

STATUTORY RESOLUTION NO. 21-2015

RESOLUTION DECLARING TO BE OF PUBLIC PURPOSE CERTAIN PUBLIC IMPROVEMENTS WHICH ARE NECESSARY FOR THE FURTHER DEVELOPMENT OF CERTAIN PARCELS WITHIN THE TOWNSHIP AT OR IN CLOSE PROXIMITY TO THE TYLERS PLACE BOULEVARD/I-75 AND TYLERSVILLE ROAD VICINITY CORRIDOR AND VICINITY (TYLERS PLACE BOULEVARD/I-75 AND TYLERSVILLE ROAD VICINITY TIF) AND ESTABLISHING A TAX INCREMENT EQUIVALENT FUND

WHEREAS, Section 5709.73 et seq. of the Ohio Revised Code authorizes townships to participate in a financing technique commonly known as tax increment financing; and,

WHEREAS, this Board of Trustees (the "Board") wishes to use the authority granted pursuant to such Sections in connection with certain improvements in West Chester Township, Butler County, Ohio (the "Township") in order to meet the needs of the area, including new development and traffic capacity; and,

WHEREAS, this Board has caused notice to be given to the Lakota Local School District ("School District") Board of Education and the Butler Technology and Career Development Schools Board of Education, of this Board's intention to consider this Resolution for adoption in accordance with Ohio Revised Code Section 5709.73(D) and 5709.83, and that this Board and the School District have agreed to enter into a Tax Incentive Agreement providing for compensation to the School District for the property which is exempted under Section 5709.73 of the Ohio Revised Code. The School District has by resolution adopted October 26, 2015 approved the exemption of 100% of the value of the further improvements for up to 30 years for the property described in Exhibit "A" attached hereto.

WHEREAS, this Board will compensate the Butler Technology and Career Development Schools ("Butler Tech") in accordance with Ohio Revised Code Section 5709.73(D) and Butler Tech has waived its right to the forty-five business days' notice prior to the adoption of this Resolution;

NOW THEREFORE, BE IT RESOLVED that the West Chester Township Board of Trustees by unanimous vote does hereby:

SECTION 1. Create, pursuant to Section 5709.73(B) of the Ohio Revised Code, the "Tylers Place BOULEVARD/I-75 and Tylersville Road Vicinity TIF Site", the boundaries of which shall be coterminous with the boundaries of the parcels specifically identified and depicted in Exhibit "B" attached hereto, which parcels are located in the unincorporated area of the Township.

SECTION 2. Find and declare that certain public improvements in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, bike paths, traffic control devices, landscaping and alterations to existing streets; the planning, design and construction of utilities including but not limited to water, sanitary sewers,

gas mains, electric facilities, telecommunication facilities and any infrastructure needed to host or deploy internet, fiber optics, digital, satellite, or cloud based technologies; storm water sewers and retention/detention facilities; the preparation of plans for land use, economic impacts, or development market analyses in the area; community or educational facilities; park, recreation, performance, cultural, or creative arts improvements and facilities; the creation or enhancement of landscape and buffer areas, including beautification and landscaping, open areas necessary for ensuring the compatibility of adjacent land uses; the creation and/or enhancement of public service facilities, operations, including police and fire stations, emergency services, and public safety emergency communication/dispatch facilities; land acquisition in and of industry and commerce; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the public improvements listed above (the "Public Improvements"), are a public purpose and that those Public Improvements are necessary for the further development of the parcels of land described in Exhibit "B" attached to this Resolution (such parcels are hereinafter collectively referred to as the "West Chester Township TYLERS PLACE BOULEVARD/I-75 AND TYLERSVILLE ROAD VICINITY TIF Site"), and for the creation of jobs, increasing property values and the provision of adequate public services in West Chester Township.

SECTION 3. Declare that, pursuant to Section 5709.73 of the Ohio Revised Code, further improvements to the parcels in the West Chester Township TYLERS PLACE BOULEVARD/I-75 AND TYLERSVILLE ROAD VICINITY TIF Site occurring after the date of this Resolution (the "Improvements") are hereby declared to be a public purpose and are exempt from real property taxation commencing in tax year 2016 and ending on the earlier of (1) tax year 2045, or (2) the date on which the Public Improvements as described in Section 2 above that will benefit the West Chester Township TYLERS PLACE BOULEVARD/I-75 AND TYLERSVILLE ROAD VICINITY TIF Site are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be 100% of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the West Chester Township TYLERS PLACE BOULEVARD/I-75 AND TYLERSVILLE ROAD VICINITY TIF Site.

SECTION 4. Declare that pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of the Improvements shall be required to make annual service payments in lieu of taxes (the "Service Payments") to the Butler County Treasurer on or before the final dates for payment of real property taxes. This Board hereby expresses its intention to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.

