Subject: CPB Alley vacation 24-ROW-04

Request: The applicant is requesting to vacate First Alley North of Thrasher St from Woodbine Ave East to the First Intersecting North - South Alley in a RS-8 Medium Density Single-Family Residence District.

The following motion was made at the regular City Planning Board meeting on 12/9/24

Motion by Ms. Wallace to approve the applicants request to vacate First Alley North of Thrasher St from Woodbine Ave East to the First Intersecting North - South Alley in a RS-8 Medium Density Single-Family Residence District. Seconded by Ms. Whitacre.

YEAS: Mr. Spencer, Mr. Wallace, Mr. Wear, Mr. Kane and Ms. Whitacre

NAYS: None.

ABSTAIN: None.

Motion Motion Approved.

Vaidehe Agwan
City Planner
City of Springfield, Ohio

Attachments: Staff Report
Application and Attachments

Copy: City Manager's Office

STAFF REPORT

TO: City Planning Board

DATE: December 5, 2024

PREPARED BY: Vaidehe Agwan

SUBJECT: Right-of-Way Vacation #24-ROW-04

GENERAL INFORMATION:

Applicant: Mario Gutierrez, 4146 Ashton Lane, Springfield, OH 45503.

Owner: Mario Gutierrez, 4146 Ashton Lane, Springfield, OH 45503.

Requested Action: The applicant is requesting to vacate first Alley North of Thrasher St from Woodbine Ave East to the First Intersecting North - South Alley (near 770 Woodbine Ave).

File Date: October 28, 2024

Returned reports from Utility Companies:

Columbia Gas: No comments received as of December 4, 2024.

Spectrum: Spectrum has utilities in the area. We would need rights to retain access.

AT&T: No comments received as of December 4, 2024.

Ohio Edison: Recommends approval. Ohio Edison has overhead primary service facilities along this right of way which include direct service lines for customers in this immediate area. Any change in this right of way must include easement rights for occupation, to allow for access and assure working clearance to these facilities at all times. Clearances in proximity to any Ohio Edison facilities must be maintained at all times and must adhere to NESC and OSHA regulations. - Chris Harper, Engineering Supervisor, Ohio Edison.

Returned reports from City Staff:

City Manager's Office: Recommends approval.

City Service Department: Recommends approval.

City Fire Department: Recommends approval.

City Building Regulations Division: No comments received as of December 4, 2024.

City Code Enforcement Division: Recommends approval.

City Police Department: No comments received as of December 4, 2024.

City Planning/ Zoning Division: Recommends approval. Easement rights to be maintained. Alley cannot be blocked for utility company's access. Ohio Edison will need clearances or setbacks for any fences, landscaping or sheds proposed in future.

Background, analysis and staff recommendation:

The applicant wishes to vacate alley as shown on slide. 770 and 774 Woodbine Ave were combined recently to form new parcel 3400700029116023.

The subject alley is overgrown and is an unimproved alley.

The alley is part of subdivision plat- ROBBINS AND MEYERS ADDITION Plat, V.05 P.028- and is 16' wide.

Based on above, staff recommends approval of applicant's request to vacate the alleyway near 1109 Montgomery Ave. (S.C.O., Chapter 905.01)

Notes: The city cannot advise the applicant with legal matters pertaining to private property, or request that an easement access be agreed upon with surrounding property owners. The vacated alley will be divided equally and deeded to adjoining property owners. Improved public alleyways are maintained by city service center. Unimproved public alleyways are to be maintained by adjoining property owners, each owner maintaining portion of alley that runs till the middle of alley.

ATTACHMENTS:

1. Vicinity map
2. Application and Attachments



PLAY
OF
Robbins & Myers.
ADDITION.



View from Woodbine Ave.



View from intersecting alley.



Planning Board

Case Review and Comment Sheet

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

Date Transmitted: November 22, 2024

City Planning Board Meeting Date: December 9, 2024

Transmitted by: Cheyenne Shuttleworth

1. Case Number and Application Type:

Case # 24-ROW-04

2. Project Name and Description:

The applicant is requesting to vacate First Alley North of Thrasher St from Woodbine Ave East to the First Intersecting North - South Alley in a RS-8 Medium Density Single-Family

3. Address of Subject Property:

Woodbine Ave.

4. Existing Use of Property:

Unimproved alley

5. Please check one of the following and provide comments below:

☒ Recommend approval

No objections

☐ Recommend denial

----- Or -----

6. Please send recommendation and comments to:

Vaidehe Agwan at vagwan@springfieldohio.gov or 937 324 7629

Cheyenne Shuttleworth at cshuttleworth@springfieldohio.gov or 937-521-8096

Please send recommendation and comments by: **November 29, 2024**

- ☐ CMO: Julie Springer
- ☐ Building Division: Logan Cobbs
- ☐ Fire Department: Brian Leciejewski
- ☐ Service Department: Chris Moore
- ☐ Police Department: Mike Kranz
- ☐ Code enforcement Division: Kim Fultz

For Alley Vacation Requests only:

- ☐ Columbia Gas of Ohio
- ☐ Ohio Edison- First Energy Corp.
- ☐ Spectrum
- ☐ AT & T



