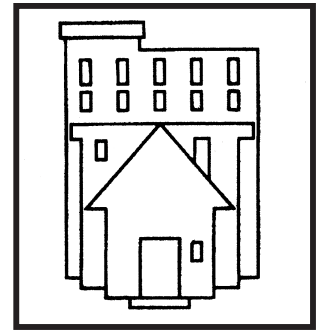


# CORUM

REAL ESTATE COMPANY



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## Senate Bill 7 Amends Ohio Eminent Domain Law

Recent changes in Ohio law could make it more challenging for local and regional governmental entities to exercise their eminent domain power. Signed by the Governor earlier this month, Senate Bill 7 will take effect 90 days after being filed with the Secretary of State. Among other things, the bill defines and amends many of the terms that have long been part of the law of eminent domain. The new law heightens the standard necessary to appropriate property for a private use and modifies the procedure to be followed in eminent domain actions. Senate Bill 7 continues the trend toward providing greater protections for property rights that began in *City of Norwood v. Homey* (2006), 110 Ohio St.3d 353. In *Norwood*, the Ohio Supreme Court held that an economic benefit to the community alone is not enough to satisfy the public use requirement.

Current Ohio eminent domain statutes contain multiple definitions of blighted area. The definitions are similar, each one essentially requiring that an area be predominantly blighted according to several criteria. Senate Bill 7 replaces the multiple definitions with a uniform state definition of what constitutes a blighted area. Under the bill, in order for an area to be deemed a blighted area, at least 70 percent of the parcels in that area must be blighted. Factors to be used in determining whether a parcel is blighted are listed in the bill. Whether there is a better use for a particular area or property, or whether the property could generate more tax revenues if put to another use are factors that may not be taken into

account when determining whether an area or property is blighted.

Furthermore, before an agency may appropriate property based on a finding that the property is in a blighted area, the bill requires the agency to adopt a comprehensive development plan explaining the public need for the property.

Present Ohio statutory law does not define public use in the area of eminent domain. Senate Bill 7 creates a presumption that utility facilities, roads, sewers, water lines, public schools, public institutions of higher education, private institutions of higher education that are authorized to appropriate property, public parks, government buildings, port authority transportation facilities, projects by an agency that is a public utility, and similar facilities and uses of land are public uses.

Significantly, the bill declares that public use does not include any taking that is for conveyance to a private commercial enterprise, economic development or solely for the purpose of increasing public revenue unless the property is conveyed to: (1) a public utility, common carrier or municipal power agency; (2) a private entity that occupies a port authority transportation facility or an incidental area within a publicly owned and occupied project; or (3) a private entity when the agency that takes the property establishes, by a preponderance of the evidence, that the property is a blighted parcel or is in a blighted area. In addition, the bill prohibits any taking of real property by an agency unless it establishes, by a preponderance of the evidence, that the taking is necessary and for a public use.

Senate Bill 7 also establishes a series of procedural changes, designed to afford property owners more protection. These procedures have the potential to make eminent domain actions more costly and time consuming for the appropriating authority. For example: Either a property owner or an agency may request that the issue of the value of the property be submitted to nonbinding mediation. The agency must pay the cost of the mediation. A property owner has a right to an immediate appeal if a court order is in favor of the appropriating agency.

A business owner may recover for loss of business goodwill if it is proven that the loss is caused by the taking of the property. If an appropriation requires the owner to move or relocate, the appropriating agency must pay the following: the owners moving expenses; any losses of personal property as a result of moving; expenses associated with searching for a replacement business; and expenses necessary to reestablish a farm, nonprofit organization or small business at its new site. In addition, an owner of a business may recover damages for the owners economic loss resulting from the appropriation. If an agency appropriates property and the final award of compensation to the owner is greater than 125 percent of the agency's offer for the property, the court must enter judgment in favor of the owner for all costs and expenses, including attorneys and appraisal fees, incurred by the owner.

If an agency decides not to use appropriated property for the purpose stated in its appropriation petition, the prior owner from whom the property was appropriated may repurchase the property for its fair market value.

## RIPLEY ANIMAL CLINIC

**1300 Edgehill Rd**

**Columbus, OH 43212**

**Phone: (614) 294-3249 • Fax (614) 294-3249**

One of the most important measures to taking good care of your pet include heartworm prevention and flea/tick prevention. Heartworm disease is transmitted by mosquitoes and if left untreated can be fatal. It is estimated that 5% of dogs in Ohio have been treated for heartworm disease when not kept on prevention. Signs of heartworm infection in dogs include: difficulty breathing, loss of consciousness and sudden death. These can be prevented by giving your dog a pill each month and periodic heartworm testing. Heartworm pills in addition to preventing the growth of adult heartworms in a dog's heart and lungs, also prevents the spread of intestinal parasites including roundworms, hookworms, and whipworms. Intestinal parasites can cause diarrhea, weakness, weight loss and sudden death if left untreated. All of these and heartworm disease can be prevented with a single pill given each month.

