

RESOLUTION APPROVING THE ANNEXATION OF CERTAIN TERRITORY IN THE TOWNSHIP OF GENEVA TO THE CITY OF GENEVA, GBH GENEVA PROPERTY LLC, PERMANENT PARCEL NUMBERS 17-006-00-018-00 AND 17-006-00-019-00

WHEREAS, a public hearing was held October 17, 2023, by Resolution No. 2023-524 in the matter of the proposed annexation of certain territory in the Township of Geneva to the Village of Geneva; and

WHEREAS, GBH Geneva Property LLC designated Gary L. Pasqualone, Curry & Pasqualone Attorneys at Law, as agent for the property currently situated in the Township of Geneva containing .93 acres of land; and

WHEREAS, The Board of Commissioners now comes to determine the approval or disapproval of said petition; and

WHEREAS, In accordance with the Ohio Revised Code, Section 709.033, the Board of Commissioners finds as follows:

(A) The petition meets all the requirements set forth in, and was filed in the manner provided in, section 709.02 of the Revised Code (Regular Annexation Petition);

(B) The persons who signed the petition are owners of real estate located in the territory proposed to be annexed in the petition, and, as of the time the petition was filed with the board of county commissioners, the number of valid signatures on the petition constituted a majority of the owners of real estate in that territory;

(C) The City of Geneva to which the territory is proposed to be annexed has complied with division (D) of section [709.03](#) of the Revised Code;

(D) The territory proposed to be annexed is not unreasonably large;

(E) On balance, the general good of the territory proposed to be annexed will be served, and the benefits to the territory proposed to be annexed and the surrounding area will outweigh the detriments to the territory proposed to be annexed and the surrounding area, if the annexation petition is granted;

(F) No street or highway will be divided or segmented by the boundary line between Geneva Township and the City of Geneva as to create a road maintenance problem, or, if a street or highway will be so divided or segmented, the City of Geneva has agreed, as a condition of the annexation, that it will assume the maintenance of that street or highway;

(G) Petition was entered on the journal at the next regular session of the board after filing (filed August 3, 2023, entered on Commissioners' Journal on August 10, 2023);

(H) Agent has filed proof of service that notices to governmental bodies has been completed; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio, that the territory located in the Township of Geneva as described in the petition filed by Gary L. Pasqualone, Agent for the Petitioner; is hereby approved for annexation to the City of Geneva, County of Ashtabula, State of Ohio, as on balance, as the general good and benefits to the territory proposed to be annexed and the surrounding area will outweigh any detriments; and

BE IT FURTHER RESOLVED, That upon favorable action by the City of Geneva upon the annexation of said territory, monumentation shall be had to accurately define the boundaries of the City of Geneva; and

BE IT FURTHER RESOLVED, That the Clerk of the Board of Commissioners is hereby instructed to file a final transcript of the proceedings, map, petition and the Engineer's Report with the Clerk-Treasurer for the City of Geneva, with the Fiscal Officer of the Township of Geneva, and to the Agent for the Petitioners.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2023-560

November 07, 2023

RESOLUTION APPROVING THE ANNEXATION OF CERTAIN TERRITORY IN THE TOWNSHIP OF GENEVA TO THE CITY OF GENEVA, GBH GENEVA PROPERTY LLC, PERMANENT PARCEL NUMBERS 17-006-00-018-00 AND 17-006-00-019-00

Upon the motion of J.P. Ducro IV, seconded by Kathryn L. Whittington.

VOTE:

Casey R. Kozlowski
Kathryn L. Whittington
J.P. Ducro IV

Aye
Aye
Aye

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio

ASHTABULA COUNTY
COMMISSIONERS
Casey R. Kozlowski
Kathryn L. Whittington
J. P. Ducro IV



25 W. Jefferson St.
Jefferson, OH 44047-1092
Phone: (440) 576-3750
Fax: (440) 576-2344
commissioners@ashtabulacounty.us

STATE OF OHIO)
) Ss
COUNTY OF ASHTABULA)

In the Matter of Annexation of Certain) Transcript of Proceedings Before
Territory in the Township of Geneva) The Board of Ashtabula County
To the City of Geneva) Commissioners

BE IT REMEMBERED THAT HERETOFORE, TO-WIT:

At meetings of the Board of County Commissioners of Ashtabula County, Ohio, begun and held at their office in the Ashtabula County Courthouse, Old Courthouse, 2nd Floor, 25 West Jefferson Street, Jefferson, Ohio, among other proceedings then and there had as appears from the Journal of their proceedings the following, to-wit:

- Exhibit A: Petition filed by Gary Pasqualone, Agent for Petitioner GBH Geneva Property LLC
- Exhibit B: Resolution No. 2023-416 dated August 10, 2023 Filing Petition for the Annexation of Certain Territory in the Township of Geneva to the City of Geneva (GBH Geneva Property LLC)
- Exhibit C: Resolution No. 2023-417 dated August 10, 2023 setting Date and Time for Hearing on the Annexation of Certain Territory in the Township of Geneva to the City of Geneva (GBH Geneva Property LLC)
- Exhibit D: Copy of notice mailed to Gary Pasqualone, Agent from Clerk of the Board of Ashtabula County Commissioners notifying of time and date of public hearing
- Exhibit E: Copy of notice sent to County Engineer requesting review of the map and description for accuracy
- Exhibit F: Copies of letters sent by Agent Gary Pasqualone VC Geneva LLC, Linda Allman, Joanne Yoe and Tammy Caya, Fiscal Officer Geneva Twp. showing public hearing date and time for the annexation
- Exhibit G: Copy of Proof of Publication of Public Hearing in the Gazette Newspapers filed with the Clerk of Board of Commissioners by Gary Pasqualone, Agent for Petitioner
- Exhibit H: Copy of response memo dated August 16, 2023 from Ashtabula Co. Engineer reviewing the map and description for accuracy

- Exhibit I: Copy of Resolution No. 3584 indicating what services the City of Geneva will provide to lands owned by GBH Geneva Property LLC upon annexation approval filed by Gary Pasqualone Agent
- Exhibit J: Copy of check for \$325.00 from Gary Pasqualone on behalf of GBH Geneva Property LLX received by the Clerk of the Board by Gary Pasqualone, Agent for Petitioner
- Exhibit K: Copy of Resolution No. 2023-524 on October 17, 2023 Holding Hearing in the Matter of the Proposed Annexation of Territory in the Township of Geneva to the City of Geneva (GBH Geneva Property LLC)
- Exhibit L: Copy of Resolution No. 2023-560 dated November 7, 2023 approving the Annexation of Territory in the Township of Geneva to the City of Geneva (GBH Geneva Property LLC)
- Exhibit M: Copy of Invoice for Stenographer Services at the Public Hearing taken by Veritext LLC-Midwest Region
- Exhibit N: Copies of cover letters filing the transcript with the City of Geneva, the Township of Geneva, and Attorney Gary Pasqualone, Agent for the Petitioners

CERTIFICATE

I, Lisa Hawkins, as Clerk of the Board of County Commissioners of Ashtabula County, State of Ohio, having custody of the Journal, records and files of said Board of County Commissioners, do hereby certify that the foregoing is a true and correct copy of the proceedings of said Board in the matter of the Annexation of Territory in the Township of Geneva to the City of Geneva as petitioned by GBH Geneva Property LLC, as shown by the Journal of their Proceedings.