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Case # 24-ROW-04

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3. Address of Subject Property:

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Unimproved alley

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☐ Recommend denial

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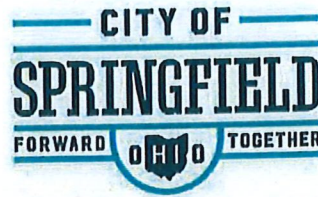
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☐ Spectrum
☐ AT & T



Valdehe Agwan <vagwan@springfieldohio.gov>

Alley Vacation Request

Whatley, Ein L <Ein.Whatley@charter.com>
To: Valdehe Agwan <vagwan@springfieldohio.gov>

Mon, Dec 2, 2024 at 12:31 PM

Spectrum has utilities in the area.

From: Valdehe Agwan <vagwan@springfieldohio.gov>
Sent: Monday, December 2, 2024 11:29 AM
To: Jh2851@att.com; Howard \ Mitchell \ E <MitchellHoward@nisource.com>; harperc@firstenergycorp.com; Williamson, Tara D <tara.williamson@charter.com>; Whatley, Ein L <Ein.Whatley@charter.com>
Subject: [EXTERNAL] Re: Alley Vacation Request

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

[Quoted text hidden]

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.



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PLANNING AND ZONING

FOR OFFICE USE ONLY

CASE # (IWORD): 24-RAW-04
 DATE RECEIVED: OCT 28, 2024
 CASE # (BOARD MEETING):
VA December 9, 2024

City Planning Board Application

1. Please select application request:

A <input type="checkbox"/>	Rezoning/ Amending Zoning Map	S.C.O. 1174	\$285.00	S.C.O. 1174
B <input type="checkbox"/>	Amending development plan/site plan	S.C.O. 1174, 1140, 1129, 1126	\$285.00	S.C.O. 1174
C <input type="checkbox"/>	Plat approval and/or site plan approval for subdivision	S.C.O. 1213	Preliminary and/or Combined \$300 + \$10/lot + \$750 Final \$300 + \$750	S.C.O. 1213
D <input checked="" type="checkbox"/>	Public Right of Way Vacation	S.C.O. 905	Residential public ROW \$90 Commercial public ROW \$180	S.C.O. 905

2. Please state reasons for the application and provide project summary (attach separate sheets if required):

Vacate the alley that runs beside 770 Woodbine Ave, Spfld, OH 45503

3. Property parcel number(s) or address: _____

3400700029116007. 770/774 Woodbine Ave, Spfld, OH 45503

4. Total parcel area (acres/sq.ft.): _____

5. Property owner(s):

Name: Mario Gutierrez
Address: 4146 Ashton Lane, Spfld, OH 45503
Email: Cookieg33@gmail.com
Phone: (937)408-3826

6. Applicant: ☐ Owner (same as 5) ☐ Tenant ☐ Agent

Name: _____
Address: _____
Email: _____
Phone: _____

7. Zoning and land use (not applicable for D):

Existing zoning district	Existing use	Proposed zoning district	Proposed use

8. Plat approval for subdivision (only applicable to C):

Please check one: ☐ Commercial ☐ Residential ☐ Industrial
☐ Mixed use

Proposed timeline of project (attach additional table/pages if necessary): _____

Total number of lots or outlots: _____

Proposed area to be dedicated to right of way: _____

Lineal feet of street: _____ major _____ minor

Area dedicated for public purposes (open spaces, green spaces, etc., if applicable): _____

Typical lot size: _____ width _____ depth

Number of lots: _____ Residential _____ Commercial _____ Industrial

Area reserved for: _____ Residential _____ Commercial _____ Industrial

Are public utilities available in the area? ☐ Sanitary sewer ☐ Water
☐ Storm damage

Is any part of the project within the area flooded in the 1913 flood? _____

Is the project within the FEMA flood area? _____

Homeowners association? _____

Typical dwelling details (optional)

Stories _____ Rooms _____ Size _____

Garage: ☐ Attached ☐ Detached ☐ None

9. Signatures

Please notarize before signing document: I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Mario Gutierrez
Owner signature

Oct 28, 2024
Date

Mario Gutierrez
Typed or printed name of owner

Mario Gutierrez
Applicant signature

Oct 28, 2024
Date

Mario Gutierrez
Typed or printed name of applicant

State of Ohio, County of Ohio. The foregoing instrument was
acknowledged before me on Oct. 28, 2024 by Mario Gutierrez
(Person acknowledged or applicant)

Notary public seal and signature: *Regina E Jeffers*



REGINA E. JEFFERS
Notary Public, State of Ohio
My Commission Expires:
November 2, 2025

My commission expires: November 2, 2025

10. Checklist and exhibits

- ☐ Proof of ownership
- ☐ Fees must be submitted with the application or by the application deadline
- ☐ Metes and bounds legal description or subdivision and lot number description can be obtained from the A.B. Graham Building. Not applicable for public right of way applications
- ☐ Rezoning request statement, only applicable to option A
- ☐ Amendment of plan statement, only applicable to option B
- ☐ Site plan, only applicable to option B and C
- ☐ Preliminary or final subdivision plat, only applicable to option C
- ☐ Vacating public right of way statement, only applicable to option D
- ☐ Please attach maps showing location and extent of public right of way to be vacated, if applying for option D
- ☐ Please send completed application to zoning@springfieldohio.gov

