

**RESOLUTION NO. 47 - 2004**

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**RESOLUTION DECLARING THE NECESSITY FOR AND CREATION OF  
THE UNION CENTRE ROAD DISTRICT –  
INTERCHANGE AND BOULEVARD LANDSCAPE IMPROVEMENT AND MAINTENANCE,  
DETERMINING THE BOUNDARIES OF SAID DISTRICT, AND DECLARING THE METHOD OF  
APPORTIONING AND PAYING THE COMPENSATION, DAMAGES, AND COSTS OF THE  
IMPROVEMENT AND MAINTENANCE**

**WHEREAS**, the West Chester Township Board of Trustees is permitted by Ohio Revised Code (ORC) §5573.21 to create and include portions of an unincorporated area into a road district for the purpose of constructing, reconstructing, resurfacing, or improving the public roads within such district; and,

**WHEREAS**, as part of improving or maintaining any road district, the West Chester Township Board of Trustees is empowered by Ohio Revised Code §5571.10 to provide for landscape and beautification improvement and maintenance projects along the road and pay for the cost of the projects by any method provided in ORC §5573.07, namely section (A) assessed against the real estate; and,

**WHEREAS**, in order to maintain the landscape and beautification improvements and preserve the economic vitality and marketability of Union Centre, the West Chester Board of Trustees declares the necessity for the Union Centre Road District – Interchange and Boulevard Landscape Improvement and Maintenance for the public convenience and welfare.

**NOW THEREFORE, BE IT RESOLVED** that the West Chester Township Board of Trustees does hereby agree to:

**SECTION 1.** Declare the necessity for the Union Centre Road District – Interchange and Boulevard Landscape Improvement and Maintenance in order to maintain the landscape and beautification improvements and to preserve the economic vitality and marketability of Union Centre for the public convenience and welfare.

**SECTION 2.** Create the Union Centre Road District – Interchange and Boulevard Landscape Improvement and Maintenance and establish the boundaries of the said district with the attached boundary plat and referenced Butler County Auditor's Plat Maps.

**SECTION 3.** Approve and authorize the as presented apportionment of said district improvement and maintenance costs pursuant to ORC §5573.07 to §5573.10 that shall be applied to the affected real estate.

**SECTION 4.** Authorize the Township Clerk to certify said assessment for applicable real estate to the Butler County Auditor pursuant to ORC §5573.11, payable in not more than twenty (20) semiannual installments, extending over a period of not more than ten (10) years.

**SECTION 5.** Conduct an annual public hearing at a majority of the Board's discretion, presenting the apportionment of said district improvement and maintenance costs that shall be applied to the affected real estate. Revisions to the apportionment formula may be presented and shall require unanimous approval by the Board to modify. If unanimous approval is not reached, the apportionment formula shall default to the formula certified for Collection Year 2005.

Adopted the 10th day of August, 2004

<u>Catherine Stoker</u> Catherine Stoker	<u>YES</u> Yes/No
<u>Jose Alvarez</u> Jose Alvarez	<u>YES</u> Yes/No
<u>George Lang</u> George Lang	<u>YES</u> Yes/No

**ATTEST:**

Patricia Williams  
Patricia Williams, Township Clerk

**APPROVED AS TO FORM:**

Donald L. Crain  
Donald L. Crain, Law Director

**CERTIFICATE OF PUBLICATION**

July 27, 2004

Date

First Reading

Date

August 10, 2004

Date

Emergency Reading

Second Reading

August 16, 2004 Journal News

Date and Newspaper

August 19, 2004 Pulse Journal

First Publication  
(After Approval)

August 23, 2004 Journal News

Date and Newspaper

August 26, 2004 Pulse Journal

Second Publication  
(After Approval)