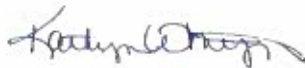


Lisa Hawkins, Clerk of the Board
Ashtabula County Commissioners

ASHTABULA COUNTY COMMISSIONERS



Casey Kozlowski, President of the Board



Kathryn Whittington, County Commissioner



J. P. Ducro IV, County Commissioner



RECEIVED

AUG 03 2023

ASHTABULA COUNTY BOARD OF COMMISSIONERS

PETITION FOR ANNEXATION

To: The Ashtabula County Commissioners:

This Petition of the undersigned residents of Geneva Township, Ashtabula County, Ohio respectfully shows that:

1) The territory requesting to be annexed to the City of Geneva is contiguous to the City of Geneva.

2) The parcels seeking annexation are described in Exhibit "A" attached hereto and incorporated herein by reference.

3) An accurate map of said territory is attached as Exhibit "B" hereto and incorporated herein.

4) The number or property owners of said territory is one.

5) That Gary L. Pasqualone acts as agent for the Petitioner. That Gary L. Pasqualone is the Solicitor for the City of Geneva, Ohio.

6) Petitioner GBH Geneva Property LLC is also the owner of the adjacent property being Permanent Parcel No. 20-030-00-038-00 located at 60 West St., Geneva City, Ashtabula County, Ohio and gives consent to the requested annexation.

Petitioner requests that the territory described in Exhibit "A" be annexed to the City of Geneva, Ohio and they have accordingly signed and presented this petition. Opposite the petitioner's signature is its address, with the assessed value of the parcel to be annexed.

Curry & Pasqualone
ATTORNEYS AT LAW
302 SOUTH BROADWAY
GENEVA, OHIO 44041

NAME *ROXANNE JICIBEN*

MAILING ADDRESS

[Handwritten Signature]

GBH GENEVA PROPERTY LLC

994 N. Ridge Road W
Geneva, OH 44041

Dated: *07/12/2023*

Territory to be annexed:

Permanent Parcel No.: 17-006-00-019-00

Premises located at 994 N. Ridge Road W., Geneva Twp., Ashtabula County, Ohio

Tax Value: \$74,800.00

Permanent Parcel No. 17-006-00-018-00

Vacant land adjacent to 994 N. Ridge Road W, Geneva Township, Ashtabula County,
Ohio

Tax Value: \$9,600.00

Curry & Pasqualone
ATTORNEYS AT LAW

302 SOUTH BROADWAY
GENEVA, OHIO 44041

Exhibit A - Legal Description

Situated in the Township of Geneva, County of Ashtabula and State of Ohio:

Tract 1:

Known as being part of Section No. 3 in said Township, and is a part of the estate of N. B. Johnson, Sr. and bounded as follows:

Beginning at a point in the center of the North Ridge Road at the northwest corner of J. W. Shull, et al. land;
thence easterly along the center of said road sixty (60) feet to a point;
thence southerly at right angles with said road two hundred (200) feet to a gas pipe;
thence westerly at right angles with last described line, eighty-one and eight-tenths (81.8) feet to a gas pipe in the west line of said Shull, et al. land;
thence northerly along said west line, two hundred one and eighteen-hundredths (201.18) feet to the place of beginning. Containing .32 acres of land.

Excepting and reserving from the above the following described premises:

Beginning at the point of Intersection of the property line between Millie Connell and Dora B. Spring with the southerly line of the present road (S. R. No. 2) and being 71.83 feet to the right of and at right angles to station 104-79.75 in the center line of survey made by the Department of Highways;
thence S. 4°27' W. along said property line, and passing thru center line station 104-47.48, 122.29 feet to a point 40.0 feet to the left of and radially to center line Station 104-22.96;
thence N. 70°11' E. 78.98 feet to a point in the property line between Millie Connell and N. A. Wilcox and being 40.0 feet to the left of and at right angles to the center line station 106-09.38;
thence along said property line N. 1° 40" W., and passing thru center line station 105-22.47, 86.19 feet to a point in the southerly line of the present road and being 61.40 feet to the left of and at right angles to center line station 105-39.32;
thence along the southerly line of the present road, S 88° 20' W., 62.95 feet to the place of beginning. Containing .175 acres, more or less.

Tract 2:

Situated in the Township of Geneva, County of Ashtabula, and State of Ohio, and known as being in Section No. 3, and is bounded as follows:

Commencing at the southwest corner of land now or formerly owned by Millie Connell, running thence southerly 246 feet to the north line of land formerly owned by Nathan B. Johnson;
thence east in the north line of said Johnson's land 100 feet;
thence northerly 242 feet to the south line of land now or formerly owned by Millie Connell;
thence westerly in the line of said Connell's land, 80 feet to the place of beginning.

The above parcels be the same more or less, but subject to all legal highways.

SURVEY UPDATE REQUIRED
FOR NEXT TRANSFER

BOTH TRACTS
BY MAK DATE 20/21/23
ASHTABULA COUNTY ENGINEER

4879-0346-4257.3
#223388350_v4

Parcel II:

All that certain lands situate in Section 3, in the Township of Geneva, Township Number 12 North, Range V West in the Connecticut Western Reserve Survey, County of Ashtabula, State of Ohio, A resurvey of the lands to R. A. Martin, DDS, as recorded in Deed Volume 114, Page 1880 (PPN 17-006-00-018-00) in the Office of the County Recorder further described.

Beginning at a point to mark the old centerline of US Route 20 - old West Main Street (55 feet wide) at the Northwest corner of another parcel to R. A. Martin, DDS, as recorded in Deed Volume 114, Page 1880 (PPN 20-030-00-038-00) said point being located from A 1" iron pipe found within a monument box Assembly, marking the centerline intersection of West Street (50 feet wide) with the centerline of North Ridge Road - U. S. Route 20 (80 feet wide), South 70 degrees 10' 20" West, a distance of 54.39 feet and South 88 degrees 20' 00" West, a distance of 189.07 feet to the point and place of beginning.

Thence, the following (4) courses and distances: South 01 degrees 46' 30" East, with the West line of said R. A. Martin, DDS, (thru a capped 5/8" iron pin set at 27.50 feet) a total distance of 199.98 feet to a capped 5/8" iron pin set to mark an interior corner to said R. A. Martin, DDS.

Thence, South 88 degrees 18' 00" West, with said R. A. Martin, DDS, a distance of 60.31 feet to a 3/4" iron pipe found to mark a point in the East line of lands to G. Atkinson & J. L. Hayes, as recorded in Deed Volume 91, Page 288.

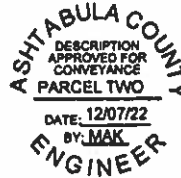
Thence, North 01 degrees 41' 10" West, with the East line of said Hayes, thru a 3/4" iron pipe found North 14 degrees 26' 44" East, 0.30 feet from the right of way of North Ridge Road (U.S. Route 20) and a 1" iron pipe found in concrete North 79 degrees 15' 08" East 0.29 feet from the old right of way of (U. S. Route 20) a total distance of 200.01 feet to mark a point in the old centerline of U.S. Route 20.