SECTION 5. Declare that pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the West Chester Township Public Improvement Tax Increment Equivalent Fund (the "Tax Increment Equivalent Fund"), into which the Service Payments shall be deposited. Money in the Tax Increment Equivalent Fund shall be used to finance the Public Improvement and to make payments to the School District and Butler Tech pursuant to a Tax Incentive Agreement between the Township and the School District with respect to the West Chester Township TYLERS PLACE BOULEVARD/I-75 AND TYLERSVILLE ROAD VICINITY TIF Site and pursuant to Section 5709(D) for Butler Tech.

SECTION 6. Direct the Township Administrator to forward a copy of this Resolution to the County Auditor of Butler County.

SECTION 7. Find and determine that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.


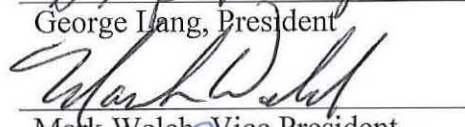
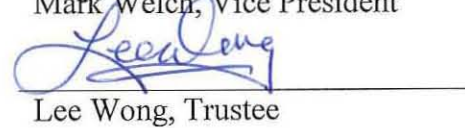
Adopted this 1st day of December, 2015.

ATTEST:


Bruce Jones, Township Fiscal Officer

APPROVED AS TO FORM:


Donald L. Crain, Law Director

 George Iang, President	Yes/No
 Mark Welch, Vice President	Yes Yes/No
 Lee Wong, Trustee	Yes Yes/No

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the West Chester Township Fiscal Officer this first day of December, 2015.



West Chester Township Fiscal Officer

CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of a Resolution passed by the Board of Township Trustees of West Chester Township, Butler County, Ohio, and was certified to the County Auditor of Butler County and the Lakota School District and Butler Technology and Career Development Schools.



West Chester Township Fiscal Officer

12/1/2015

Dated

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.




Butler County Auditor

12/02/2015

Dated

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.




President, Lakota Local School District
Treasurer
12/8/15

Dated

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing resolution.

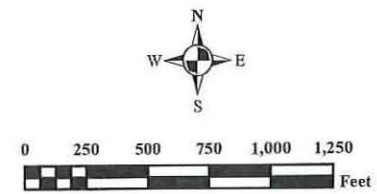
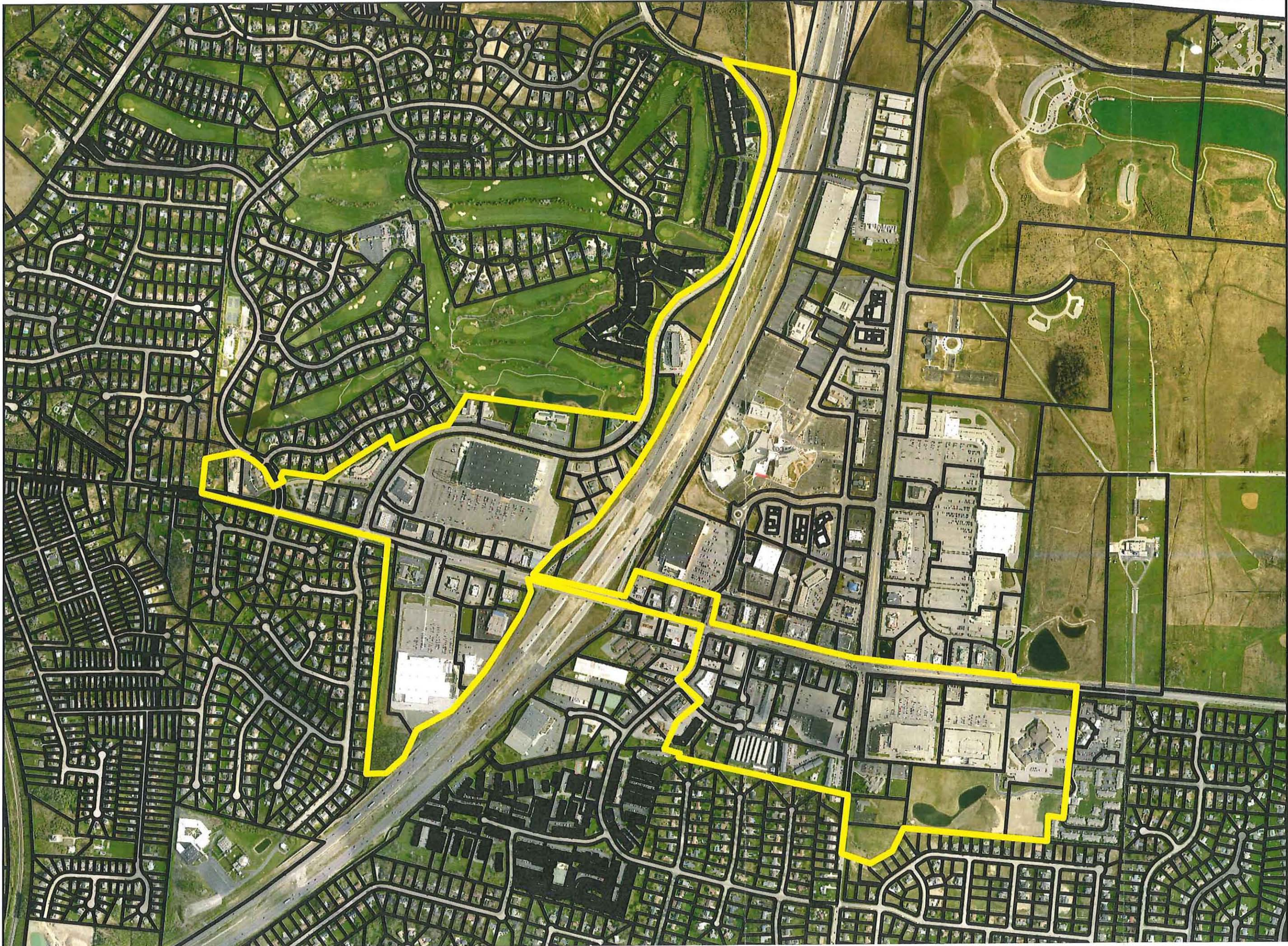