*Patricia Williams*

Clerk Signature & Date

*12/28/04*

Certificate of Publication

PARCEL NUMBER	NAME	TOTAL ANNUAL ASSESSMENT	TOTAL ANNUAL ASSESSMENT
M5610-033-000-057	L. Kroen	\$286.25	\$286.25
M5620-369-000-012	4R Investments LLC	\$512.50	\$512.50
M5620-448-000-005	AEI Net Lease Income & Growth Fund XX LTD PRT ETAL	\$354.42	\$354.42
M5610-033-000-069	Alderson Properties LTD	\$346.25	
M5610-033-000-079	Alderson Properties LTD	\$341.25	
M5610-033-000-060	Alderson Properties LTD LLC	\$358.75	
M5610-033-000-061	Alderson Properties LTD LLC	\$304.37	
M5620-369-000-001	Alderson Properties LTD LLC	\$220.00	\$1,570.62
M5610-032-000-007	Alfred T. Brands	\$17.53	
M5610-032-000-023	Alfred T. Brands	\$263.17	\$280.70
M5610-032-000-074	B-P Exploration & Oil, Inc.	\$468.62	\$468.62
M5610-033-000-067	BCD & F Investments LLC	\$398.24	\$398.24
M5610-032-000-095	Beaver Creek Partners LLC	\$3,044.44	
M5610-032-000-027	Beaver Creek Partners LLC	\$4,067.51	
M5610-032-000-068	Beaver Creek Partners LLC	\$315.00	\$7,426.95
M5620-416-000-000	BEF AETI, INC.	\$351.08	\$351.08
M5610-032-000-063	Blue Lake LTD Etal	\$238.69	\$238.69
M5610-032-000-093	Blue Sky Investors LLC	\$252.60	\$252.60
M5620-416-000-012	BW-3 UC LLC	\$94.37	\$94.37
M5610-027-000-035	Cambien Golf, Inc.	\$1,724.96	\$1,724.96
M5610-033-000-066	Centarpoint Realty Services Corp.	\$10,124.95	\$10,124.95
M5610-032-000-082	Duke Realty Ohio	\$3.75	
M5610-027-000-064	Duke Realty Ohio	\$1,360.58	
M5610-027-000-066	Duke Realty Ohio	\$483.75	
M5610-027-000-065	Duke Realty Ohio	\$476.87	
M5610-027-000-063	Duke Realty Ohio	\$1,658.19	\$3,986.14
M5610-033-000-036	Chappco LLC	\$2,358.27	
M5610-033-000-037	Chappco LLC	\$4,034.26	
M5610-033-000-042	Chappco LLC	\$898.29	
M5610-033-000-045	Chappco LLC	\$2,912.99	\$10,203.81
M5620-448-000-007	CINCI MOVIECO LLC	\$177.35	
M5620-448-000-006	CINCI MOVIECO LLC	\$177.35	
M5620-448-000-009	CINCI MOVIECO LLC	\$2,684.87	
M5620-448-000-010	CINCI MOVIECO LLC	\$872.01	
M5620-448-000-011	CINCI MOVIECO LLC	\$347.52	\$4,759.10
M5620-448-000-002	Cincinnati Specialty Center LLC	\$177.35	
M5620-448-000-004	Cincinnati Specialty Center LLC	\$358.70	
M5620-448-000-006	Cincinnati Specialty Center LLC	\$326.32	
M5620-448-000-012	Cincinnati Specialty Center LLC	\$6,688.94	
M5620-448-000-013	Cincinnati Specialty Center LLC	\$6,734.46	\$13,265.77
M5620-448-000-003	Civic Centre Investors LLC	\$177.35	\$177.35
M5620-416-000-011	CNL APF Partners LP	\$110.62	\$110.62
M5610-033-000-080	DACC Investments LLC	\$310.62	\$310.62
M5620-416-000-013	Deep Dish Real Estate Holdings INC.	\$329.94	\$329.94
M5620-325-000-013	Ditanto Enterprises, Inc.	\$68.12	\$68.12
M5610-032-000-058	Doris Baumann	\$0.00	\$0.00
M5610-032-000-085	Duck Shack	\$183.12	
M5610-032-000-103	Duck Shack	\$116.25	\$299.37
M5610-032-000-064	Dugan Financing LLC	\$1,861.25	
M5610-032-000-066	Dugan Financing LLC	\$290.00	
M5610-032-000-067	Dugan Financing LLC	\$353.12	
M5610-032-000-076	Dugan Financing LLC	\$1,011.25	
M5620-418-000-001	Dugan Financing LLC	\$381.25	
M5620-418-000-002	Dugan Financing LLC	\$351.25	
M5620-418-000-003	Dugan Financing LLC	\$1,206.87	
M5610-032-000-080	Dugan Realty LLC	\$1,010.62	
M5610-032-000-081	Dugan Realty LLC	\$916.25	
M5610-032-000-017	Duke Realty LTD PRT	\$4,083.75	
M5610-032-000-075	Duke Realty Ohio	\$269.37	
M5610-032-000-091	Duke Realty Ohio	\$2,576.25	\$14,311.23
M5620-416-000-008	ERMAX Property LLC & M & E Remainter LLC	\$371.95	\$371.95
M5610-032-000-002	Ervin E. Baumann - Exclude due to minimal acreage 0.04		
M5620-369-000-004	Eugene & Vermilda Janning	\$64.38	
M5620-369-000-005	Eugene & Vermilda Janning	\$64.38	\$128.76
M5610-028-000-073	Fifth Third Bank	\$51.25	
M5610-033-000-070	Fifth Third Bank	\$61.25	\$112.50
M5610-032-000-004	Firm Financial Bank NA	\$470.15	\$470.15
M5610-027-000-015	Gerald A. Heck ETAL	\$0.00	\$0.00
M5620-448-000-001	GMBL, Inc.	\$438.72	\$438.72
M5610-033-000-030	Green Management Corporation	\$150.62	\$150.62
M5610-032-000-025	Hans Hesse	\$710.65	\$710.65
M5610-032-000-095	HCH of Tri County LLC	\$1,323.10	\$1,323.10
M5610-032-000-004	Herbert & Doris Baumann	\$0.00	
M5610-032-000-010	Herbert Baumann	\$0.00	\$0.00
M5610-027-000-031	Hebbs Concrete Company	\$82.49	
M5610-027-000-045	Hebbs Concrete Company	\$491.29	