Thence, North 88 degrees 20' 00" East, with the old centerline of U. S. Route 20, a distance of 60.00 feet to the point and place of beginning, said land containing 0.2762 acres, more or less, as surveyed and described in August 2006, as illustrated on a certain map recorded in the Office of the Ashtabula County Engineer, by Timothy E. Stocker, P.S. 7245 Crabbs' surveying order 4109.

Basis of bearings are to an assumed meridian along the centerline of North Ridge Road, North 70 degrees 10' 20" East.

All iron pins set are 5/8" rebar with cap "Crabbs 7245".

PPN: 17-006-00-018-00



4879-0346-4257.3

STATE OF OHIO)
) SS.
ASHTABULA COUNTY)

AFFIDAVIT

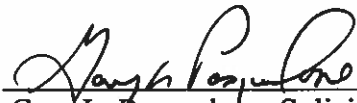
Now comes Gary L. Pasqualone, the agent for Petitioner for Annexation, being first duly sworn deposes and says:

1. Affiant is the Solicitor for the City of Geneva, Ohio and the Agent for Petitioner for Annexation of the parcel described in Exhibit "A" attached hereto.

2. The Petitioner requests that Permanent Parcel No.: 17-006-00-019-00 consisting of approximately .65 Acres of land in Geneva Township, Ashtabula County, Ohio, and Permanent Parcel No. 17-006-00-018-00 consisting of approximately .276 Acres of land in Geneva Township, Ashtabula County, Ohio, and contiguous with the City of Geneva, Ohio, be annexed to the City of Geneva, Ohio.

3. All parcels located adjacent to the aforesaid parcel or directly across the road from it where the road is adjacent to it, including the names and mailing addresses of the owners of each parcel, is shown by Exhibit "B" attached hereto.

Affiant further sayeth naught.



Gary L. Pasqualone, Solicitor

Sworn to and subscribed in my presence this 13 day of July 2023.



Notary Public

KIMBERLY D. RIDDELL, Notary Public
State of Ohio (Ashtabula Cty.)
My Commission Expires May 13, 2025

Curry & Pasqualone
ATTORNEYS AT LAW
302 SOUTH BROADWAY
GENEVA, OHIO 44041

EXHIBIT 'B'

Parcel Proposed for Annexation:

1. Permanent Parcel No.: 17-006-00-019-00 and 0.65 Acres
17-006-00-018-00 and 0.276 Acres

Owner: GBH Geneva Property LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Adjacent Parcels:

1. Permanent Parcel No.: 20-030-00-038-00 2.555 Acres

Owner: GBH Geneva Property LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

2. Permanent Parcel No.: 17-006-00-017-00 0.82 Acres

Owner: Linda Allman
2737 West St.
Geneva, OH 44041

3. Permanent Parcel No.: 17-006-00-020-00 0.7531 Acres

Owner: Joanne Yoe
998 W. Main St.
Geneva, OH 44041

4. Permanent Parcel No.: 20-030-00-040-00 1.8878 Acres

Owner: VC Geneva 1 LLC
510 E. Main St.
Charlottesville, VA 22902

Curry & Pasqualone
ATTORNEYS AT LAW

302 SOUTH BROADWAY
GENEVA, OHIO 44041

Parcel Summary

Values

Land

Sales

CAUV/AG District

Dwelling

Commercial

Outbuildings

Manufacturer Home

Photos

Map

Sketch

Tax Summary

Prior Tax Year

Payment History

Yearly Summary

Special Assessments

Hearing & Tracking

Tax Distribution

PARID: 170060001900
NBHD: 70000
GBH GENEVA PROPERTY LLC



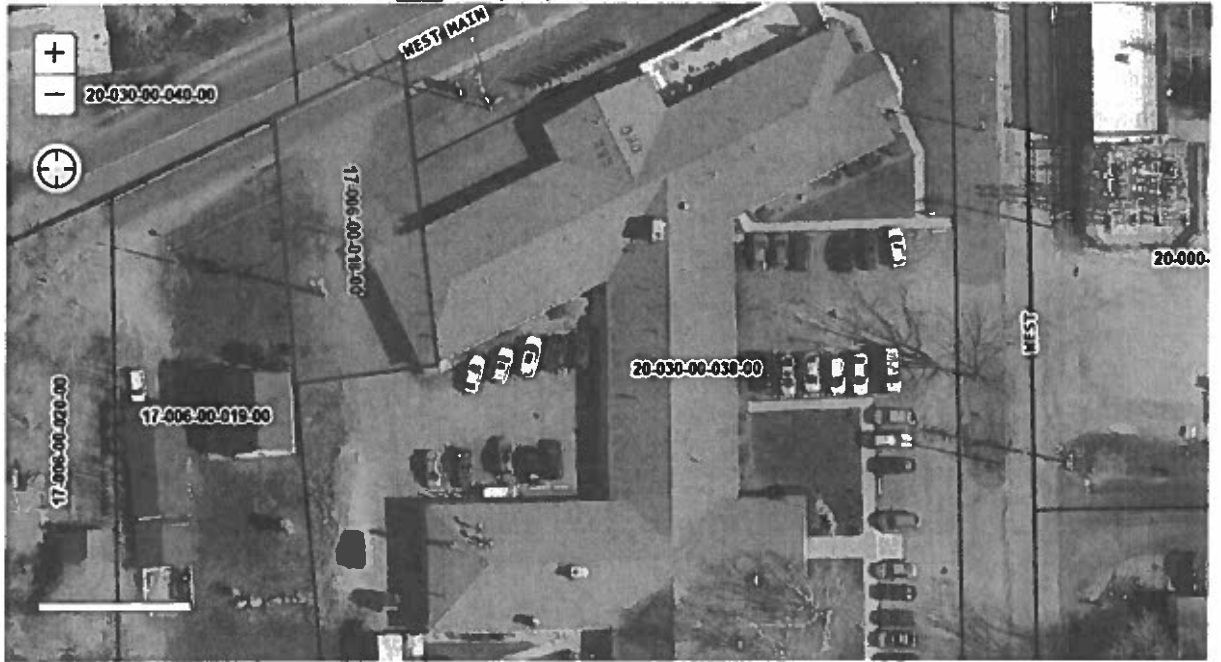
EX B



- Parcel Summary
- Values
- Land
- Sales
- CAUV/AG District
- Dwelling
- Commercial
- Outbuildings
- Manufacturer Home
- Photos
- Map
- Sketch
- Tax Summary
- Prior Tax Year
- Payment History
- Yearly Summary
- Special Assessments
- Hearing & Tracking
- Tax Distribution

PARID: 170060001800
 NBHD: 7000C
 GBH GENEVA PROPERTY LLC

ex B





RESOLUTION ACKNOWLEDGING PETITION FILED FOR REGULAR ANNEXATION OF CERTAIN TERRITORY IN THE TOWNSHIP OF GENEVA TO THE CITY OF GENEVA, GBH GENEVA PROPERTY LLC, PERMANENT PARCEL NUMBER'S 17-006-00-019-00 AND 17-006-00-018-00

WHEREAS, Gary Pasqualone, Curry & Pasqualone Attorneys at Law, who has been duly designated as agent for petitioner, for GBH Geneva Property LLC, as Owner (known as Petitioner), has presented the following petition for the annexation of certain property in the Township of Geneva to the City of Geneva, Parcel Number's: **17-006-00-019-00 AND 17-006-00-018-00**, to-wit:

PETITION FOR ANNEXATION

To the Ashtabula County Board of Commissioners:

This Petition of the undersigned residents of Geneva Township, Ashtabula County, Ohio respectfully shows that:

- 1) The territory requesting to be annexed to the City of Geneva is contiguous to the City of Geneva.
- 2) The parcel seeking annexation is described in Exhibit "A" attached hereto and incorporated herein by reference.
- 3) An accurate map of said territory is attached as Exhibit "B" hereto and incorporated herein.
- 4) The number or property owners of said territory is one.
- 5) That Gary L. Pasqualone acts as agent for the Petitioner. That Gary L. Pasqualone is the Solicitor for the City of Geneva, Ohio.