Butler Technology and Career Development
Schools
12.10.15

Dated



Tylers Place Blvd/
I-75 & Tylersville Rd
Vicinity TIF



WEST CHESTER TOWNSHIP
Community Development Department
9577 Beckett Road Suite 100
West Chester, OH 45069-5014
513-777-4214
513-874-6804 (fax)
www.westchesteroh.org

Tylers Place Blvd/ I-75 &
Tylersville Rd Vicinity TIF

West Chester TYLERSVILLE PLACE BLVD / I75 TYLERSVILLE RD VICINITY TIF
(Parcels)

PARCEL #	PROPERTY OWNER	LOCATION	PROPERTY ADDRESS	ACRES	OWNER'S MAILING NAME	OWNER'S MAILING ADDRESS	OWNER'S CITY/STATE/ZIP	2015 VALUE
M5610014000021	TRS UNION TWP	COX	7900 COX RD	2.2700	WEST CHESTER TWP TRS	9113 CINCINNATI DAYTON RD	WEST CHESTER OH 45069 3840	\$1,950,240
M5610014000022	PROVIDENCE BIBLE FELLOWSHIP	COX	7938 COX RD	3.0000	PROVIDENCE BIBLE FELLOWSHIP	7938 COX RD	WEST CHESTER OH 45069 2402	\$1,356,320
M5610014000025	PROVIDENCE BIBLE FELLOWSHIP	COX	COX RD	3.1170	PROVIDENCE BIBLE FELLOWSHIP	7938 COX RD	WEST CHESTER OH 45069 2402	\$961,470
M5620180000006	KINGSGATE AR REALTY LLC	COX	7897 COX RD	0.0000	KINGSGATE AR REALTY LLC	59 STETSON WAY	PRINCETON NJ 08540	\$2,368,000
M5620180000033	MIDWEST WAFFLES INC	COX	7733 COX RD	0.0000	MIDWEST WAFFLES INC	5986 FINANCIAL DR	NORCROSS GA 30071	\$515,150
M5620339000001	OTR/MIDLAND REALTY HOLDINGS LTD	COX	7840 COX RD	10.4240	OTR/MIDLAND REALTY HOLDINGS	PO BOX 790830	SAN ANTONIO TX 78279 0830	\$6,954,400
M5610020000023	BEF REIT INC	DUDLEY	7781 DUDLEY DR	1.5270	BEF REIT INC	3776 S HIGH ST	COLUMBUS OH 43207 9999	\$1,157,820
M5620180000013	POSHA LLC	KINGLAND	KINGLAND DR	0.5000	POSHA LLC	7106 CORPORATE WAY	DAYTON OH 45459 4227	\$115,000
M5620180000021	WOESTE INVESTMENTS LTD	KINGLAND	7873 KINGLAND DR	0.7626	WOESTE INVESTMENTS LTD	3997 MCMANN RD	CINCINNATI OH 45245	\$390,860
M5620180000022	POSHA LLC	KINGLAND	7837 KINGLAND DR	0.0000	POSHA LLC	7106 CORPORATE WAY	DAYTON OH 45459 4227	\$332,750
M5620180000023	7862 KINGLAND LLC	KINGLAND	7862 KINGLAND DR	0.5060	7862 KINGLAND LLC	4908 BRAID LN	MASON OH 45040	\$1,058,500
M5620180000028	POSHA LLC	KINGLAND	7844 KINGLAND DR	2.3180	POSHA LLC	7106 CORPORATE WAY	DAYTON OH 45459 4227	\$1,885,840
M5620180000029	POSHA LLC	KINGLAND	KINGLAND DR	0.0000	POSHA LLC	7106 CORPORATE WAY	DAYTON OH 45459 4227	\$0
M5620180000030	CORC LIMITED	KINGLAND	7806 KINGLAND DR	0.0000	CORC LIMITED	1062 RIDGE ST	COLUMBUS OH 43215	\$925,280
M5620180000002	DUREN GUY M	KINGSGATE	7312 KINGSGATE WAY	0.4600	GUY M DUREN	1987 FOWLER RD	DECATUR GA 30035 2129	\$277,890
M5620180000003	BLUE CHIP BROTHERS & HARRIS J HARBOR LLC	KINGSGATE	7320 KINGSGATE WAY	1.4810	BLUE CHIP BROTHERS AND	PO Box 21	VANDALIA OH 45377 0021	\$708,000
M5620172000024	DROHAN EDWARD P & MARY JO	MONARCH	7665 MONARCH CT	0.0000	EDWARD & MARY JO DROHAN	6671 FALLS VIEW CT	MASON OH 45040 2435	\$186,200
M5620172000025	DROHAN EDWARD P & MARY JO	MONARCH	7665 MONARCH CT	0.0000	EDWARD & MARY JO DROHAN	6671 FALLS VIEW CT	MASON OH 45040 2435	\$157,970