Flea and tick prevention should be used during the warm seasons and used once a month until the first frost of the year. Fleas are easily spread by contact with other animals and can survive in the environment in left untreated, In cats, severe anemia can occur if fleas are not kept under control. Ticks are found in heavily wooded areas and may carry diseases, such as Lyme disease, that may be fatal to your pet if left untreated. Fleas and ticks are easily transmitted from pet to pet thus are troublesome to treat once they are infested. Therefore flea/tick prevention is recommended once a month not only to kill the live fleas and ticks but also stops all life stages from developing.

With the upcoming spring season and pending great weather, heartworm prevention and flea/tick prevention are a must for both cats and dogs. Both are given once a month and can be purchased at your local veterinarian's office. Your pets will thank you when they are parasite free this year.

Andrea Schuster DVM

### Diabetes Test and Screening Schedule

	Each Office Visit	Every 3 Months	Every 6 Months	Every Year
Blood Pressure	•			
Weight	•			
Visual Foot Exam	•			
A1 C test if not meeting glycemic goals, or if therapy has changed		•		
A1C test if meeting glycemic goals			•	
Cholesterol (Lipid panel) <sup>1</sup>				•
Comprehensive Foot Exam				•
Dilated Eye Exam <sup>2</sup>				•
Urine Test for Protein <sup>3</sup>				•
Flu Shot				•
Pneumococcal Vaccine <sup>4</sup>				•

#### You Should Know

- Diabetes is a leading cause of blindness
- Early treatment of eye problems can save your sight
- Hemoglobin A1C goal is less than 7
- LDL Cholesterol goal is less than 100
- Blood pressure goal for diabetics is less than 130/80

*These recommended goals are guidelines. Please consult your doctor for the plan that is right for you.*

1 More often if needed to achieve goals. In adults with low-risk values (LDL less than 100 mg/dl, HDL higher than 40 mg/dl (50 mg/dl for females), and triglycerides lower than 150mg/dl) repeat test every two years. Talk with your doctor about your situation.

2 Type 1 patients should have one within three to five years after onset of diabetes. Type 2 should have one shortly after diagnosis. Subsequent exams for both are generally done yearly unless otherwise recommended by your doctor.

3 Those who have had Type 1 diabetes for five years or more should have an annual test for microalbuminuria. All Type 2 diabetes patients should have this test annually starting at diagnosis.

4 Provided at least once. Revaccination may be recommended by your doctor.

Source: American Diabetes Association, *Clinical Practice Recommendations 2003*.

The centers for Disease Control and Prevention recommends a pneumonia shot for people with diabetes age 2-65. Ask your doctor for information regarding revaccination after age 65.

# HEALTH

## Dark chocolate a tasty way to cleaner arteries

By **Ronnie Lynn**  
SALT LAKE TRIBUNE

With foil-wrapped, chocolate seemingly on every counter, you can almost feel your waistline expanding.

So when it comes to chocolate, go dark.

Candy companies have come out with dark-chocolate varieties to seize on research that shows its heart-healthy properties.

With more cocoa than milk and other chocolates, dark chocolate contains high doses of

a flavonoid called epicatechin. Flavonoids are plant-derived anti-oxidants. They help protect arteries from clogging with cholesterol by improving blood flow and artery health overall.

A 2004 study showed that a daily dose of dark chocolate helps relax blood vessels — in healthy adults, at least.

Researchers at the University of California-San Francisco divided 21 people into two

groups. Those in one ate high-flavonoid dark chocolate every day; the other group ate dark chocolate that had been depleted of epicatechin.

The high-flavonoid group had better blood-vessel function and lots of epicatechin in their blood. They also had no change in blood pressure or blood lipids.

Some evidence suggests that anti-oxidants can even reverse atherosclerosis, or hardening of

the arteries, said Robert Fried, biophysicologist and co-author of Great Food, Great Sex.

"With high-anti-oxidant foods, it's like Drano," he says. You can clean out your pipes."

Dark chocolate also beats other foods hailed for their anti-oxidant powers — including green tea, red wine and blueberries.

So indulge — within reason: Like any other candy, dark chocolate is still high in calorie; and fat.