Petitioner requests that the territory described in Exhibit "A" be annexed to the City of Geneva, Ohio and they have accordingly signed and presented this petition. Opposite the petitioner's signature is his or her address, with the assessed value of the parcel to be annexed.

Signed by Roxanne Jividen, Dated: 12/7/22 Mailing Address: 208 Colonial Drive, Painesville, OH 44077

Permanent Parcel No.: **17-006-00-019-00**
Premises located at 994 N. Ridge Road W., Geneva Twp., Ashtabula County, Ohio
Tax Value: \$74,800.00

Permanent Parcel No.: **17-006-00-018-00**
Vacant land adjacent to 994 N. Ridge Road W., Geneva Twp., Ashtabula County, Ohio
Tax Value: \$9,600.00

NOW, THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio, that the above petition for annexation of certain territory in the Township of Geneva and the City of Geneva, is hereby accepted for filing.

BE IT FURTHER RESOLVED, that attached to said petition is the Affidavit of Gary L. Pasqualone, more further outlined in the attachment.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2023-416

August 10, 2023

RESOLUTION ACKNOWLEDGING PETITION FILED FOR REGULAR ANNEXATION OF CERTAIN TERRITORY IN THE TOWNSHIP OF GENEVA TO THE CITY OF GENEVA, GBH GENEVA PROPERTY LLC, PERMANENT PARCEL NUMBER'S 17-006-00-019-00 AND 17-006-00-018-00

Upon the motion of Kathryn L. Whittington, seconded by J.P. Ducro IV.

VOTE:

**Casey R. Kozlowski
Kathryn L. Whittington
J.P. Ducro IV**

**Aye
Aye
Aye**

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio



RESOLUTION SETTING DATE AND TIME FOR HEARING ON THE ANNEXATION OF CERTAIN TERRITORY IN THE TOWNSHIP OF GENEVA TO THE CITY OF GENEVA, GBH GENEVA PROPERTY LLC, PERMANENT PARCEL NUMBER'S 17-006-00-019-00 AND 17-006-00-018-00

WHEREAS, A petition for annexation of certain territory in the Township of Geneva to the City of Geneva was filed with the Clerk of the Board of Commissioners on August 3, 2023 and hereby accepted for filing by resolution 2023-416; and

WHEREAS, The Board of County Commissioners feels that the petition contains all things required by Section 709.02 of the Ohio Revised Code; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio, that a hearing on the proposed annexation of the above territory be held at 10:30 a.m. on the 17th day of October, 2023, in the Commissioners' Conference Room, 2nd Floor of the Old Courthouse Building in Jefferson, Ohio; and

BE IT FURTHER RESOLVED, That the Clerk of this Board shall furnish a copy of the description and map of the property sought to be annexed to the County Engineer for his determination of the accuracy thereof; and

BE IT FURTHER RESOLVED, That the County Engineer shall make a report to the Board of Commissioners of his findings on or before September 22, 2023.

BE IT FURTHER RESOLVED, That the Clerk of this Board shall furnish a copy of this resolution and the resolution regarding the filing of the petition to the Agent for the Petitioners.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2023-417

August 10, 2023

RESOLUTION SETTING DATE AND TIME FOR HEARING ON THE ANNEXATION OF CERTAIN TERRITORY IN THE TOWNSHIP OF GENEVA TO THE CITY OF GENEVA, GBH GENEVA PROPERTY LLC, PERMANENT PARCEL NUMBER'S 17-006-00-019-00 AND 17-006-00-018-00

Upon the motion of J.P. Ducro IV, seconded by Kathryn L. Whittington.

VOTE:

**Casey R. Kozlowski
Kathryn L. Whittington
J.P. Ducro IV**

**Aye
Aye
Aye**

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio



ASHTABULA COUNTY
COMMISSIONERS
J. P. Ducro IV
Casey R. Kozlowski
Kathryn L. Whittington



25 W. Geneva St.
Geneva, OH 44047-1092
Phone: (440) 576-3750
Fax: (440) 576-2344
commissioners@ashtabulacounty.ohio.gov

Where great things happen.

August 11, 2023

Gary L. Pasqualone
302 South Broadway St.
Geneva, OH 44041

Re: Annexation of territory in the Township
of Geneva to the City of Geneva

Dear Mr. Pasqualone:

The petition for the annexation of property in Geneva Township to the City of Geneva as petitioned by Gary L. Pasqualone, Agent for GBH Geneva Property LLC has been entered upon the Commissioners' Journal of Proceedings at their session held August 10, 2023.

In accordance with Section 709.03 of the Ohio Revised Code, we have set the date of October 17, 2023 at 10:30 a.m. in the Commissioners' Conference Room, Old Courthouse, Second Floor, 25 West Jefferson Street, Jefferson, Ohio as the date, time and place of the hearing on the petition.

Please refer to Ohio Revised Code §709.03 for the actions which you must take relative to this petition.

Should you have any questions on this matter, please feel free to contact me.

Sincerely,

ASHTABULA COUNTY COMMISSIONERS

Lisa Hawkins, Clerk of the Board

ASHTABULA COUNTY
COMMISSIONERS
J. P. Ducro IV
Casey R. Kozlowski
Kathryn L. Whittington



Where great things happen.



25 W. Andover St.
Andover, OH 44047-1092
Phone: (440) 576-3750
Fax: (440) 576-2344
commissioners@ashtabulacounty.us

August 11, 2023

Timothy J. Martin, County Engineer
186 East Satin Street
Jefferson, Ohio 44047-1419

Re: Annexation of territory in
the Township of Geneva
to the City of Geneva

Dear Mr. Martin:

Attached is a copy of the petition submitted by Gary L. Pasqualone, Agent for petitioner GBH Geneva Property LLC, seeking to annex property that is in the Township of Geneva to the City of Geneva. The hearing has been set for October 17, 2023 at 10:30 a.m. in the Commissioners' Office.

In accordance with Ohio Revised Code §709.031, we are requesting that your office review the map and legal description for accuracy and verify that the number of names on the petition are indeed the majority of the freeholders of the territory proposed for annexation. Please submit a written report of your findings to the Board of Commissioners on or before September 22, 2023.

Should you have any questions, please feel free to contact me.

