

OBORRC

OHIO BOARD OF REVISION RESOURCE CENTER



EXHIBITS

EXHIBIT 1

TYPICAL OPENING – NO COUNTERCOMPLAINT

EXHIBIT 2

TYPICAL OPENING – WITH COUNTERCOMPLAINT

EXHIBIT 3

**TYPICAL OPENING - WHERE SCHOOL BOARD IS
ORIGINAL COMPLAINANT**

EXHIBIT 4

ESTABLISHING CONNECTION OF WITNESS TO PROPERTY OWNER

EXHIBIT 1
TYPICAL OPENING – NO COUNTERCOMPLAINT

AUGUST 28, 2013

WEDNESDAY AFTERNOON SESSION

1:14 P.M.

BOR: 12-239
PARCEL NUMBER: 02701184-00
OWNER: Gary and Barbara Shonebarger, Survivors
ADDRESS: 1455 Hillbrook Drive NE
CURRENT VALUE: \$238,560
ASKING VALUE: \$220,000

- -

BOARD MEMBERS: Jon Slater, Brian Kuhn, and
Christina Foster

- - -

PRESENT: Gary and Barbara Shonebarger

- -

MR. FORQUER: Fairfield County Board of Revision reconvening in the matter of Case 12-239. It is approximately 1:12 PM on Wednesday, August 28th, 2013. Complainant in this matter is Gary E. Shonebarger. Property in question is parcel 02701184-00 with an address of 1455 Hillbrook Drive Northeast in Lancaster, Ohio.

Go ahead and swear the witnesses, please.

GARY AND BARBARA SHONEBARGER duly sworn by the court
reporter/notary public.

EXHIBIT 2
TYPICAL OPENING – WITH COUNTERCOMPLAINT

1 BOR: 13-376
2 PARCEL NUMBER: 0535006600
3 OWNER: Collins Road Properties Ltd.
4 ADDRESS: 1664 East Main Street
5 CURRENT VALUE: \$2,990,290
6 ASKING VALUE: \$2,050,000

7 --

8 BOARD MEMBERS: Mike Kiger, James Bahnsen, CPA, Ed Laramee

9 PRESENT: Kelley Gorry, Esq.
10 Robert Danzinger, Esq.
11 Kenneth Wilson

12

13 MR. DOLIN: Back on the record on BOR

14 13-376. This is an original complaint filed by
15 property owner Collins Road Properties Ltd.
16 regarding parcel 0535006600 with a property
17 address of 1664 East Main Street, Lancaster.

18 A countercomplaint has been filed by the
19 Board of Education of the Lancaster City
20 Schools. Counsel for both parties are here. If
21 counsel for the owner would put his appearance
22 on, followed by the school district.

23 MR. DANZINGER: Robert Danzinger,
24 Attorney with the law firm of Sleggs, Danzinger
& Gill, attorney for the property owner.

MR. DOLIN: Counsel for the school
district.

1 MS. GORRY: Thank you, May it please
2 the board. I'm Kelley Gorry of Rich & Gillis
3 Law Group for the Lancaster City School
4 District.

5 MR. DOLIN: Okay. We've marked three
6 exhibits. The first one is the complaint, the
7 second one, Exhibit 2, is the countercomplaint,
8 Exhibit 3 is the appraisal.

9 Any objection by either counsel to those
10 all going into evidence?

11 MR. DANZINGER: No.

12 MS. GORRY: None.

13 MR. DOLIN: Okay. Without objection,
14 those will be admitted as Exhibits 1, 2, and 3
15 respectively.

16 If we could swear the witness in,
17 please.

EXHIBIT 3
TYPICAL OPENING - WHERE SCHOOL BOARD IS
ORIGINAL COMPLAINANT

BOR: 13-392
PARCEL NUMBER: 0532003663
2 OWNER: Aanya Gas LLC
ADDRESS: 2610 North Columbus Street
3 CURRENT VALUE: \$556,730
ASKING VALUE: \$1,800,000
4 -

5 BOARD MEMBERS: Mike Kiger, Jon Slater, James
Bahnsen, CPA
6 - - -

7 PRESENT: Angela Petrova, Esq.
Sanjay Bhatt, Esq.
8 Rimanshu Patel
9

10 MR. DOLIN: We're on the record. This
11 is BOR Case 13-392. This is an original
12 complaint filed by the Board of Education of the
13 Lancaster City Schools. The owner of the
14 property is listed as Aanya Gas, LLC, A-A-N-Y-A,
15 Gas, LLC. This is regarding parcel number
16 0532003663 with a property address given as 2610
17 North Columbus Street, Lancaster, Ohio.