M5620172000026	DROHAN EDWARD P & MARY JO	MONARCH	7665 MONARCH CT	0.0000	EDWARD P & MARY JO DROHAN	6671 FALLS VIEW CT	MASON OH 45040 2435	\$166,580
M5620172000027	VINCENT GEORGE H TR	MONARCH	7665 MONARCH CT	0.0000	GEORGE H VINCENT TRUSTEE	7665 MONARCH CT SUITE 104	WEST CHESTER OH 45069 2484	\$166,580
M5620172000028	VINCENT GEORGE H TR	MONARCH	7665 MONARCH CT	0.0000	A J MOEBIUS MD	7665 MONARCH CT SUITE 104	WEST CHESTER OH 45069 2435	\$166,580
M5620172000029	MCGILL THOMAS J TR	MONARCH	7665 MONARCH CT	0.0000	THOMAS J MCGILL TR	3696 ELITE LN	MASON OH 45040 7658	\$157,970
M5620172000030	OELRICH D MARK	MONARCH	7665 MONARCH CT	0.0000	D MARK OELRICH	7665 MONARCH CT	WEST CHESTER OH 45069 2435	\$166,580
M5620172000031	WORKABILITY CENTER LLC	MONARCH	7665 MONARCH CT	0.0000	WORKABILITY CENTER LLC	7665 MONARCH CT Suite 109	WEST CHESTER OH 45069 2435	\$148,580
M5620172000032	WORKABILITY CENTER LLC	MONARCH	7665 MONARCH CT	0.0000	WORKABILITY CENTER LLC	7665 MONARCH CT Suite 109	WEST CHESTER OH 45069 2435	\$203,320
M5620172000033	HILBERT PROPERTY LTD	MONARCH	7665 MONARCH CT	0.0000	HILBERT PROPERTY LTD	5210 POETS WAY	HAMILTON OH 45011	\$147,000
M5620172000034	H & K LTD PTR	MONARCH	7765 MONARCH CT	0.0000	H & K LIMITED PARTNERSHIP	7655 MONARCH CT SUITE 111	WEST CHESTER OH 45069 2435	\$157,970
M5620172000035	WESTGATE COMMONS OFFICE CONDO ASSOCI	MONARCH	MONARCH CT	1.7900				\$0
M5620180000014	TURNER C DONALD	MONARCH	7679 MONARCH CT	1.2200	C DONALD TURNER	1886 ARDWICK RD	COLUMBUS OH 43220	\$608,660
M5620180000015	MCCLYMONDS WILLIAM F & CHERYL A	MONARCH	7693 MONARCH CT	0.8200	WILLIAM F AND CHERYL A MCCLYMONDS	7693 MONARCH CT	WEST CHESTER OH 45069 2435	\$191,260
M5620180000018	GRASSHOPPER INVESTMENTS LLC	MONARCH	7717 MONARCH CT	0.0000	GRASSHOPPER INVESTMENTS LLC	10988 DEERFIELD RD	CINCINNATI OH 45242 4110	\$1,306,790
M5610020000075	GORREPATI PROPERTIES PRT	TYLERS CORNER	7479 TYLERS CORNER DR	0.4600	GORREPATI PROPERTIES PRT	11843 KEMPER SPRINGS DR	CINCINNATI OH 45240 1641	\$428,540
M5610020000101	MPARK PROPERTIES LLC	TYLERS CORNER	7341 TYLERS CORNER DR	0.9370	MPARK PROPERTIES LLC	8509 CAPRICORN DR	CINCINNATI OH 45249 3430	\$930,320
M5610020000102	BAANI SAHANA LLC	TYLERS CORNER	7381 TYLERS CORNER DR	0.5650	BAANI SAHANA LLC	4704 KOHLS CT	WEST CHESTER OH 45069	\$626,240
M5610020000136	810 MAIN STREET CORP	TYLERS CORNER	7334 TYLERS CORNER DR	1.9790	810 MAIN STREET CORP	PO BOX 1250	WEST CHESTER OH 45071 1250	\$525,000
M5610020000047	SMART PROPERTY MANAGEMENT LLC	TYLERS PLACE	7593 TYLERS PLACE BLVD	3.8020	SMART PROPERTY MANAGEMENT LLC	250 THELMA AVE	JUPITER FL 33458	\$2,040,920
M5610020000080	BOARD OF TR OF UNION TWP	TYLERS PLACE	7588 TYLERS PLACE BLVD	0.7260	BOARD OF TRUSTEES OF UNION TWP	4000 EXECUTIVE PARK DR Suite 250	CINCINNATI OH 45241 2002	\$697,920
M5610020000083	GIMEL WETHERINGTON LLC	TYLERS PLACE	7719 TYLERS PLACE BLVD	3.3360	GIMEL WETHERINGTON LLC	3275 LEGACY TRCE	CINCINNATI OH 45237	\$2,289,000
M5610020000092	LIBERTY X 75 LLC	TYLERS PLACE	TYLERS PLACE BLVD	0.5810	LIBERTY X 75 LLC	6251 WINDHAM CT	MIDDLETOWN OH 45044	\$1,010