Sincerely,

ASHTABULA COUNTY COMMISSIONERS

Lisa Hawkins, Clerk of the Board

Attachments



CITY OF GENEVA

City Solicitor's Office
44 North Forest Street
Geneva, Ohio 44041

Phone: (440) 466-4675

Fax: (440) 466-5027



August 21, 2023

VC Geneva 1 LLC
510 E. Main St.
Charlottesville, VA 22902

RE: Petition for Annexation

Dear Sir:

Please be advised that I represent GBH Geneva Property LLC which is seeking to annex their property consisting of 2 parcels at 994 North Ridge Road W, Geneva Township, Ashtabula County, Ohio. A copy of the petition and map filed on August 3, 2023 are enclosed.

A hearing regarding the Petition has been set for October 17, 2023, at 10:30 a.m. in the Commissioners Conference Room, Old Courthouse, 25 W. Jefferson St., 2nd Floor, Jefferson, Ohio, 44047.

A copy of the Notice of Hearing is also enclosed. You are further notified that any owner who signed the petition may remove the owner's signature by filing with the Clerk of the Board of County Commissioners, a written notice of withdrawal of the owner's signature, within 21 days after this notice.

Very truly yours,

Gary L. Pasqualone
Geneva City Solicitor

GLP:kr
Enclosures

CERTIFICATION

I hereby certify that the aforesaid notice was mailed this 23 day of August 2023.

Gary L. Pasqualone,
Solicitor



CITY OF GENEVA

City Solicitor's Office
44 North Forest Street
Geneva, Ohio 44041

Phone: (440) 466-4675

Fax: (440) 466-5027

August 21, 2023

Linda Allman
2737 West St.
Geneva, OH 44041

RE: Petition for Annexation

Dear Ms. Allman:

Please be advised that I represent GBH Geneva Property LLC which is seeking to annex their property consisting of 2 parcels at 994 North Ridge Road W, Geneva Township, Ashtabula County, Ohio. A copy of the petition and map filed on August 3, 2023 are enclosed.

A hearing regarding the Petition has been set for October 17, 2023, at 10:30 a.m. in the Commissioners Conference Room, Old Courthouse, 25 W. Jefferson St., 2nd Floor, Jefferson, Ohio, 44047.

A copy of the Notice of Hearing is also enclosed. You are further notified that any owner who signed the petition may remove the owner's signature by filing with the Clerk of the Board of County Commissioners, a written notice of withdrawal of the owner's signature, within 21 days after this notice.

Very truly yours,

Gary L. Pasqualone
Geneva City Solicitor

GLP:kr
Enclosures

CERTIFICATION

I hereby certify that the aforesaid notice was mailed this 23 day of August 2023.

Gary L. Pasqualone,
Solicitor



CITY OF GENEVA

City Solicitor's Office
44 North Forest Street
Geneva, Ohio 44041

Phone: (440) 466-4675

Fax: (440) 466-5027

August 21, 2023

Joanne Yoe
998 W. Main St.
Geneva, OH 44041

RE: Petition for Annexation

Dear Ms. Yoe:

Please be advised that I represent GBH Geneva Property LLC which is seeking to annex their property consisting of 2 parcels at 994 North Ridge Road W, Geneva Township, Ashtabula County, Ohio. A copy of the petition and map filed on August 3, 2023 are enclosed.

A hearing regarding the Petition has been set for October 17, 2023, at 10:30 a.m. in the Commissioners Conference Room, Old Courthouse, 25 W. Jefferson St., 2nd Floor, Jefferson, Ohio, 44047.

A copy of the Notice of Hearing is also enclosed. You are further notified that any owner who signed the petition may remove the owner's signature by filing with the Clerk of the Board of County Commissioners, a written notice of withdrawal of the owner's signature, within 21 days after this notice.

Very truly yours,

Gary L. Pasqualone
Geneva City Solicitor

GLP:kr
Enclosures

CERTIFICATION

I hereby certify that the aforesaid notice was mailed this 23 day of August 2023.

Gary L. Pasqualone,
Solicitor



CITY OF GENEVA

City Solicitor's Office
44 North Forest Street
Geneva, Ohio 44041

Phone: (440) 466-4675

Fax: (440) 466-5027

August 18, 2023

Tammy Caya
Fiscal Officer
Geneva Township
Box 670
Geneva, OH 44041

RE: Petition for Annexation

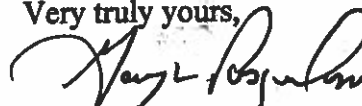
Dear Ms. Caya:

Enclosed please find a copy of the Petition for Annexation filed August 3, 2023 on behalf of GBH Geneva Property, LLC.

The hearing is set for October 17, 2023 at 10:30 am in the Commissioner's Conference Room, Old Courthouse, 2nd floor, 25 W. Jefferson Street, Jefferson, OH.

If you have any questions, please call.

Very truly yours,



Gary L. Pasqualone

GLP/dv
Enc.

GENERIC



Affidavit of Publication

THE STATE OF OHIO
Ashtabula County



Common Pleas
Court

I, William A. Creed, being first duly sworn, say that I am a duly authorized officer of the Gazette Printing Co., Inc. publishers of

Gazette Newspapers

weekly publication, published and of general circulation in said county, and that the notice of which the annexed is a copy was published for 1 consecutive week(s), on the same day each week, on the following date(s): **SEPTEMBER 13, 2023**

William A. Creed

Signed my presence, and sworn before me, this 13TH day of SEPTEMBER, 2023.

Rebecca Creed

Notary Public

Rebecca Creed
Notary Public – State of Ohio
My commission expires July 18, 2026



Case No.: **GBH GENEVA PROPERTY, LLC**

Advertising: **\$ 185.63**

ANNEXATION

LEGAL NOTICE NOTICE OF ANNEXATION

Please take Notice that GBH Geneva Property, LLC has filed a petition requesting that their real property located at 994 N. Ridge Road W., Geneva Township, Ashtabula County, Ohio, and being Permanent Parcel No. 17-006-00-019-00 and 17-006-00-018-00, and described in Exhibit "A" attached hereto, be annexed to the City of Geneva, Ohio. The matter will be brought on for hearing on October 17, 2023 at 10:30 a.m. in the Commissioners Conference Room, Old Courthouse, Second Floor, 25 W. Jefferson Street, Jefferson, Ohio 44047.

Exhibit A – Legal Description

Situated in the Township of Geneva, County of Ashtabula and State of Ohio:

Tract 1:

Known as being part of Section No. 3 in said Township, and is a part of the estate of N. B. Johnson, Sr., and bounded as follows:

Beginning at a point in the center of the North Ridge Road at the northwest corner of J. W. Shull, et al. land;

thence easterly along the center of said road sixty (60) feet to a point;

thence southerly at right angles with said road two hundred (200) feet to a gas pipe;

thence westerly at right angles with last described line, eighty-one and eight-tenths (81.8) feet to a gas pipe in the west line of said

Shull, et al. land;

thence northerly along said west line, two hundred one and eighteen-hundredths (201.18) feet to the place of beginning. Containing .32 acres of land.

