

REPORT OF ASSESSMENT EQUALIZATION BOARD

March 14, 2013

To the Council of the City of North Royalton, Ohio

We, the Assessment Equalization Board appointed and acting pursuant to Ordinance No. 13-19, passed February 5, 2013, report that at the time and place fixed by that ordinance for its first meeting we took the oath of office and thereafter heard and determined all the objections of the property owners who filed objections to the estimated special assessments for the improvement of Edgerton Road in the City, by constructing, installing and extending an existing 12-inch watermain a distance of approximately 1,760 linear feet beginning at an existing watermain valve located on the North side of Edgerton Road in front of Permanent Parcel No. 485-03-001 (10140 Edgerton Road) westerly to a terminus located on the North side of Edgerton Road located just west of the eastern property line of Permanent Parcel No. 484-03-001 (10600 Edgerton Road), including hydrants, valves, lateral service connections, aprons, culverts, related site improvements and all other necessary appurtenances thereto (the "Improvement"), in accordance with Resolution No. 12-180 adopted November 20, 2012, declaring the necessity of the Improvement (the "Resolution of Necessity").

This Board has considered each of the objections to the estimated special assessments, or to the amount and apportionment of those special assessments, and makes the following findings:

1. The special assessments listed on the estimated assessment list for the Improvement for Permanent Parcel Nos. 485-01-007 and 485-01-008 (both owned by Charles and Carol Hetman) shall be assessed for one benefit unit rather than two benefit units against the surviving permanent parcel number because those parcels were combined into one parcel prior to the adoption of the Resolution of Necessity.

2. With respect to Permanent Parcel Nos. 485-01-009 (owned by Charles and Carol Hetman) and 485-01-010 (owned by Joan Stawicki, Trustee), the special assessment on each of those two parcels should be deferred until such time as a dwelling shall be constructed upon such parcel. At that time, the amount of the special assessment shall be payable to the City in the form of a tap-in charge.

This Board also finds that the estimated special assessments for this Improvement on file with the Clerk of Council are in accordance with the provisions of the Resolution of Necessity, are limited as to each lot and parcel of land to the special benefits conferred thereon, and those special assessments are therefore approved.

This Board finds and determines that all formal actions of this Board concerning and relating to the rendering of this report were adopted in an open meeting of the Board and that all deliberations of this Board that resulted in those formal actions were in meetings open to the public in compliance with the law.

This Report may be signed in counterpart and in several counterparts, each of which shall be deemed an original and all of which together shall constitute one report.

ASSESSMENT EQUALIZATION BOARD

By: _____

By: _____

By: _____

I certify that: the foregoing is a true and correct copy of the Report of the Assessment Equalization Board filed with me as Clerk of Council on March __, 2013.

Dated: March __, 2013

Clerk of Council
City of North Royalton, Ohio