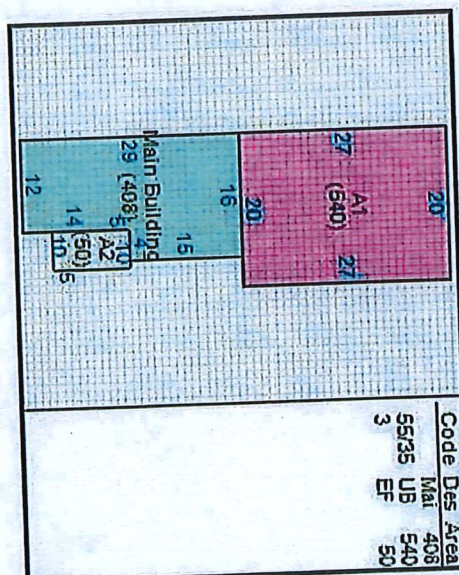
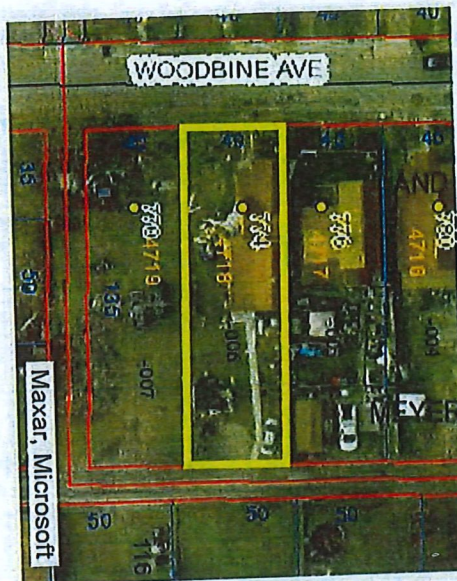




Clark County GIS - John S. Federer
 (937) 521-1860 -
 gis@clarkcountyohio.gov

Report generated: Tuesday, November 22, 2022

Parcel Report



Tax Credits

Homestead Exemption: Yes
 2.5% Reduction: Yes

Base Data

Parcel Number: 3400700029116006
 Owner Name: GUTIERREZ MARIO D & JOSE
 Property Address: 774 WOODBINE AVE, SPRINGFIELD 45503
 Percent Owned %: 100

Sales

Sale Date	Sale Price	Seller
08/06/1999	\$0.00	GUTIERREZ JOSE T
03/10/1999	\$0.00	

Buyer

GUTIERREZ MARIO D & JOSE

Number of Parcels

Clark County, Ohio

TRANSFER ON DEATH CONFIRMATION AFFIDAVIT
[RC 5302.22]

State of Ohio
County of Clark

I, Mario D. Gutierrez, being duly sworn, says as follows:

That Jose T. Gutierrez was the owner of property under a duly recorded Transfer on Death Deed or a duly recorded Transfer on Death Designation Affidavit. Said deed or affidavit was recorded at Springfield, Ohio as Instrument No. 340-07-00029-116-006.

That Jose T. Gutierrez died on February 22d, 2021, and a certified copy of the death certificate is attached to the Affidavit. The following are the designated beneficiaries, and their addresses, who survived the owner and who were in existence on the date of the death of the deceased owner:

Mario D. Gutierrez

That, by virtue of the death of Jose T. Gutierrez, the above beneficiaries now own legal title to the premises as set out and situated in County of Clark in the State of Ohio and the City of Springfield:

Being Lot Number Four Thousand Seven Hundred Eighteen (4718) as the same is numbered and designated in Robbins and Myer's Addition to said City of Springfield which is recorded in Plat Book No. 2, Page 131, of the Plat Records of Clark County, Ohio.

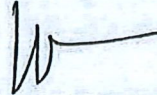
Permanent Parcel No. 340-07-00029-116-006.
Address: 774 Woodbine, Avenue, Springfield, OH 45503

The Recorder is requested to make reference to this Affidavit on the Transfer on Death Deed or Transfer on Death Designation Affidavit pursuant to Section 5302.222 of the Ohio Revised Code.

Further Affiant says nothing


Affiant

Sworn to before me and subscribed in my presence at Greene City, Ohio on 12/8, 2022.



Notary Public

LARRY E. HUSTON, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
Ohio Rev. Code Ann. Section 147.03
My Commission Has No Expiration Date





202200016631 11/08/2022 12:19 PM
Filed for Record in CLARK County, Ohio
Nancy Pence, Recorder Rec Fees: \$42.00
QC OR Vol 2217 Pgs 4506 - 4508

APPROVED

Clark County Tax Map

Transferred
Sale Price 0

NOV 08 2022

NOV - 8 2022

4868
John S. Federer
Auditor

- ☒ Legal Description
☐ Survey Plat / Lotsplit
☐ Subdivision / Annexation

MUNICIPAL QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF **SPRINGFIELD, OHIO** of Clark County, State of Ohio, for One Hundred Dollars (\$100.00) paid, grants to **Mario D. Gutierrez**, whose tax mailing address is 4146 Ashton Lane, Springfield, Ohio 45503 the following real property:

Situate in the City of Springfield, County of Clark and State of Ohio and described as follows:

SEE ATTACHED SCHEDULE A FOR LEGAL DESCRIPTION

Prior Deed Ref: Instrument Number 202200010401; Vol. 2212 Pgs. 3517-3519 of the Deed Records Clark County, Ohio.