Excepting and reserving from the above the following described premises:

GENERIC

Beginning at the point of intersection of the property line between Millie Connell and Dora B. Spring with the southerly line of the present road (S. R. No. 2) and being 71.63 feet to the right of and at right angles to station 104-79-75 in the center line of survey made by the Department of Highways;

thence S. 4°27' W. along said property line, and passing thru center line station 104-47.46, 122.29 feet to a point 40.0 feet to the left of and radially to center line Station 104-22.96;

thence N. 70°11' E. 79.98 feet to a point in the property line between Millie Connell and N. A. Wilcox and being 40.0 feet to the left and at right angles to the center line station 105-09.36;

thence along said property line N. 1°40' W., and passing thru center line station 105-22.47, 96.19 feet to a point in the southerly line of the present road and being 51.40 feet to the left of and at right angles to center line station 105-39.32;

thence along the southerly line of the present road, S 88°20' W., 62.95 feet to the place of beginning. Containing 175 acres, more or less.

Tract 2:

Situated in the Township of Geneva, County of Ashtabula, and State of Ohio, and known as being in Section No. 3 and is bounded as follows:

Commencing at the southwest corner of land now or formerly owned by Millie Connell, running thence southerly 245 feet to the north line of land formerly owned by Nathan B. Johnson;

thence east in the north line of said Johnson's land 100 feet;

thence northerly 242 feet to the south line of land now or formerly owned by Millie Connell;

thence westerly in the line of said Connell's land, 80 feet to the place of beginning.

The above parcels be the same more or less, but subject to all legal highways.

Parcel III

All that certain lands situate in Section 3, in the Township of Geneva, Township Number 12 North, Range V West in the Connecticut Western Reserve Survey, County of Ashtabula, State of Ohio, a resurvey of the lands to R. A. Martin, DDS, as recorded in Deed Volume 114, Page 1880 (PPN 20-030-00-038-00) said point being located from A 1" iron pipe found within a monument box Assembly, marking the centerline intersection of West Street (50 feet wide) with the centerline of North Ridge Road - U. S. Route 20 (80 feet wide), South 70 degrees 10' 20" West, a distance of 54.39 feet and South 88 degrees 20' 00" West, a distance of 189.07 feet to the point and place of beginning.

Thence, the following (4) courses and distances: South 01 degrees 46' 30" East, with the West line of said R. A. Martin, DDS, (thru a capped 5/8" iron pin set at 27.50 feet) a total distance of 199.98 feet to a capped 5/8" iron pin set to mark an interior corner to said R. A. Martin, DDS.

Thence, South 88 degrees 18' 00" West, with said R. A. Martin, DDS, a distance of 60.31 feet to a 1/4" iron pipe found to mark a point in the East line of lands to G. Atkinson & J. L. Hayes, as recorded in Deed Volume 91, Page 288.

Thence, North 01 degrees 41' 10" West, with the East line of said Hayes, thru a 1/4" iron pipe found North 14 degrees 26' 44" East, 0.30 feet from the right of way of North Ridge Road (U.S. Route 20) and a 1" iron pipe found in concrete North 79 degrees 15' 08" East 0.29 feet from the old right of way of (U. S. Route 20) a total distance of 200.01 feet to mark a point in the old centerline of U.S. Route 20.

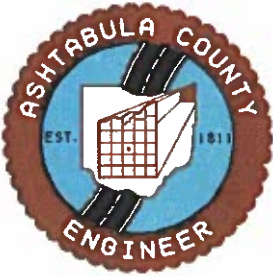
Thence, North 88 degrees 20' 00" East, with the old centerline of U. S. Route 20, a distance of 60.00 feet to the point and place of beginning, said land containing 0.2762 acres, more or less, as surveyed and described in August 2006, as illustrated on a certain map recorded in the Office of the Ashtabula County Engineer, by Timothy E. Stocker, P.S. 7245 Crabbs' surveying order 4109.

Basis of bearings are to an assumed meridian along the centerline of North Ridge Road, North 70 degrees 10' 20" East.

All iron pins set are 5/8" rebar with cap "Crabbs 7245".

PPN: 17-006-00-018-00

CURRY & PASQUALONE
302 S. BROADWAY
GENEVA, OH 44041 (440) 466-4818
GN 09/13/2023 (994)



ASHTABULA COUNTY ENGINEER'S OFFICE
Timothy T. Martin P.E., P.S., County Engineer
Thomas G. Partridge P.E., P.S., Chief Deputy

186 East Satin Street
Jefferson, Ohio 44047-1419

Phone (440) 576-3707 • Fax (440) 576-3719
www.ashtabulacounty.us/engineer



August 16, 2023

Ashtabula County Commissioners
25 W. Jefferson St.
Jefferson, OH 44047

RECEIVED
AUG 17 2023
ASHTABULA COUNTY BOARD
OF COMMISSIONERS

Re: Petition for Annexation; GBH Geneva Property LLC – Geneva City

Dear Board,

We have reviewed the petition and have found the following:

- A. The petition as submitted 8/3/2023 includes an accurate description and map.
- B. The parcels to be annexed is owned by GBH Geneva Property LLC.
- C. The description has the acreage of the parcels as .93 acres.
- D. The current tax map, Deed Vol. 798 Page 396 (PPN: 17-006-00-019-00), and Deed Vol. 786 Page 1981 (PPN: 17-006-00-018-00) have the acreage as .93, this shall be assigned a Geneva City PPN once annexation is complete.
- E. As shown on the map submitted with the descriptions to our office, the annexation of this parcel will not create an island. The parcel is adjacent and contiguous with the City of Geneva.

Sincerely,

Thomas Partridge
Chief Deputy Engineer

cc: file



RESOLUTION NO. 3584

A RESOLUTION STATING THAT CITY SERVICES SHALL BE PROVIDED TO THE PARCELS CONSISTING OF .65 ACRES AND .276 ACRES AT 994 NORTH RIDGE ROAD W., GENEVA TOWNSHIP, ASHTABULA COUNTY, OHIO BOTH OWNED BY GBH GENEVA PROPERTY LLC, WITHIN THIRTY (30) DAYS OF THE APPROVAL OF ANNEXATION BY THE ASHTABULA COUNTY COMMISSIONERS, AND TO DECLARE AN EMERGENCY.

WHEREAS, GBH Geneva Property LLC has filed a petition for annexation of its property located at 994 N. Ridge Road W., Geneva Township, Ohio in accordance with ORC 709.021; and

WHEREAS, the City of Geneva is in agreement with the petition request; and

WHEREAS, the City of Geneva is willing to provide City services to said parcels upon annexation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Geneva, State of Ohio:

SECTION 1. The City of Geneva hereby expressly agrees to provide all City services to the properties of the proposed annexation to include, but not limited to, water, sewer, police & fire, and zoning within thirty (30) days of the annexation approval.

SECTION 2. Upon annexation approval, the City of Geneva will require the owner of the annexed territory to provide a buffer separating the use of the annexed parcel the adjacent land remaining in the Township.

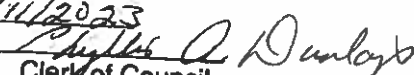
SECTION 3. It is found and determined that all formal actions of the Council of the City of Geneva concerning and relating to the adoption of this Resolution were taken in an open meeting of the Council of the City of Geneva and that all deliberations of this Council that resulted in those formal actions were in a meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. This Resolution is declared to be an emergency to comply with time requirements and therefore this Resolution shall take effect and be in force immediately upon its passage.