M5610020000095	TYLER PLACE BUILDING CO LLC & SHELBYVILLE LAND CO LLC	TYLERS PLACE	TYLERS PLACE BLVD	3.9230	TYLER PLACE BUILDING COMPANY LLC	8073 TYLERSVILLE RD	WEST CHESTER OH 45069 2506	\$270,690
M5610020000104	NEYER INTERESTS LLC	TYLERS PLACE	7681 TYLERS PLACE BLVD	0.9540	NEYER INTERESTS LLC	3927 BROTHERTON RD Suite 200	CINCINNATI OH 45209 1101	\$602,250
M5610020000105	KNOX THOMAS J TR ETAL	TYLERS PLACE	7671 TYLERS PLACE BLVD	2.0630	THOMAS J & WENDY KNOX	7671 TYLERS PLACE BLVD	WEST CHESTER OH 45069 6331	\$615,580
M5610020000115	VISTACON MANAGEMENT CO	TYLERS PLACE	7500 TYLERS PLACE BLVD	3.1900	VISTACON MANAGEMENT CO	7500 TYLERS PLACE BLVD	WEST CHESTER OH 45069 6309	\$3,463,930
M5610020000116	TYLERS PLACE MEDICAL LLC	TYLERS PLACE	TYLERS PLACE BLVD	3.0970	TYLERS PLACE MEDICAL LLC	1213 NILLES RD	FAIRFIELD OH 45014 2911	\$403,230
M5610020000120	WETHERINGTON COMMERCIAL ASSOC INC	TYLERS PLACE	TYLERS PLACE BLVD	1.7970	WETHERINGTON COMMERCIAL ASSOC	11857 KEMPER SPRINGS DR	CINCINNATI OH 45240	\$21,020
M5610020000130	FARBER HANS & STALEY PROPERTIES LLC	TYLERS PLACE	7589 TYLERS PLACE BLVD	1.1570	FARBER HANS & STALEY PROPERTIES LLC	7589 TYLERS PLACE BLVD	WEST CHESTER OH 45069 6308	\$1,055,000
M5610020000134	HIY DEVELOPMENT LLC	TYLERS PLACE	TYLERS PLACE BLVD	0.0280	HIY DEVELOPMENT LLC	6576 ROSEWOOD LN	MASON OH 45040	\$810
M5610020000149	SAA FUTURES LLC	TYLERS PLACE	7591 TYLERS PLACE BLVD	1.8930	SAA FUTURES LLC	3581 WRENWOOD CT	MASON OH 45040	\$255,000
M5620372000038	STAR BANK NATL ASSOC	TYLERS PLACE	7797 TYLERS PLACE BLVD	1.0790	US BANK CORPORATE PROPERTIES	2800 E LAKE ST	MINNEAPOLIS MN 55405 1930	\$728,560
M5620372000042	NISBET PROPERTY HOLDINGS LTD	TYLERS PLACE	7301 TYLERS PLACE BLVD	1.3130	NISBET PROPERTY HOLDINGS LTD	11575 READING RD	CINCINNATI OH 45241 2240	\$339,970
M5620469000001	HONDROS WEST CHESTER LLC	TYLERS PLACE	7600 TYLERS PLACE BLVD	0.8870	HONDROS WEST CHESTER LLC	4140 EXECUTIVE PKWY	WESTERVILLE OH 43081 3855	\$1,205,630
M5620469000002	HONDROS WEST CHESTER LLC	TYLERS PLACE	7602 TYLERS PLACE BLVD	0.4440	HONDROS WEST CHESTER LLC	4140 EXECUTIVE PKWY	WESTERVILLE OH 43081	\$548,960
M5620469000003	HONDROS FARMS LLC	TYLERS PLACE	7604 TYLERS PLACE BLVD	1.0680	HONDROS FARMS LLC	4140 EXECUTIVE PKWY	WESTERVILLE OH 43081	\$154,160
M5620469000004	KLR LLC	TYLERS PLACE	7606 TYLERS PLACE BLVD	0.9380	KLR LLC	4389 N MASON MONTGOMERY RD	MASON OH 45040 9175	\$475,000
M5620469000005	HIY DEVELOPMENT LLC	TYLERS PLACE	7590 TYLERS PLACE BLVD	0.5960	HIY DEVELOPMENT LLC	6576 ROSEWOOD LN	MASON OH 45040 5924	\$473,100
M5620469000006	HONDROS FARMS LLC	TYLERS PLACE	7592 TYLERS PLACE BLVD	0.8700	HONDROS FARMS LLC	4140 EXECUTIVE PKWY	WESTERVILLE OH 43081	\$1,266,800
M5620469000007	RAVELLO PROPERTIES LLC	TYLERS PLACE	7594 TYLERS PLACE BLVD	0.8700	RAVELLO PROPERTIES LLC	7594 TYLERS PLACE BLVD	WEST CHESTER OH 45069 6309	\$310,000
M5620469000008	HIY DEVELOPMENT LLC	TYLERS PLACE	7596 TYLERS PLACE BLVD	0.6000	HIY DEVELOPMENT LLC	6576 ROSEWOOD LN	MASON OH 45040 5924	\$287,160