Subject to all easements and restrictions of record.

WITNESS my hand this 5th day of October, 2022.

THE CITY OF SPRINGFIELD, OHIO

By: 
Bryan L. Heck, City Manager

CITY OF SPRINGFIELD OHIO
HOLD



202200016631
BK 2217 PG 4507

STATE OF OHIO)
COUNTY OF CLARK)

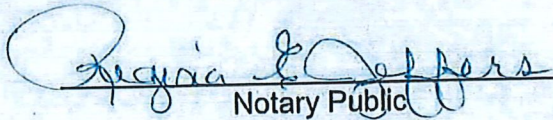
SS:

Before me, a Notary Public, in and for said County and State, personally appeared Bryan L. Heck, City Manager of The City of Springfield, Ohio who acknowledged that he signed the foregoing instrument as his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Springfield, Ohio this 5th day of October, 2022.



REGINA E JEFFERS
Notary Public, State of Ohio
My Commission Expires:
November 2, 2025


Notary Public

My commission expires: November 2, 2025

This instrument prepared by The City of Springfield, Ohio.



202200016631
BK 2217 PG 4508

SCHEDULE A

Situated in the County of Clark in the State of Ohio and the City of Springfield:

Being Lot Number Four Thousand Seven Hundred Nineteen (4719) as the same is numbered and designated in Robbins and Myer's Addition to said City of Springfield which is recorded in Plat Book No. 2, Page 131, of the Plat Records of Clark County, Ohio.

Permanent Parcel No. 340-07-00029-116-007
Address: 770 Woodbine Avenue, Springfield, OH 45503

Transferred
Sale Price 8
2856
JUL 12 2022

John S. Federer
Auditor

202200010401 07/13/2022 02:09 PM
Filed for Record in CLARK County, Ohio
Nancy Pence, Recorder Rec Fees: \$42.00
AUD OR Vol 2212 Pgs 3517 - 3519

Auditor's Deed

(Forfeited Land Sale)

KNOW ALL MEN BY THESE PRESENTS: That whereas, the Real Estate hereinafter described, having become and being delinquent for non-payment of taxes, assessments, penalties, interest and costs, was forfeited to the State of Ohio, as will fully appear by the records of the Court of Common Pleas and of the County Auditor of Clark County, Ohio; and

WHEREAS, said County Auditor, after the lapse of time as provided by law caused notice of the sale of said forfeited land to be advertised once a week for two consecutive weeks prior to the date fixed by law, on the 28th day of June 2022 and on the 5th day of July 2022 attended at the Court House of said county and from day to day offered said Real Estate for sale at public auction, to the highest bidder, in manner and form provided by law;

THEREUPON, on the 12th day of July 2022, City of Springfield, Ohio bid for said Real Estate the sum of Seven Hundred and Eighty One Dollars and 34/100 (\$781.34) Dollars, which sum being the highest bid offered and the best price obtainable, the County Auditor, acting as agent of the State of Ohio, then and there sold said Real Estate to the said City of Springfield, Ohio for said sum, and thereupon gave to said purchaser a Certificate of Sale, as required by law, which Certificate of Sale has been produced or returned to the said County Auditor;

NOW THEREUPON, I, John S. Federer as County Auditor of Clark County, Ohio, acting as agent of the State of Ohio, in consideration of the premises and the payment of the sum Seven Hundred and Eighty One Dollars and 34/100 and the additional sum of Forty Five Dollars, as provided by law, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said

City of Springfield, Ohio, theirs and assigns forever, the Real Estate sold as aforesaid




202200010401
BK 2212 PG 3518

When a tract of forfeited land that was foreclosed upon as a result of proceedings for foreclosure instituted under division (C) of Section 5721.18 of the Revised Code is sold under this Chapter, the conveyance of the real estate by the auditor shall extinguish all previous title and invest the purchaser with a new title free from the lien for land taxes; assessment, charges, penalties, and interest for which the lien was foreclosed, the property was forfeited to the state, and in satisfaction of which the property was sold under this chapter, but subject to all other liens and encumbrances with respect to the tract.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said City of Springfield, Ohio, theirs and assigns forever.

IN WITNESS OF, I John S. Federer, County Auditor of Clark County, Ohio, acting as agent of the State of Ohio, have hereunto set my hand, this 12th day of July 2022.


County Auditor

Of, Clark County, Ohio
Acting as Agent of the State of Ohio.

The State of Ohio, Clark County, as.