Passed this 14th day of August, 2023.
(113)


President of Council

Attest: 
Clerk of Council

CERTIFICATE
I hereby certify that the foregoing is a true copy of Resolution No. 3584 adopted by the Council of the City of Geneva, Ohio on 9/11/2023
Date 9/11/2023 
Clerk of Council

CURRY & PASQUALONE

Attorneys at Law
302 South Broadway
Geneva, Ohio 44041

19026

56-871/412

DATE October 16, 2023

PAY
TO THE
ORDER OF

Ashtabula County Commissioners

\$ 325.00

Three Hundred Twenty Five and 00/100ths

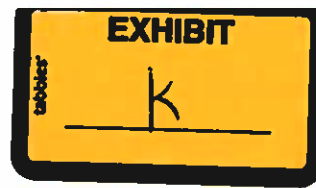
DOLLARS

Andover Bank
ANDOVER.BANK

FOR Annexation

Fany L Pasqualone





RESOLUTION HOLDING PUBLIC HEARING IN THE MATTER OF THE PROPOSED ANNEXATION OF CERTAIN TERRITORY IN THE TOWNSHIP OF GENEVA TO THE CITY OF GENEVA, GBH GENEVA PROPERTY LLC, PERMANENT PARCEL NUMBERS 17-006-00-018-00 AND 17-006-00-019-00

WHEREAS, This being the date set by the Board of Ashtabula County Commissioners on its Journal of August 10, 2023 by Resolution Number 2023-417, for the public hearing on the matter of annexation of territory in the Township of Geneva to the City of Geneva as petitioned by Gary L. Pasqualone, Agent for petitioner GBH Geneva Property LLC. The hearing was opened at 10:32 a.m.; and

WHEREAS, The Clerk of the Board testified the following:

- The petition was filed by Gary L. Pasqualone, Curry & Pasqualone Attorneys at Law, 302 South Broadway St., Geneva, OH 44047, Agent, for Petitioners in the Board's Offices on August 17, 2023.
- A check for \$325.00 was received by the County from the Agent.
- On August 10, 2023 by Resolution No. 2023-416 the petition entered the on the journal of the Board.
- On August 10, 2023 by Resolution No. 2023-417 the date and time of public hearing was set for the annexation.
- The map and petition were filed with the County Engineer on August 11, 2023.
- The Agent, Gary L. Pasqualone, was notified of the date and time of the hearing on August 11, 2023.
- On August 17, 2023 the Engineer's report was received by the Board Clerk.
- On October 16, 2023 a notarized affidavit that notices were mailed to all property owners in the territory and adjacent property owners of hearing was filed with the Board Clerk.
- On October 16, 2023, the Affidavit of Publication was received in person from Gary Pasqualone by the Clerk of the Board.
- On October 16, 2023, the Resolution of Services No. 3584 adopted by the City of Geneva on August 14, 2023 was received.

WHEREAS, Tom Partridge, Chief Deputy Engineer read the Engineer's report as follows:

August 16, 2023

Ashtabula County Commissioners
25 West Jefferson St.
Jefferson, OH 44047

Re: Petition for Annexation: GBH Geneva Property LLC- Geneva City

Dear Board,

We have reviewed the petition and found the following:

- A. The petition as submitted 8/3/2023 includes an accurate description and map.
- B. The parcels to be annexed is owned by GBH Geneva Property LLC.
- C. The description has the acreage of the parcels as .93 acres
- D. The current tax map and Deed Vol. 798 Page 396 (PPN: 17-006-00-019-00) and Deed Vol. 786 Page 1981 (PPN: 17-006-00-018-00) have the acreage as .93, this shall be assigned a Geneva City PPN once annexation is complete
- E. As shown on the map submitted with the descriptions to our office, the annexation of this parcel will not create an island. The parcel is adjacent and contiguous with the City of Geneva.

Sincerely, Tom Partridge Chief Deputy Engineer; and

WHEREAS, the following persons were in attendance at the public hearing: Noell Sivertson, Greg Ackerman, Press: Brian Haytcher and Michael Rennillo, Independent Professional from Veritext Legal Solutions, with Christine Davis and Stefanie Wessell attended the hearing via GoToMeeting; and

WHEREAS, the following comments were heard: Noell Sivertson, from Zoning at the City of Geneva stated Gary Pasqualone, Agent was unable to be present due to another commitment at a jury trial. She reiterated all the correct paperwork, no objections received by the City or Mr. Pasqualone. This adds on to their current property. No other comments were made.

WHEREAS, For a complete record of the public hearing, a transcript is available for purchase from Veritext Legal Solutions, Assignment No. 6137954; and

WHEREAS, the Board will make a decision by November 16, 2023; and

WHEREAS, the Board of Commissioners has little discretion as long as the requirements of the Ohio Revised Code are met; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio, that there being no further testimony offered, the hearing on the proposed annexation of territory in the Township of Geneva to the City of Geneva as petitioned by Gary L. Pasqualone, Agent for GBH Geneva Property LLC was declared adjourned at 10:42 a.m.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2023-524

October 17, 2023

RESOLUTION HOLDING PUBLIC HEARING IN THE MATTER OF THE PROPOSED ANNEXATION OF CERTAIN TERRITORY IN THE TOWNSHIP OF GENEVA TO THE CITY OF GENEVA, GBH GENEVA PROPERTY LLC, PERMANENT PARCEL NUMBERS 17-006-00-018-00 AND 17-006-00-019-00

Upon the motion of Kathryn L. Whittington, seconded by J.P. Ducro IV.

VOTE:

Casey R. Kozlowski	Aye
Kathryn L. Whittington	Aye
J.P. Ducro IV	Aye

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio



RESOLUTION APPROVING THE ANNEXATION OF CERTAIN TERRITORY IN THE TOWNSHIP OF GENEVA TO THE CITY OF GENEVA, GBH GENEVA PROPERTY LLC, PERMANENT PARCEL NUMBERS 17-006-00-018-00 AND 17-006-00-019-00

WHEREAS, a public hearing was held October 17, 2023, by Resolution No. 2023-524 in the matter of the proposed annexation of certain territory in the Township of Geneva to the Village of Geneva; and

WHEREAS, GBH Geneva Property LLC designated Gary L. Pasqualone, Curry & Pasqualone Attorneys at Law, as agent for the property currently situated in the Township of Geneva containing .93 acres of land; and

WHEREAS, The Board of Commissioners now comes to determine the approval or disapproval of said petition; and

WHEREAS, In accordance with the Ohio Revised Code, Section 709.033, the Board of Commissioners finds as follows:

(A) The petition meets all the requirements set forth in, and was filed in the manner provided in, section 709.02 of the Revised Code (Regular Annexation Petition);

(B) The persons who signed the petition are owners of real estate located in the territory proposed to be annexed in the petition, and, as of the time the petition was filed with the board of county commissioners, the number of valid signatures on the petition constituted a majority of the owners of real estate in that territory;

(C) The City of Geneva to which the territory is proposed to be annexed has complied with division (D) of section 709.03 of the Revised Code;

(D) The territory proposed to be annexed is not unreasonably large;

