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Michael Tiller
7559 Summerfield
Lambertville MI 48144

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TO: (PLEASE PRINT)

Ohio Power Siting Board
180 East Broad Street
Columbus, OH

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PO ZIP Code 43215	Scheduled Delivery Date (MMDDYY) 2315	Postage \$ 19.79	
Date Accepted (MMDDYY) 2215	Scheduled Delivery Time <input type="checkbox"/> 10:30 AM <input checked="" type="checkbox"/> 2:00 PM <input type="checkbox"/> 12 NOON	Insurance Fee \$	COD Fee \$
Time Accepted 3:18	10:30 AM Delivery Fee \$	Return Receipt Fee \$	Use Actual Transportation Fee \$
Weight lbs. ozs.	Flat Rate \$	Sunday/Holiday Premium Fee \$	Total Postage & Fees \$ 19.79
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LABEL 11-8, JANUARY 2014

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UNITED STATES
POSTAL SERVICE.

From: Michael Tiller
7559 Summerfield Road
Lambertville, Michigan 48144
(419) 466-6296

To: North Coast Gas Transmission
250 East Broad Street, Suite 1220
Columbus, OH 43215
(614) 545-0487

To: Ohio Power Siting Board
180 East Broad Street
Columbus, Ohio 43215
(866) 270-6772

cc: Scott Bernhard
S. St Clair, Suite 2
Toledo, OH 43602
(419) 367-8178

Re: Crossroads Self Storage
8252 Avenue Road
Perrysburg, OH 43551
(419) 466-6296

**Subj: Objection to proposed Oregon Lateral Gas Pipeline.
Request for Rehearing on Oregon Lateral Gas Pipeline. (RC 4609 et seq)
NOTICE OF POTENTIAL TAKING IN VIOLATION OF
CONSTITUTIONAL RIGHT TO JUST COMPENSATION.**

**Attached: Crossroads Self Storage Building Site Plan
Proposed path of pipeline through Crossroads Self Storage**

Dated: February 2, 2015

Attached: Crossroads Self Storage Building Site Plan
Proposed path of pipeline through Crossroads Self Storage

To whom it may concern,

As a landowner with commercial property that is in the projected path of the Oregon Lateral 24 inch Gas Pipeline, I object to the project/proposed pipeline route because it will bisect my storage facility and restrict my development thereof and seriously undermine the value of my property. The proposed pipeline makes it impossible for me to complete my site plan. Furthermore, the proposed path of the pipeline interferes with all of my utilities including fiber optics and water lines. Catch basins are in; storm sewers are in and the entire infrastructure of my development is paid for in anticipation of my building 14 storage buildings with 80 units per

structure. These utilities were put in specifically with my site plan in mind. As you know, building or planting anything on a 24 inch gas line right of way is seriously frowned upon, if not prohibited. Most importantly, I have offered two alternative routes at either the east end of my property where I have a retention pond or the west side where I have vacant property. Bisecting my property and site plan with a "major 24 inch" gas line easement for the Oregon lateral will destroy my properties value.

Your, agent, Scott Bernhard, met with my wife and I and offered us \$5,000.00 for the privilege of having our property value destroyed. He did not tell me of the pending public hearing; he did not tell me that I could object to the pipeline. Indeed, he did not explain a damn thing. He misled my wife and I and I will sue if NCGT for those omissions and misrepresentations. I will sue for just compensation if this preposterous route comes to fruition. Committing waste does not begin to describe the tort that NCGT is complicit in.

I assert my rights to due process under Federal and Ohio law as well as any administrative due process rights I may have. I was not informed of this project until recently. I was unaware that an Ohio Revised Code 4906.07 Public hearing on the application took place. I was unaware of the entire process and received no notices of any of my rights through your agent.

I have built five (5) buildings out of as proposed (14) fourteen buildings for my storage facility located at 795 and Avenue Road and consists of approximately 17 acres. (See attached site plan) The path of the proposed pipeline will result in the loss of at least 400 storage lockers. (See attached drawing of proposed pipeline across my site plan) As proposed the pipeline will go directly under my proposed development. I planned to have a live in facility for my manager with a septic tank and leech bed right above the proposed pipeline. I have invested over 1.5 million dollars in my project thus far. I currently have 400 storage lockers with plans for approximately 1000 more lockers. I have no idea how this pipeline will affect my development but there is no question that it will. From compromising my drainage to ruining my site plan the Oregon Lateral Pipeline will potentially cost me millions of dollars. I have property available that will not bisect my developable land. Bisecting my development with a 24 inch natural gas pipeline is unacceptable unless you want to buy the property outright. Once North Coast Gas Transmission has a right of way (easement) through the middle of my proposed site plan I may as well abandon all hope of finishing the development. North Coast Gas Transmission must find an alternative route. In view of my concerns and the suddenness of this project being visited upon me, I demand the following information:

1. A copy of the certificate of public convenience and necessity (If any) issued by the federal government (15 USC §717f) or the State of Ohio.
2. A copy of the Environmental Impact Statement that concerns the Oregon Lateral Gas Pipeline.
3. Notice of any and all public meetings that I may attend concerning this project.