BE IT REMEMBERED, that on this 12th day of July 20 22, before me, the subscriber, a Notary Public in and for said County, personally came to the above named John S. Federer, as County Auditor of Clark County, Ohio acting as agent of the State of Ohio, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed, as such County Auditor and agent of the State of Ohio, for the uses and purposes therein mentioned.

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



202200010401
BK 2212 PG 3519

Schedule A

Situated in the County of Clark in the State of Ohio and in the City of Springfield:

Being Lot Number Four Thousand Seven Hundred Nineteen (4719) as the same is numbered and designated in Robbins and Myer's Addition to said City of Springfield which is recorded in Plat Book No. 2, Page 131, of the Plat Records of Clark County, Ohio.

Being Parcel no. 340-07-00029-116-007 as formerly conveyed to Anthony Wayne Tarbutton et al.

APPROVED
Clark County Tax Map

JUL 01 2022

- ☐ Legal Description
- ☐ Survey Plat / Lotsplit
- ☐ Subdivision / Annexation

COUNTY AUDITOR

Clark County, Ohio

CERTIFICATE OF SALE
OF FORFEITED LANDS

4719 ROBBINS & MEYERS ALL

Clark County Ohio

Parcel # 340-07-00029-116-007

City of Springfield Taxing District

7/12, 2022

Amount sold for - - \$781.34

Transfer Fee - - \$45.50

\$826.84

Auditor's Deed given to

CITY OF SPRINGFIELD, OHIO

this day of

2022

John S. Federer

County Auditor

CERTIFICATE OF SALE OF FORFEITED LAND

Revised Code Section 5723.12

The State of Ohio, Clark County, ss:

I, John S. Federer , the duly elected, qualified
and acting Auditor in and for the State and County aforesaid, do hereby certify that the following described
tract of land or lot, described as follows:

4719 ROBBINS & MEYERS ALL

Clark County Ohio

Parcel # 340-07-00029-116-007

entered for taxation in City of Springfield Taxing District and forfeited
to the State of Ohio for the non-payment of taxes, assessments, penalties, interest and costs, was sold
to CITY OF SPRINGFIELD, OHIO on 7/12 , 2022
for the sum of Seven Hundred and Eighty One Dollars and 34/100 (\$781.34)

Witness my hand and official seal at
this 12 day of July , 2022 Springfield, Ohio,


County Auditor in and for

Clark County, Ohio.

Transferred
Sale Price 1100
5017 RC
DEC - 5 2022

202200017801 12/05/2022 04:20 PM
Filed for Record in CLARK County, Ohio
Nancy Pence, Recorder Rec Fees: \$42.00
AFFD OR Vol 2218 Pgs 4017 - 4019

John S. Federer
Auditor
APPROVED
Clark County Tax Map

DEC 05 2022
TSM
☒ Legal Description
☐ Survey Plat / Lotsplit
☐ Subdivision / Annexation

TRANSFER ON DEATH CONFIRMATION AFFIDAVIT
[RC 5302.22]

State of Ohio
County of Clark

I, Mario D. Gutierrez, being duly sworn, says as follows:
* JOSE GUTIERREZ

That Jose T. Gutierrez was the owner of property under a duly recorded Transfer on Death Deed or a duly recorded Transfer on Death Designation Affidavit. Said deed or affidavit was recorded at Springfield, Ohio as Instrument No. 340-07-00029-116-006.

* That Jose T. Gutierrez died on February 22d, 2021, and a certified copy of the death certificate is attached to the Affidavit. The following are the designated beneficiaries, and their addresses, who survived the owner and who were in existence on the date of the death of the deceased owner:

Mario D. Gutierrez

That, by virtue of the death of Jose T. Gutierrez, the above beneficiaries now own legal title to the premises as set out and situated in County of Clark in the State of Ohio and the City of Springfield:

Being Lot Number Four Thousand Seven Hundred Eighteen (4718) as the same is numbered and designated in Robbins and Myer's Addition to said City of Springfield which is recorded in Plat Book No. 2, Page 131, of the Plat Records of Clark County, Ohio.

1385/572
Permanent Parcel No. 340-07-00029-116-006.
Address: 774 Woodbine, Avenue, Springfield, OH 45503

The Recorder is requested to make reference to this Affidavit on the Transfer on Death Deed or Transfer on Death Designation Affidavit pursuant to Section 5302.222 of the Ohio Revised Code.

* AKA JOSE GUTIERREZ
Further Affiant says in naught

[Signature]
Affiant

MARIO GUTIERREZ
HOLD

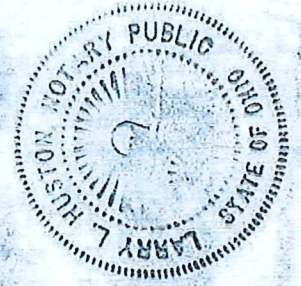


202200017801
BK 2218 PG 4018

Sworn to before me and subscribed in my presence at Greene Co, Ohio on
12/5, 2022.

Notary Public

LARRY E. HUSTON, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
Ohio Rev. Code Ann. Section 147.03
My Commission Has No Expiration Date



Mario Gutierrez
4146 Ashton Lane
Springfield, Ohio 45503

The alley located and adjoined at 770 & 774 Woodbine has not been passable for a number of years. There was a Pear tree that grew in the middle the alley and also heavy thick brush in the middle as well. On many occasions people would dump old tires, trash and vegetation that had been cut down elsewhere. There were also dead animals found inside the brush.