(E) On balance, the general good of the territory proposed to be annexed will be served, and the benefits to the territory proposed to be annexed and the surrounding area will outweigh the detriments to the territory proposed to be annexed and the surrounding area, if the annexation petition is granted;

(F) No street or highway will be divided or segmented by the boundary line between Geneva Township and the City of Geneva as to create a road maintenance problem, or, if a street or highway will be so divided or segmented, the City of Geneva has agreed, as a condition of the annexation, that it will assume the maintenance of that street or highway;

(G) Petition was entered on the journal at the next regular session of the board after filing (filed August 3, 2023, entered on Commissioners' Journal on August 10, 2023);

(H) Agent has filed proof of service that notices to governmental bodies has been completed; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio, that the territory located in the Township of Geneva as described in the petition filed by Gary L. Pasqualone, Agent for the Petitioner; is hereby approved for annexation to the City of Geneva, County of Ashtabula, State of Ohio, as on balance, as the general good and benefits to the territory proposed to be annexed and the surrounding area will outweigh any detriments; and

BE IT FURTHER RESOLVED, That upon favorable action by the City of Geneva upon the annexation of said territory, monumentation shall be had to accurately define the boundaries of the City of Geneva; and

BE IT FURTHER RESOLVED, That the Clerk of the Board of Commissioners is hereby instructed to file a final transcript of the proceedings, map, petition and the Engineer's Report with the Clerk-Treasurer for the City of Geneva, with the Fiscal Officer of the Township of Geneva, and to the Agent for the Petitioners.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2023-560

November 07, 2023

RESOLUTION APPROVING THE ANNEXATION OF CERTAIN TERRITORY IN THE TOWNSHIP OF GENEVA TO THE CITY OF GENEVA, GBH GENEVA PROPERTY LLC, PERMANENT PARCEL NUMBERS 17-006-00-018-00 AND 17-006-00-019-00

Upon the motion of J.P. Ducro IV, seconded by Kathryn L. Whittington.

VOTE:

Casey R. Kozlowski	Aye
Kathryn L. Whittington	Aye
J.P. Ducro IV	Aye

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio



Veritext, LLC - Midwest Region

Tel. 216-523-1313 Email: billing-midwest@veritext.com
Fed. Tax ID: 20-3132569



Bill To: Lisa L. Hawkins
Ashtabula County Board of Commissioners
25 W. Jefferson St.
Jefferson, OH, 44047

Invoice #: 6953265
Invoice Date: 11/7/2023
Balance Due: \$180.00

Case: Public Hearing Re: Annexation Of Property v.

Proceeding Type: Hearing

Job #: 6137954 | **Job Date:** 10/17/2023 | **Delivery:** None
Location: Jefferson, OH
Billing Atty: Lisa L. Hawkins
Scheduling Atty: | Ashtabula County Board of Commissioners

Witness: public hearing	Amount
Professional Attendance	\$180.00

Notes:	Invoice Total:	\$180.00
	Payment:	\$0.00
	Credit:	\$0.00
	Interest:	\$0.00
	Balance Due:	\$180.00

TERMS: Payable upon receipt. Accounts 30 days past due will bear a finance charge of 1.5% per month. Accounts unpaid after 90 days agree to pay all collection costs, including reasonable attorney's fees. Contact us to correct payment errors. No adjustments will be made after 90 days. For more information on charges related to our services please consult <http://www.veritext.com/services/all-services/services-information>

Remit to:
Veritext
P.O. Box 71303
Chicago IL 60694-1303
Fed. Tax ID: 20-3132569

Pay By ACH (Include invoice numbers):
A/C Name: Veritext
Bank Name: BMO Harris Bank
Bank Addr: 311 W. Monroe Chicago, IL 60606
Account No: 4353454 **ABA:** 071000288
Swift: HATRUS44

Invoice #: 6953265
Invoice Date: 11/7/2023
Balance Due: \$180.00

Pay by Credit Card: www.veritext.com

ASHTABULA COUNTY
COMMISSIONERS
Casey R. Kozlowski
Kathryn L. Whittington
J. P. Ducro IV



25 W. Jefferson St.
Jefferson, OH 44047-1092
Phone: (440) 576-3750
Fax: (440) 576-2344
commissioners@ashtabulacounty.us

Ashtabula

COUNTY, OHIO

Where great things happen.

November 9, 2023

City of Geneva
Attn: Phyllis Dunlap, Clerk of Council
44 N. Forest St.
Geneva, OH 44041

Dear City of Geneva:

Enclosed you will find a certified copy of the Transcript of Proceedings in the matter of the annexation of territory in the Township of Geneva to the City of Geneva known as the GBH Geneva Property LLC.

Please retain these documents for your records and be sure to comply with any Ohio Revised Code directives that may pertain to actions required by the city and filing requirements of this Regular Annexation approval by the Board of Ashtabula County Commissioners.

Should you have any questions, please feel free to contact me at (440) 576-3754.

Sincerely,

Ashtabula County Board of Commissioners

Lisa Hawkins, Clerk of the Board

CC: Township of Geneva
Gary Pasqualone, Agent

**ASHTABULA COUNTY
COMMISSIONERS**
Casey R. Kozlowski
Kathryn L. Whittington
J. P. Ducro IV



25 W. Jefferson St.
Jefferson, OH 44047-1092
Phone: (440) 576-3750
Fax: (440) 576-2344
commissioners@ashtabulacounty.us

November 9, 2023

Township of Geneva
Attn: Tammy Caya, Fiscal Officer
P.O. Box 670
Geneva, OH 44041

Dear Township of Geneva:

Enclosed you will find a certified copy of the Resolution adopted by the Board of Commissioners approving the annexation of territory in the Township of Geneva to the City of Geneva known as the GBH Geneva Property LLC.

Please retain these documents for your records and be sure to comply with any Ohio Revised Code directives that may pertain to this matter.

Should you have any questions, please feel free to contact me at (440) 576-3754.

Sincerely,

Ashtabula County Board of Commissioners

A handwritten signature in cursive script that reads 'Lisa Hawkins'.

Lisa Hawkins, Clerk of the Board

CC: City of Geneva
Gary Pasqualone, Agent

ASHTABULA COUNTY
COMMISSIONERS
Casey R. Kozlowski
Kathryn L. Whittington
J. P. Ducro IV



25 W. Jefferson St.
Jefferson, OH 44047-1092
Phone: (440) 576-3750
Fax: (440) 576-2344
commissioners@ashtabulacounty.us

November 9, 2023

Gary Pasqualone, Agent
302 S. Broadway St.
Geneva, OH 44041

Dear Mr. Pasqualone:

Enclosed you will find a certified copy of the Resolution adopted by the Board of Commissioners approving the annexation of territory in the Township of Geneva to the City of Geneva known as the GBH Geneva Property LLC.

Please retain these documents for your records and be sure to comply with any Ohio Revised Code directives that may pertain to this matter.

Should you have any questions, please feel free to contact me at (440) 576-3754.

Sincerely,

Ashtabula County Board of Commissioners

A handwritten signature in black ink that reads 'Lisa Hawkins'. The signature is written in a cursive, flowing style.

Lisa Hawkins, Clerk of the Board

CC: City of Geneva
Township of Geneva