

# CONTRACT

Agreement made this 6<sup>th</sup> day of March , 2000, between Michael Helman  
hereinafter Seller , and City of Gahanna , hereinafter buyer .

The parties to this agreement, in consideration of the mutual covenants and stipulations set out, agree as follows: Purchasing of all land not needed in the split of the house and barn. 21.540+/- . Located at 94 Price Rd, Gahanna OHio 43230.

-Purchase price to be \$10,000 per acre.

-Buyer to pay all survey cost, all closing cost, to provide city water to the house located at 94 price rd and to pay all taxes that are due on 94 Price rd.

(SEE BELOW FOR MORE COND.) SECTION

## INSTRUMENT AS ENTIRE AGREEMENT

This instrument contains the entire agreement between the parties, and no statements, promises, or inducements made by either party or agent of either party that are not contained in this contract shall be valid or binding; this contract may not be enlarged, modified, or altered except in writing signed by both parties and endorsed on this agreement.

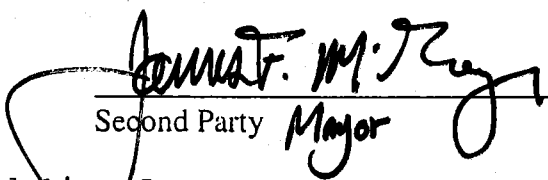
## SECTION

### EFFECT OF AGREEMENT

This agreement shall inure to the benefit of and be binding on the heirs, executors, assignees, and successors of the respective parties.

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.

\_\_\_\_\_  
First Party

  
\_\_\_\_\_  
Second Party

- The property will be conveyed lien free.
- subject to council approval within 15 days.
- subject to sellers attorney approval within 15 days.

Base	Residential	Improvements	Comments	Commercial	Image	Transfer
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**Parcel ID** 025-000876-00      **Address** 94 PRICE RD      **Index Order** Address      **Card** 1 of 1

**Property Location** 94 PRICE RD  
**Tax Dist** 025 CITY OF GAHANNA-  
 GAHANNA JEF      **Sqft** 1000      **Rooms** 5      **Full Baths** 1  
    **Yr Blt** 1955      **Bdrms** 3      **Half Baths** 0  
**Sch Dist** 2506  
**Land Use** 513 OTHER RESIDENTIAL

**Owner Information**  
 HELMAN MICHAEL L

**Mailing Information**  
 HELMAN MICHAEL L  
 PO BOX 30802  
 COLUMBUS OH 43230

**Property Information**  
 94 PRICE RD  
 21.537 ACRES  
 R17 T1 S4  
 025-0059C -041-00

**Board of Revision** No  
**Homestead** No  
**2.5% Reduction** No  
**Divided Property** No  
**New Construction** No  
**Foreclosure** No  
**Other Assessments** No  
**Front Ft.** 0.00

**Valid Sale** No  
**# of Parcels** 1  
**Deed Type** QC  
**Sale Amount** \$0  
**Date** 03/01/1996  
**Conveyance**  
**#**  
**Deed** 901878-F  
**Number**  
**Acres** 0.000

**1999 Mkt Land Value** \$78,900  
**1999 Cauv Value** \$0  
**1999 Mkt Impr Value** \$57,000  
**1999 Mkt Total Value** \$135,900  
**1999 Annual Taxes** \$2,667.28  
**1999 Total Taxes** \$2,800.64  
**Due**  
**1999 Total Taxes** \$0.00  
**Paid**



Parcel  
 1 of 1



025000876



[E-mail Joe Testa](#)

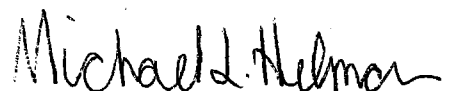
[Legal Disclaimer](#)

This data is updated daily to close of business status, previous day.

To all council members and whom it concerns,

In this offer I present to the City I would appreciate this letter to follow. The property located at 94 Price Road Gahanna Ohio, 43230 was a dream for me. When I purchased the property many years ago I had big dreams of what it would be. I started that dream when hiring a local well known construction company from Gahanna. It was from that point on the dream became a nightmare. After paying this local construction company close to a quarter of a million dollars he filed bankruptcy. I am sure that Gahanna is aware of the rest by both the conditions of the house and by their own knowledge of the situation. If I had not been through all of this I would not be selling this property. I bought the property knowing land in Gahanna was scarce and very valuable due to location in such a city. I hope Gahanna can fulfill their dreams with the land and the city unlike myself. I have been a resident for Gahanna for a long time until the present where I have built what is close to my dreams. I have so much in this property that I will never recover but I do have one very big benefit and that is the land being such a great city. I feel very confident that this land will be of great benefit to Gahanna and it will be money well spent. To conclude, I'd like to mention that I have no more room to adjust any figures with the cost of the property. I have took a big loss and I need just to move on. I hope one day I can walk on this land and know a dream did come true.

Sincerely,



Michael L. Helman