

Northland Blvd. Project - Right-of-Way Summary

Parcel #	Name of Owner	Physical Address of Property	Common Name of Property	VA	VF	Pre-Negotiated Estimate	Administrative Settlement	Assumed Settlement	Docs Complete	Vender Info Sent
001	Kikko Properties Ohio, LLC	400 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Wendy's	X		\$ 1,429.00	\$ -	\$ 1,429.00		
002	Pavan of Ohio, LLC	11444 Springfield Pike, Springdale, Hamilton County, Ohio 45246	Domino's Pizza	X		\$ 949.00	\$ -	\$ 949.00		
003						\$ -	\$ -	\$ -		
004	Cobblestone Street II, LLC	11424 Springfield Pike, Springdale, Hamilton County, Ohio 45246	Shell	X		\$ 3,255.00	\$ -	\$ 3,255.00		
005	Kurman Properties, LLC	370 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	AAMCO Transmissions & Total Car Care	X		\$ 1,890.00	\$ 370.00	\$ 2,260.00		
006	INCEPT346, LLC	242 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	The Boulevard Plaza & the State Liquor Agency	X		\$ 300.00	\$ -	\$ 300.00		
007	Daniel Comer, Trustee	365 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Comers Lot	X		\$ 1,106.00	\$ -	\$ 1,106.00		
008	Chinar Management, LLC	290 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Olde Gate Plaza	X		\$ 665.00	\$ 335.00	\$ 1,000.00	10/30/2023	12/4/2023
009							\$ -	\$ -		
010	Pretzel Baron Properties, LLC AKA Ditsch USA, LLC	311 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Pretzel Baron	X		\$ 3,411.00	\$ -	\$ 3,411.00		
011	Springdale Office Center Co., LTD	230-270 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	CMC Office Buildings (3 total)		X	\$ 58,393.00	\$ -	\$ 58,393.00		
012	Steven Dehamer	301 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Springdale Bindery	X		\$ 3,116.00	\$ -	\$ 3,116.00		
013	Springdale Warehouse Center Co., LTD.	285 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Daniel's Textile Rental	X		\$ 1,808.00	\$ -	\$ 1,808.00		
014	HL Property MGMT, LLC	271 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	HighLift Off-Road	X		\$ 2,296.00	\$ -	\$ 2,296.00	12/5/2023	
015	Springdale Warehouse Center Co., LTD.	245 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	CMC Properties, Springdale Cleaners	X		\$ 2,025.00	\$ -	\$ 2,025.00		
016	RJR Real Estate, LLC	225 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Frame USA	X		\$ 7,150.00	\$ 4,030.00	\$ 11,180.00		
017	Northland Properties, Ltd.	200 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Scroggins/Grear Consultants & CPA		X	\$ 21,484.00	\$ -	\$ 21,484.00	12/5/2023	
018	Decastro Management LLC	150 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Kerry Buick GMC		X	\$ 43,988.00	\$ -	\$ 43,988.00		
019	Kemba Credit Union, Inc.	211 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Kemba Credit Union	X		\$ 4,780.00	\$ 600.00	\$ 5,380.00	11/30/2023	12/4/2023
020	The Huntington National Bank	199 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Huntington Bank		X	\$ 10,752.00	\$ -	\$ 10,752.00		
021	Sweeney Northland Realty, LLC	169 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Jake Sweeney Mitsubishi		X	\$ 10,158.00	\$ -	\$ 10,158.00		
022	Compass Community Church	161 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Compass Community Church	X		\$ 1,630.00	\$ -	\$ 1,630.00	11/29/2023	12/4/2023
023	Darly's Real Estate, LLC	157 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Turkeys R Us	X		\$ 1,430.00	\$ -	\$ 1,430.00		
024	Homefront Nursing LLC	149 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Homefront Nursing	X		\$ 4,502.00	\$ -	\$ 4,502.00	12/1/2023	12/4/2023
025	Sweeney 135 Northland, LLC	135 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	Jake Sweeney Mazda Tri-County		X	\$ 13,912.00	\$ -	\$ 13,912.00		
026	Nisvet Property Holdings LTD.	115 W Kemper Road, Springdale, Hamilton County, Ohio 45246	Kemper Square	X		\$ 5,810.00	\$ -	\$ 5,810.00		
027	Denis D. Behm	11407 Landan Lane, Springdale, Hamilton County, Ohio 45246	Denis Behm Supply, Inc.	X		\$ 408.00	\$ -	\$ 408.00		

\$ 205,218.00 \$ 5,335.00 **\$ 211,982.00**

 = pending administrative settlement
 = signed documents completed

Northland Blvd. Project - Right-of-Way Summary

Parcel #	Name of Owner	Physical Address of Property	HC Auditor's Parcel No.	Settlement Amount
001	Kikko Properties Ohio, LLC	400 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0148-00	\$ -
002	Pavan of Ohio, LLC	11444 Springfield Pike, Springdale, Hamilton County, Ohio 45246	599-0042-0161-00	\$ -
004	Cobblestone Street II, LLC	11424 Springfield Pike, Springdale, Hamilton County, Ohio 45246	599-0042-0157-00	\$ -
005	Kurman Properties, LLC	370 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0135-00	\$ -
007	Daniel Comer, Trustee	365 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0172-00	\$ -
008	Chinar Management, LLC	290 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0310-00	\$ 1,000.00
010	Pretzel Baron Properties, LLC AKA Ditsch USA, LLC	311 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0156-00	\$ -
011	Springdale Office Center Co., LTD	230-270 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0182-00, 599-0042-0196-00, 599-0042-0197-00	\$ -
012	Steven Dehamer	301 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0189-00	\$ -
013	Springdale Warehouse Center Co., LTD.	285 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0193-00	\$ -
014	HL Property MGMT, LLC	271 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0190-00	\$ 2,296.00
015	Springdale Warehouse Center Co., LTD.	245 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0184-00	\$ -
016	RJR Real Estate, LLC	225 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0173-00	\$ -
017	Northland Properties, Ltd.	200 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0158-00	\$ 21,484.00
018	Decastro Management LLC	150 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0188-00	\$ -
019	Kemba Credit Union, Inc.	211 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0175-00	\$ 5,380.00
020	The Huntington National Bank	199 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0176-00	\$ -
021	Sweeney Northland Realty, LLC	169 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0044-0023-00	\$ -
022	Compass Community Church	161 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0042-0021-00	\$ 1,630.00
023	Darly's Real Estate, LLC	157 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0044-0024-00	\$ -
024	Homefront Nursing LLC	149 northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0044-0011-00	\$ 4,502.00
025	Sweeney 135 Northland, LLC	135 Northland Boulevard, Springdale, Hamilton County, Ohio 45246	599-0044-0046-00	\$ -
026	Nisvet Property Holdings LTD.	115 W Kemper Road, Springdale, Hamilton County, Ohio 45246	599-0044-0046-00	\$ -
027	Denis D. Behm	11407 Landan Lane, Springdale, Hamilton County, Ohio 45246	599-0042-0191-00	\$ -

\$ 36,292.00