*Cmabrigde Uinervtisy, it deosn't mttar in waht oredr the ltteers in a wrod are, the ony iprmoatnt tihng is taht the frist and lsat ltteer be in the rghit pclae. The rset can be a taotl mses and you can sitll raed it wouthit a porbelm. Tihis is bcuseae the huamn mnid deos not raed ervey lteter by itslef, but the wrod as a wlohe. Amazanig huh?*

### LOYALTY

Elbert Hubbard, a writer of several generations ago, was well known for his Common sense expressed in plain words. He had this to say about those who work for other people:

"If you work for a man. in Heaven's name *work* for him. If he pays you wages Which supply you with bread and butter, work for him, speak well of him, stand by him and stand by the business he represents.

"If put to a pinch, an ounce of loyalty is worth a pound of cleverness. If you must vilify, condemn and eternally disparage, resign your position and when you are outside, damn to your heart's content. But, as long as you are part of the business, do not condemn it,

"If you do condemn. you are loosening the tendrils that are holding you to the business. At the first high wind which comes along. you will be uprooted and blown away. Probably, you will never know the reason."

(Reprint permission granted.)

### Skyscrapers

TRY 'N FIND

Words and names that remind us of skyscrapers are hidden in the block below. Some words are hidden backward, and some letters are used twice. See if you can find: WALLS, ARCHITECT, CORE, ELEVATORS, CHICAGO, EMPIRE, STATE, BUILDING, FLOORS, SUBSTRUCTURE, SUPERSTRUCTURE, STEEL, SKELETON, TALL, STORIES, TOWER, WINDOWS, NEW, YORK, SKYSCRAPER.



K R O Y A R C H I T E C T S Z  
C H I C A G O B S E I R O T S  
N E W I N D O W S L L A W A K  
E M P I R E F L O O R S E T E  
E R U T C U R T S B U S R E L  
S U P E R S T R U C T U R E E  
S K Y S C R A P E R M J K H T  
B U I L D I N G L L A T N O O  
E L E V A T O R S T E E L C N

FROM THE PAGES OF THE HERB COMPANION

### Some useful herbs for general wellness

<b>American ginseng</b> (Panax quinquefolius)	General tonic; adaptogen
<b>Astragalus</b> (Astragalus membranaceus)	General tonic; boosts energy
<b>Bilberry</b> (Vaccinium myrtillus)	Improves circulation, repairs veins
<b>Garlic</b> (Allium sativum)	Lowers cholesterol; anti-cancer agent
<b>Ginkgo</b> (Ginkgo biloba)	Antioxidant; improves circulation and memory
<b>Gotu kola</b> (Centella asiatica)	Improves circulation; healing memory
<b>Green tea</b> (Camellia sinensis)	Antioxidant; anti-cancer agent; tonic
<b>Maitake</b> (Grifola frondosa)	Tonic; anti-cancer agent; Immunostimulant
<b>Milk thistle</b> (Silybum marianum)	Liver tonic
<b>Reishi</b> (Ganoderma luciduum)	Adaptogen; tonic; Immunostimulant
<b>Tumeric</b> (Curcuma longa)	Antioxidant

### Sleeping late can backfire on Monday

If you find yourself tired Monday mornings, sleeping in on the weekends could be the cause. Scientists studied the changes in circadian rhythms the body's internal clock of people "when they rose at their normal weekday times on the weekend and then - again when they slept as late as they wanted," *Women's Health* writes, reporting on research presented at a meeting of the Sleep Research Society. People who slept an extra three hours had a harder time waking up and felt sleepier on Monday. The magazine's advice is to set your alarm clock on weekends.

From wire reports

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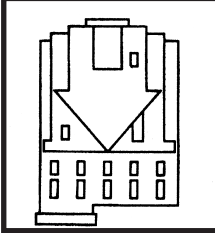


**THE GATES AT  
SCHUSTER PLACE**

**COMING SOON TO OBETZ, OHIO**

REAL ESTATE COMPANY

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 Columbus, OH 43215



## Notable Quotables

Be a good listener. Your ears will never get you in trouble.

*-Frank Tyger*

---

Its not the cards you are dealt but what you do with them that counts.

*-Anonymous*

---

We have a choice: to plow new ground or let the weeds grow.

*-Jonathan Westover*

The most called-upon pre-requisite of a friend is an accessible ear.

*-Maya Angelou*

---

When in doubt, tell the truth.

*-Mark Twain*

---

There are two kinds of people: those who do the work, and those who take the credit. Try to be in the first group; there is less competition there.

*-Indira Gandhi*

Sweat plus sacrifice equals success.

*-Charlie Finley*

---

Luck is a dividend of sweat. The more you sweat the luckier you get.

*-Ray Kroc*

---

If you think you can do a thing or you think you can't do a thing, you're right.

*-Henry Ford*

Some people dream of great accomplishments, while others stay awake and do them.

*-Constance Newman*

---

Remember, today is the tomorrow you worried about yesterday.

*-Dale Carnegie*