West Chester TYLERSVILLE PLACE BLVD / I75 TYLERSVILLE RD VICINITY TIF
(Parcels)

PARCEL #	PROPERTY OWNER	LOCATION	PROPERTY ADDRESS	ACRES	OWNER'S MAILING NAME	OWNER'S MAILING ADDRESS	OWNER'S CITY/STATE/ZIP	2015 VALUE
M562046900009	HONDROS FARMS LLC	TYLERS PLACE	7598 TYLERS PLACE BLVD	0.7460	HONDROS FARMS LLC	4140 EXECUTIVE PKWY	WESTERVILLE OH 43081	\$126,860
M5610014000001	PISGAH COMMUNITY CH OF THE NAZARENE	TYLERSVILLE	7943 TYLERSVILLE RD	6.4810	WEST CHESTER CHURCH	7951 TYLERSVILLE RD	WEST CHESTER OH 45069 2508	\$494,000
M5610014000026	TRUSTEES OF UNION TWP	TYLERSVILLE	TYLERSVILLE RD	1.3270	WEST CHESTER TWP TRS	9113 CINCINNATI DAYTON RD	WEST CHESTER OH 45069 3840	\$502,890
M5610014000029	BUTLER COUNTY OHIO	TYLERSVILLE	TYLERSVILLE RD	4.2290	BUTLER COUNTY	315 HIGH ST FLOOR 6	HAMILTON OH 45011 2761	\$0
M5610014000032	PISGAH COMMUNITY CH OF THE NAZARENE	TYLERSVILLE	7951 TYLERSVILLE RD	15.5035	PISGAH COMMUNITY CHURCH	7951 TYLERSVILLE RD	WEST CHESTER OH 45069 2508	\$6,559,270
M5610014000034	KOHL'S ILLINOIS INC	TYLERSVILLE	7935 TYLERSVILLE RD	8.3420	KOHL'S ILLINOIS INC	PO Box 2148	MILWAUKEE WI 53201 2148	\$6,230,080
M5610014000035	SUMEREL FAMILY IRREVOCABLE TR	TYLERSVILLE	7889 TYLERSVILLE RD	0.6050	SUMEREL FAM IRREVOCABLE T	15 W CENTRAL PKWY	CINCINNATI OH 45202	\$467,920
M5610014000041	CHESTERWOOD COTTAGES REAL ESTATE II LTD	TYLERSVILLE	TYLERSVILLE RD	5.5420	CHESTERWOOD COTTAGES	8073 TYLERSVILLE RD	WEST CHESTER OH 45069 2506	\$257,700
M5610014000061	CFT DEVELOPMENTS LLC	TYLERSVILLE	7939 TYLERSVILLE RD	0.0000	CFT DEVELOPMENTS LLC	1683 WALNUT GROVE AVE	ROSEMEAD CA 91770	\$639,480
M5610019000004	EMRO MARKETING CO	TYLERSVILLE	7397 TYLERSVILLE RD	1.4720	EMRO MARKETING CO	539 S MAIN ST	FINDLAY OH 45840	\$924,730
M5610019000022	TYLERSVILLE SQUARE OWNERS ASSOC INC	TYLERSVILLE	TYLERSVILLE RD	7.7440	TYLERSVILLE SQUARE OWNERS	424 WARDS CORNER RD 220	LOVELAND OH 45140 9007	\$278,300
M5610019000027	TYLERSVILLE SQUARE OWNERS ASSOC	TYLERSVILLE	TYLERSVILLE RD	0.3040	TYLERSVILLE SQUARE	424 WARDS CORNER RD 220	LOVELAND OH 45140 9027	\$11,100
M5610019000028	ENTERPRISE FEDERAL SAVINGS BANK	TYLERSVILLE	7820 TYLERSVILLE RD	2.0390	FIFTH THIRD BANK	38 FOUNTAIN SQUARE PLZA	CINCINNATI OH 45263	\$1,936,890
M5610019000034	TOMBA ENTERPRISES CO LLC	TYLERSVILLE	TYLERSVILLE RD	0.7520	TOMBA ENTERPRISES CO LLC	1201 EDGECLIFF PL STE 1143	CINCINNATI OH 45206 2853	\$213,740
M5610020000011	DASHMESH INC	TYLERSVILLE	7424 TYLERSVILLE RD	0.7740	DASHMESH INC	8147 AUTUMN LN	WEST CHESTER OH 45069 2889	\$524,810
M5610020000012	7400 TYLERSVILLE LLC	TYLERSVILLE	7400 TYLERSVILLE RD	1.9440	7400 TYLERSVILLE LLC	7400 TYLERSVILLE RD	WEST CHESTER OH 45069 2552	\$829,500