Once we obtained the parcel at 770, we immediately cleaned it up and cleared the heavy thick brush and cut up the old trees that had fallen. We put up a fence across the back of the property because stray dogs keep coming into the yard and sometimes became aggressive, we need to keep the dogs out and family safe.

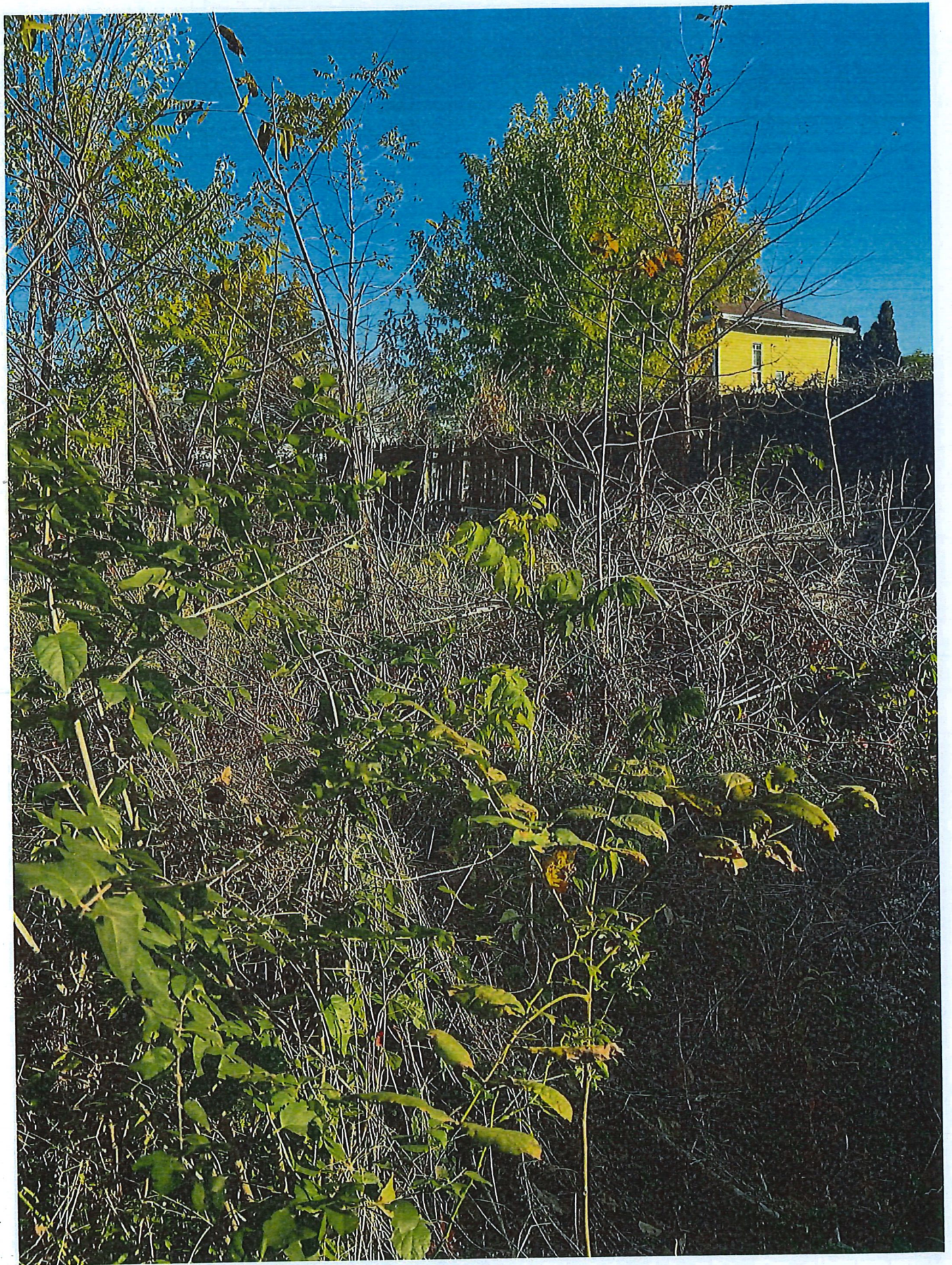
We also planted a wonderful vegetable garden which is used as a food source and maintained by the residents, and it is cost effective to them. They have often shared those vegetables with other neighbors which have been very grateful and appreciative.

There was a fence that ran along side of the alley to the neighbors that live on Thrasher Ave, but that fence was never maintained and kept falling over and became a hazard. We removed what was left of it from the alley and put up a temporary fence for the neighbors.

The residents just plan on expanding the garden and making the rest of the property nicely landscaped as they have been doing with the rest of the yard. Thank you for your attention to this matter.