18 Counsel for the original complainant,
19 the board of education, if you'd put your
20 appearance on, please.

21 MS. PETROVA: Angela Petrova with Rich &
22 Gillis Law Group on behalf of Lancaster City
23 Schools.

24 MR. DOLIN: And it should be noted that

1 there is a countercomplaint in this matter filed
2 by Aanya Gas, LLC regarding the same. And
3 counsel for Aanya Gas, LLC is here. If you'd
4 put your appearance on, please.

5 MR. MATT: Thank you. May it please
6 the board, Sanjay Bhatt, B-H-A-T-T, first name's
7 Sanjay, S-A-N-J-A-Y, on behalf of the property
8 owner Aanya Gas, LLC, an Ohio limited liability
9 company.

10 MR. DOLIN: Okay. First, because the
11 board was the original complainant in this
12 matter, we've marked as Exhibit Number 1 the
13 complaint and attachments that the board of
14 education submitted.

15 Ms. Petrova, am I correct that you wish
16 to submit that into evidence in this case?

17 MS. PETROVA: The school moves to submit
18 the deed and conveyance fee statement into the
19 record as school board exhibits.

20 MR. DOLIN: Any objection to that,
21 Counsel?

22 MR. MATT: No.

23 MR. DOLIN: Without objection, that will
24 be admitted as Exhibit Number 1.

1 If you wish -- we'll save your statement
2 until the end, or do you wish to make it now?

3 MS. PETROVA: We typically make it in
4 the beginning just as a quick opening.

5 MR. DOLIN: Go right ahead,

6 MS. PETROVA: The school board filed a
7 tax year 2013 complaint based upon the recorded
 sale of the subject property on April 10th,
9 2013, for the sale price of \$1.8 million as
10 reflected on both the deed and conveyance fee
11 statement, which was referenced as being
12 attached with our original complaint.

13 We would respectfully request that the
14 board consider those as the subject property's
15 new fair market value for tax year 2013 to carry
16 forward according to law.

17 MR. DOLIN: Do you have any further
18 evidence?

19 MS. PETROVA: Other than the deed and
20 conveyance fee statement, no, that is all that
21 we have at this time.

22 MR. DOLIN: Okay. Very good.

23 If we could swear the witness on the
24 countercomplaint, please.

EXHIBIT 4
ESTABLISHING CONNECTION OF WITNESS TO PROPERTY OWNER

BOR: 13-283
PARCEL NUMBER: 0410250134
OWNER: Trinity Place LLC
ADDRESS: 859 Windmill Drive
CURRENT VALUE: \$1,813,450
ASKING VALUE: \$300,000

MR. DOLIN: If we could please swear the
witness.

ALAN LANCZ

duly sworn by the court reporter/notary public.

1 MR. DOLIN: State your name and give us
2 your address, please.

3 MR. LANCZ: Sure. Alan Lancz, 2400
4 North Reynolds, Toledo, Ohio.

5 MR. DOLIN: All right. And, Mr. Lancz,
6 I note that the owner of the property is listed
7 as Trinity Place LLC. Do you have a connection
8 of some kind with Trinity Place LLC?

9 MR. LANCZ: Yeah. I'm a member of
10 Trinity Place.

11 MR. DOLIN: You have an ownership
12 interest in it?

13 MR. LANCZ: Yes.

14 MR. DOLIN: And Trinity Place is the
15 owner of the property, correct?

16 MR. LANCZ: Yes.