M5610020000016	MEADE DEVELOPMENT LLC	TYLERSVILLE	7200 TYLERSVILLE RD	1.0920	MEADE DEVELOPMENT LLC	PO BOX 1593	WEST CHESTER OH 45071 1593	\$97,500
M5610020000022	ARC CAFEUSA001 LLC	TYLERSVILLE	7436 TYLERSVILLE RD	1.0550	ARC CAFEUSA 001 LLC	200 DRYDEN RD Suite 1100	DRESHER PA 19025	\$718,970
M5610020000073	7782 TYLERS PLACE LLC	TYLERSVILLE	TYLERSVILLE RD	1.1670	7782 TYLERS PLACE LLC	7782 TYLERS PLACE BLVD	WEST CHESTER OH 45069	\$500,000
M5610020000074	T D MANAGEMENT LTD	TYLERSVILLE	7493 TYLERSVILLE RD	0.5370	T D MANAGEMENT LTD	3650 E KEMPER RD	CINCINNATI OH 45241 2011	\$536,340
M5610020000076	T D MANAGEMENT LTD	TYLERSVILLE	TYLERSVILLE RD	0.0420	T D MANAGEMENT LTD	3650 E KEMPER RD	CINCINNATI OH 45241 2011	\$21,740
M5610020000077	WIBBERLEY ENTERPRISES LIMITED	TYLERSVILLE	7236 TYLERSVILLE RD	1.0200	KNOWLEDGE UNIVERSE	PO Box 6760	PORTLAND OR 97228 6760	\$1,093,250
M5610020000078	EJM PROPERTIES LLC	TYLERSVILLE	7242 TYLERSVILLE RD	1.8990	EJM PROPERTIES LLC	7242 TYLERS CORNER	WEST CHESTER OH 45069 6334	\$1,799,220
M5610020000087	MEIJER STORE LTD PRT	TYLERSVILLE	7390 TYLERSVILLE RD	0.2300	MEIJER STORE LTD PRT	2929 NW WALKER AVE	GRAND RAPIDS MI 49544 9424	\$130,480
M5610020000088	MEIJER STORES LTD PRT	TYLERSVILLE	7390 TYLERSVILLE RD	1.0000	MEIJER STORES LTD PRT	2929 NW WALKER AVE GRAND RAPI	GRAND RAPIDS MI 49544 1924	\$647,220
M5610020000089	MEIJER STORES LTD PRT	TYLERSVILLE	7390 TYLERSVILLE RD	25.1780	MEIJER STORES LTD PRT	2929 NW WALKER AVE	GRAND RAPIDS MI 49544 9424	\$14,948,320
M5610020000103	GHIZAS CO LLC	TYLERSVILLE	7412 TYLERSVILLE RD	1.2580	K INVESTMENTS LIMITED OF OHIO	1388 STATE ROUTE 487	BLOOMSBURG PA 17815	\$708,100
M5610020000148	BOARD OF COMMISSIONERS BUTLER COUNTY OH	TYLERSVILLE	TYLERSVILLE RD	0.1880	BOARD OF COMMISSIONERS BUTLER COU	1921 FAIRGROVE AVE	HAMILTON OH 45011 1965	\$0
M5620172000001	ROBINSON DICK INC	TYLERSVILLE	7469 TYLERSVILLE RD	0.6500	BAGSHAW ENTERPRISES	PO BOX 826	HILLSBORO OH 45133	\$542,330
M5620180000001	CMT WEST CHESTER LLC	TYLERSVILLE	7659 TYLERSVILLE RD	0.4360	CMT WEST CHESTER LLC	3805 EDWARDS RD Suite 410	CINCINNATI OH 45209	\$383,520
M5620180000007	GREER PHIL G TR	TYLERSVILLE	7741 TYLERSVILLE RD	0.0000	PHIL GREER	PO BOX 54465 DR	LEXINGTON KY 40555	\$538,530
M5620180000008	KING PIC CENTERS LTD PRT	TYLERSVILLE	TYLERSVILLE RD	0.0000	KING PIC CENTERS LTD	1230 TALBOTT TOWER	DAYTON 45402	\$908,390
M5620180000009	FIRST NATL BK OF SW OHIO	TYLERSVILLE	7795 TYLERSVILLE RD	0.7000	FIRST FINANCIAL BANK	255 E 5TH St Suite 700	CINCINNATI OH 45202	\$729,720