4. A copy of all alternative routes for the Oregon Lateral Pipeline whether considered or not.

Additionally, in the event I am forced to do this, which I will fight in court if I must, I would state that none of the following concerns have been discussed with me:

- the width of the permanent easement and time line for completion of construction.
- the nature and width of the temporary construction easement.
- the identification of any independent and sub-contractors that the pipeline company will use
- the pipeline company's responsibility and liability for all acts on my property by independent and sub-contractors.
- the pipeline company shall indemnify (not hold legally liable) the landowner from the acts and omissions of the independent and sub-contractors.
- Define and limit access to both permanent and temporary easements.
- Specify payments for trees, crops, and other plants damaged during the installation of the pipeline.
- Specify re-seeding requirements of easements, such as the types of grasses and other improvements.
- State the amount of time following completion of construction for surface restoration to be completed.
- Identify all stream crossings, state methods of stream crossings, and require restoration of stream crossings after construction.
- Require the landowner be provided an "as constructed" survey of the easement with an official seal by the surveyor within a stated period of time following completion of construction.
- Specify replacement or installation of fencing and gates, stating which gates will have locks and nature of the locks.
- Limit number of keys or number of persons with lock combinations.
- Identify the named person at the pipeline company who will be the landowner's contact. Require the pipeline company to give 30 days prior notice to landowner of any change in contact person or contact information.
- Define access post-construction to the easement with specific method and location of all access roads and methods.
- Prohibit or limit surface accessories to the pipeline.
- Require minimum depth to top of buried pipeline and require that this minimum depth be maintained at all times.
- Terminate the lease by stated number of days of no use of the pipeline.
- Define "abandonment" of the pipeline as a termination of easement event and require the pipeline company to remove all abandoned pipeline.
- Require prior landowner consent for any assignment of the easement to another party.
- Limit the easement to one pipeline of a stated diameter, with no right to install additional pipelines and no right to increase the diameter of the pipeline.
- Require the same post-construction restoration of surface for pipeline repairs as for original construction.

- Reserve the right to seek surface damages for pipeline repairs as for the initial installation.
- Confirm whether gas to be transported will be scented or unscented.
- Ensure that the permanent and temporary easements are by metes and bounds descriptions and with official surveys – pre-construction and post-construction (as-built survey).
- Choose an alternative dispute resolution method that makes it the cheapest, quickest, and least burdensome way to resolve conflicts between landowner and the pipeline company.
- Consider what surface uses by the landowner will be prohibited, if any, on the easement.

I must say that I am perplexed that eminent domain could be used to take my property for this project. I will make a pretty good argument that the forfeiture of my right to develop my property will be a net loss for Perrysburg Township in less taxes and commerce. In short, I believe I can win an argument and delay this project if NCGT does not find an alternative route. I stand ready to negotiate a path at the east end of my property under my retention pond or at the west end of my property near the property line. Please call me as soon as possible or I will be forced to take legal action.

Sincerely Yours,


Michael Tiller

P.S. I live in the state of Michigan and I have had no notices of any public hearings nor has anyone informed me of my rights as a landowner to object to this pipeline bisecting my property. It is incredulous to me that all this could take place in a few months. I do not want to be litigious but the circumstances of this takeover may demand it. Please inform me at my home address (listed above) of any and all legal proceedings.

PROOF OF SERVICE

I, Carrie Tiller, hereby certify that on February 2, 2015 I mailed a copy of the following document:

Subj: Objection to proposed Oregon Lateral Gas Pipeline
Request for Rehearing on Oregon Lateral Pipeline

Attached: Crossroads Self Storage Building Site Plan
Proposed path of pipeline through Crossroads Self Storage

Dated: February 2, 2015

By placing said copy in an envelope with first class postage prepaid addressed to:

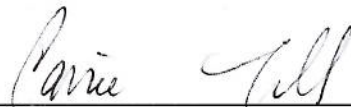
North Coast Gas Transmission
250 East Broad Street, Suite 1220
Columbus, OH 43215

Ohio. Power Siting Board
180 East Broad Street
Columbus, Ohio 43215

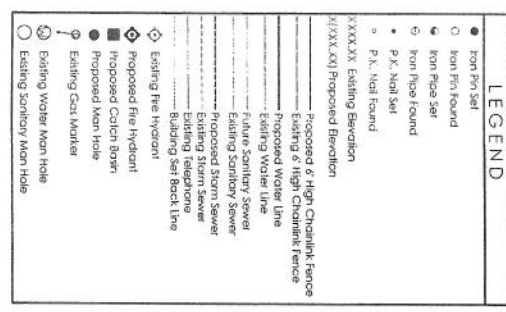
Scott Bernhard
S. St Clair. Suite 2
Toledo, OH 43602

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Executed and sworn to this 2nd day of February, 2015


Carrie Tiller, Process Server

The blue highlighted area is the sanitary leach field.



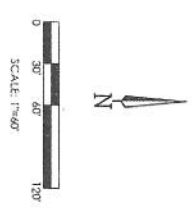
ZONING

I-2: GENERAL INDUSTRIAL DISTRICT

SITE ADDRESS
NO ADDRESS ASSIGNED

FINISHED FLOOR OF ALL BUILDINGS
TO BE 627.45

100 YEAR FLOOD PLAIN ELEVATION = 626.00
MULTIPLE FLOOD ZONES AE & X

[illegible]

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in

Case No(s). 14-1754-GA-BLN

Summary: Objection Objection to proposed Oregon Lateral Gas Pipeline with map filed by Michael Tiller received hard copy in PUCO Docketing on 2/3/2015 electronically filed by Ms. Donielle M Hunter on behalf of PUCO