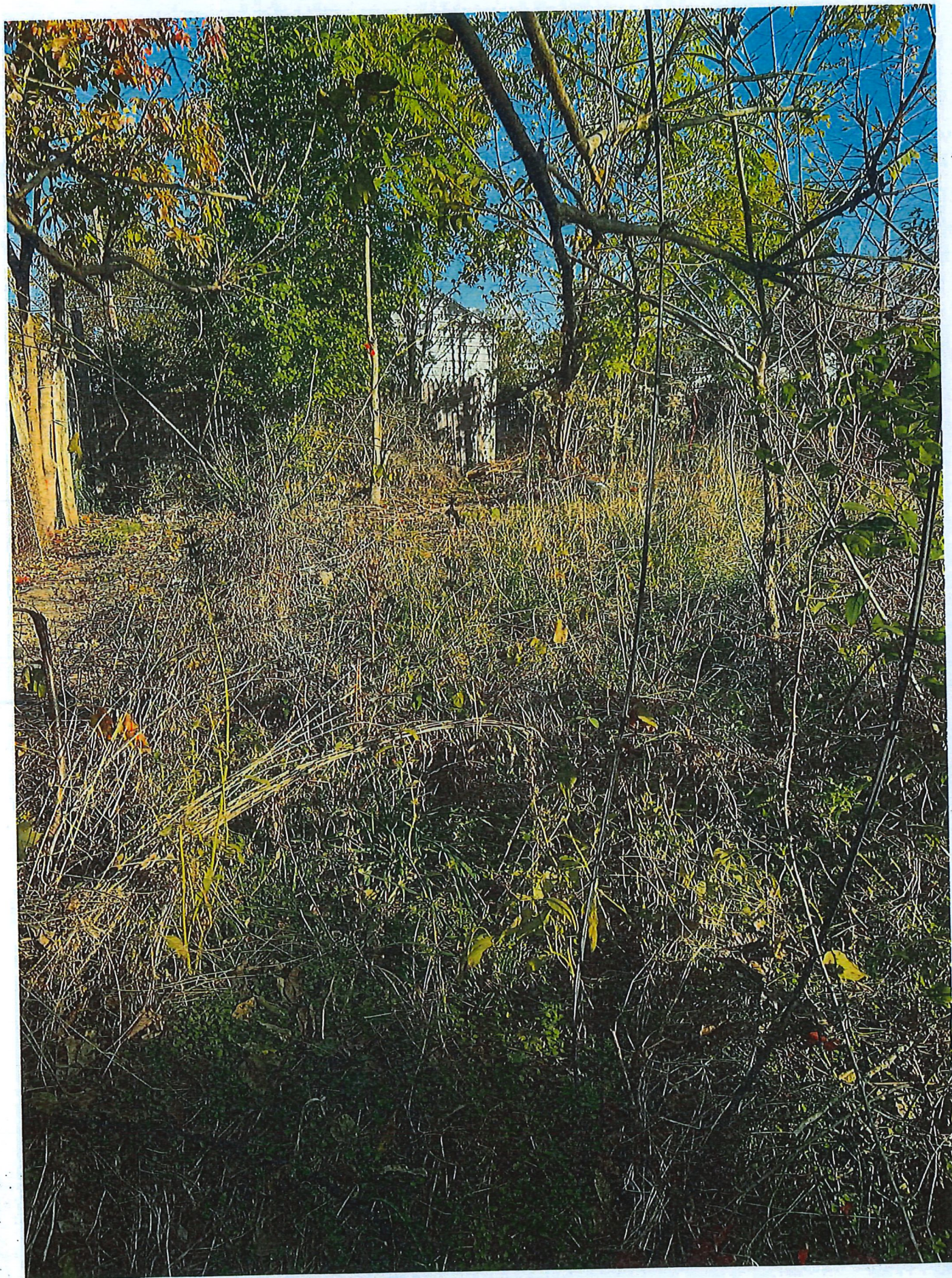
Sincerely,

Mario Gutierrez

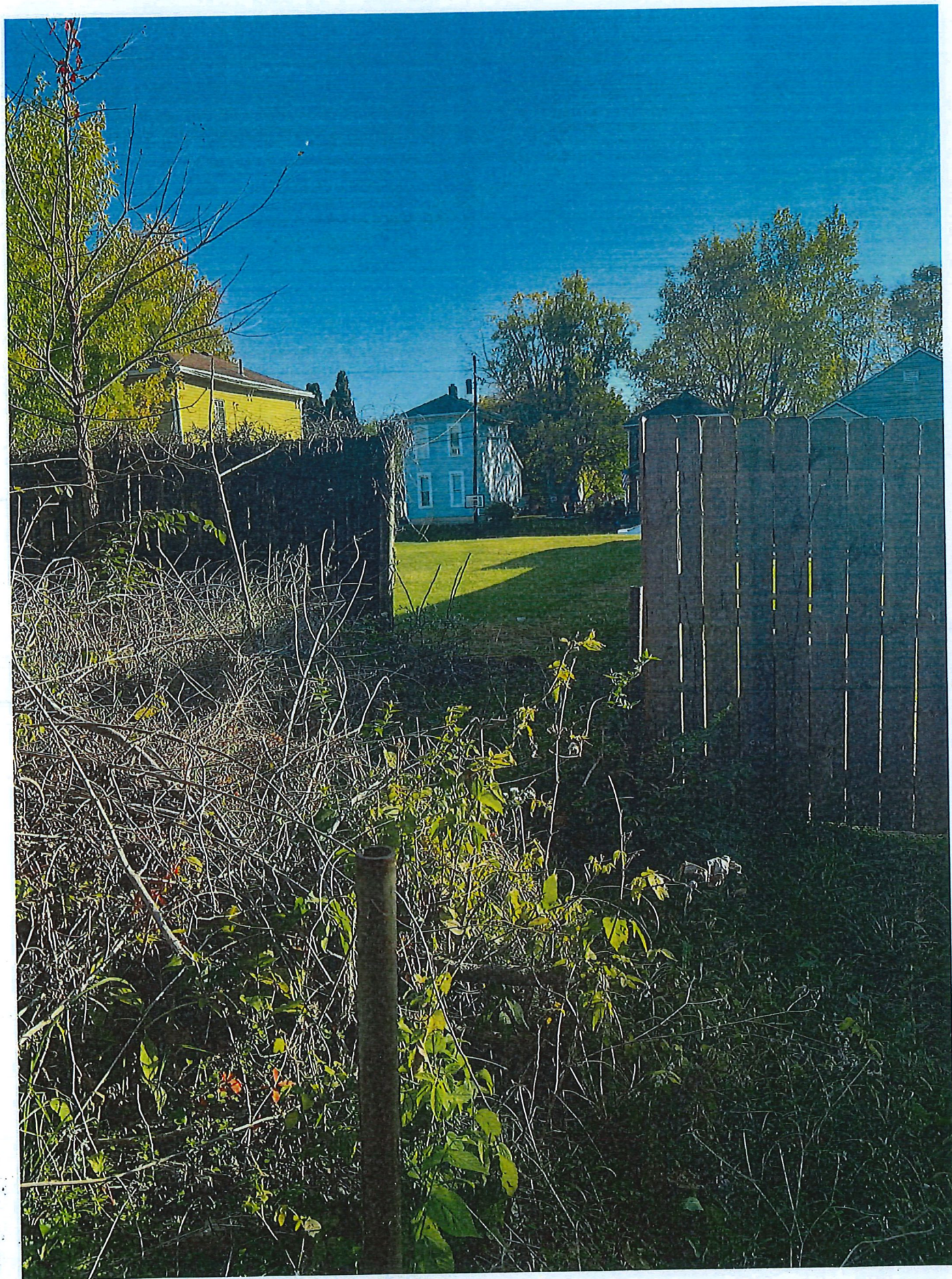


















YONIS JOSE DIAZ
973 JAMES ST
SPRINGFIELD OH 45503

WILLIAM & CONNIE SMITH
1048 THRASHER ST
SPRINGFIELD OH 45503

HELEN BATISTA
782 WOODBINE AVE
SPRINGFIELD OH 45503

ROGER MICHAEL JR & LINDA S DOTY
1036 THRASHER ST
SPRINGFIELD OH 45503

DONALD JACKS
773 FARLOW ST
SPRINGFIELD OH 45503

KEISHA SERNA
767 FARLOW ST
SPRINGFIELD OH 45503

EBONY ONSHEYLL LAMBEY
773 WOODBINE ST
SPRINGFIELD OH 45503

TIMOTHY F & DONITA D STEWART
767 WOODBINE AVE
SPRINGFIELD OH 45503

GARLIND PROPERTIES
2800 SPRINGFIELD JAMESTOWN RD
SPRINGFIELD OH 45505 750

AARON C HOWARD
127 WILLIS AVE
SPRINGFIELD OH 45505

CLARK COUNTY LAND REUTILIZATION
CORP
3130 E MAIN ST STE 1A