M5620180000011	PARAHA LLC	TYLERSVILLE	7683 TYLERSVILLE RD	1.1800	PARAHA LLC	7106 CORPORATE WAY	DAYTON OH 45459	\$457,540
M5620180000017	KINGSGATE CAR WASH INC	TYLERSVILLE	7745 TYLERSVILLE RD	0.0000	J MONROE-KINGSGATE CARWASH	7745 TYLERSVILLE RD	WEST CHESTER OH 45069 2544	\$301,070
M5620180000025	KING PIC CENTERS LTD PRT	TYLERSVILLE	7757 TYLERSVILLE RD	0.5420	KING PIC CENTERS LTD PRT	1230 TALBOTT TOWER	DAYTON 45402	\$496,630
M5620180000026	KING PIC CENTERS LTD PRT	TYLERSVILLE	TYLERSVILLE RD	0.0000	KING PIC CENTERS LTD PRT	1230 TALBOTT TOWER	DAYTON 45402	\$161,410
M5620180000031	GROEN EDNA K TR ETAL	TYLERSVILLE	7731 TYLERSVILLE RD	0.0000	EDNA K AND LOUIS M GROEN	5767 BEECH GROVE LN	CINCINNATI OH 45233	\$426,200
M5620180000032	KING PIC CENTERS LTD	TYLERSVILLE	7753 TYLERSVILLE RD	6.2150	KING PIC CENTERS LTD PRT	1230 TALBOTT TOWER ST	DAYTON OH 45402	\$3,588,780
M5620390000002	ARC PANJOH54 LLC	TYLERSVILLE	7811 TYLERSVILLE RD	0.0000	PNC REALTY SERVICES	303 E WACKER DR Suite 1040	CHICAGO IL 60601	\$604,720
M5620372000039	JSM PARTNERS LLC	TYLERSVILLE	7332 TYLERSVILLE RD	0.8310	JSM PARTNERS LLC	2430 E KEMPER RD	CINCINNATI OH 45241 1812	\$766,640
M5620372000040	NISBET PROPERTY HOLDINGS LTD	TYLERSVILLE	7301 TYLERSVILLE RD	0.7897	NISBET PROPERTY HOLDINGS LTD	11575 READING RD	CINCINNATI OH 45241 2240	\$1,248,960
M5620372000041	NISBET PROPERTY HOLDINGS LTD	TYLERSVILLE	TYLERSVILLE RD	0.8790	NISBET PROPERTY HOLDINGS LTD	11575 READING RD	CINCINNATI OH 45241 2240	\$238,180
M5610019000026	LOWES HOME CENTERS INC	TYLERSVILLE SQUARE	7975 TYLERSVILLE SQUARE DR	14.9260	LOWES HOME CENTERS INC	PO Box 1000	MOORESVILLE NC 28115 1000	\$9,420,000
M5610019000029	ALDI INC	TYLERSVILLE SQUARE	7900 TYLERSVILLE SQUARE DR	2.3940	ALDI INC	PO BOX 2997	SPRINGFIELD OH 45501	\$1,842,180
M5610019000030	RETAIL LAND LTD PRT	TYLERSVILLE SQUARE	7866 TYLERSVILLE SQUARE DR	1.5140	O'CHARLEYS INC #239	3038 SIDCO DR	NASHVILLE TN 37204 4516	\$1,433,630
M5610019000031	RETAIL LAND LTD PRT	TYLERSVILLE SQUARE	7876 TYLERSVILLE SQUARE DR	1.1160	STEAK N SHAKE LOCATION #257	PO Box 460169	HOUSTON TX 77056	\$663,440
M5610019000032	BUTEN DEVELOPMENT LTD	TYLERSVILLE SQUARE	7880 TYLERSVILLE SQUARE DR	0.6500	BUTEN DEVELOPMENT LTD	7880 TYLERSVILLE SQUARE DR	WEST CHESTER OH 45069	\$423,470
M5610019000033	SALVATION ARMY	TYLERSVILLE SQUARE	7900 TYLERSVILLE SQUARE DR	2.4310	THE SALVATION ARMY	2250 PARK AVE	CINCINNATI OH 45212	\$1,627,830
M5620372000020	WETHERINGTON COMMUNITY ASSOCIATION INC	WETHERINGTON	WETHERINGTON DR	0.0000	TOWNE PROPERTIES	1.1840 KEMPER SPRINGS DR Suite C	CINCINNATI OH 45240 4130	\$100