SPRINGFIELD OH 45505 771

CRAIGER HOLDINGS LLC
4991 STONY CREEK RD
URBANA OH 43078-8455

SANDRA HUNT
779 WOODBINE AVE
SPRINGFIELD OH 45503

CHERIE D DOUGHMAN
783 FARLOW ST
SPRINGFIELD OH 45503

MARGUERITE SILVERS
759 FARLOW ST
SPRINGFIELD OH 45503

DAKOTA LYNCH & CARRIE DILLER
783 WOODBINE AVE
SPRINGFIELD OH 45503

TERENCE L & MELANIE MC KENZIE
1022 THRASHER ST
SPRINGFIELD OH 45503

HORTA LLC
750 SHRINE RD
SPRINGFIELD OH 45504

THOMAS & VIRGINIA ARGABRIGHT
753 FARLOW ST
SPRINGFIELD OH 45503

TONI R SALYER
787 WOODBINE AVE
SPRINGFIELD OH 45503

DANIEL HOWARD
1020 THRASHER ST
SPRINGFIELD OH 45503

LUCINDA R REEDER
1016 THRASHER ST
SPRINGFIELD OH 45503

DONALD A WILLIAMS
4008 SINTZ RD
SPRINGFIELD OH 45504

Mario Gutierrez
4146 Ashton Lane.
Springfield, OH 45503