M5610-027-000-073	Concrete Company	\$58.00	\$631.78
M5620-417-000-004	Wesleyan University	\$719.41	\$719.41
M5610-032-000-035	Jack Guttman, Inc.	\$880.63	\$943.76
M5610-032-000-037	Jack Guttman, Inc.	\$63.13	
M5610-032-000-009	John Jacob Koebel	\$0.00	\$0.00
M5620-369-000-011	John Tonkin	\$338.13	\$338.13
M5610-032-000-009	JTML LLC	\$317.56	\$317.56
M5620-325-000-018	Lee & Diane Anderson	\$54.38	\$54.38
M5610-032-000-058	LWPB Investments LLC	\$396.71	\$396.71
M5610-032-000-015	Mark Lewis Varnau	\$831.87	\$1,388.11
M5610-032-000-016	Mark Lewis Varnau	\$441.87	
M5610-032-000-034	Mark Lewis Varnau	\$114.37	
M5610-032-000-065	Markwood Enterprises, Inc.	\$264.98	\$264.98
M5610-027-000-012	Martin D. Williams	\$1,165.62	\$1,264.37
M5610-027-000-026	Martin D. Williams	\$71.88	
M5610-027-000-038	Martin D. Williams	\$0.00	
M5610-027-000-050	Martin D. Williams	\$26.87	
M5610-033-000-073	Patricia Pope	\$125.63	\$125.63
M5610-033-000-074	PDA Investments LLC	\$121.88	\$121.88
M5610-028-000-024	Peoples Community Bank	\$105.63	\$105.63
M5610-027-000-058	PH & S Properties LTD	\$1,788.13	\$1,788.13
M5610-027-000-013	Queen City Speedway, Inc.	\$10,051.25	\$12,660.57
M5610-027-000-028	Queen City Speedway, Inc.	\$1,617.99	
M5610-027-000-042	Queen City Speedway, Inc.	\$965.06	
M5610-027-000-074	Queen City Speedway, Inc.	\$26.29	
M5620-369-000-009	Randall & Sandra Marx	\$204.38	\$341.26
M5620-369-000-010	Randall & Sandra Marx	\$136.88	
M5610-032-000-097	RC Union Centre Properties LLC	\$356.23	\$356.23
M5620-416-000-017	Realty Income Corporation	\$63.13	\$63.13
M5610-032-000-073	RLC Ohio - No. 2 LTD	\$294.89	\$294.89
M5610-027-000-027	RMC Enterprises LTD PRT	\$0.00	\$0.00
M5610-027-000-028	RMC Enterprises LTD PRT	\$0.00	
M5610-032-000-020	Schumacher Dugan Construction, Inc.	\$36.86	\$5,645.74
M5620-416-000-022	Schumacher Dugan Construction, Inc.	\$1.25	
M5610-032-000-057	Schumacher Dugan Construction, Inc.	\$4,651.83	
M5610-032-000-036	Schumacher Dugan Construction, Inc.	\$209.37	
M5610-032-000-101	Schumacher Dugan Construction, Inc.	\$361.38	
M5610-032-000-102	Schumacher Dugan Construction, Inc.	\$185.00	
M5610-027-000-041	TFAC INC	\$3,858.72	\$3,858.72
M5610-032-000-060	The Huntington National Bank	\$238.27	\$238.27
M5610-032-000-077	Thomas & King Real Estate LLC	\$108.75	\$108.75
M5620-325-000-016	Thomas & Merry Beckham	\$73.13	\$152.51
M5620-325-000-017	Thomas & Merry Beckham	\$79.38	
M5610-032-000-029	TNG Investments Co. LTD	\$1,059.93	\$1,059.93
M5610-032-000-006	Trans American Logging Co.	\$619.40	\$619.40
M5610-032-000-086	Tropical Taste Real Estate Holdings LLC	\$125.63	\$125.63
M5610-032-000-072	UC Land LLC	\$81.87	\$81.87
M5610-027-000-058	Union Centre Hotel LLC	\$736.28	\$1,517.70
M5610-032-000-071	Union Centre Hotel LLC	\$781.42	
M5610-027-000-011	Wallace M. & Roberta Schulze	\$0.00	\$0.00
M5610-027-000-023	Wallace M. & Roberta Schulze	\$0.00	
M5610-027-000-024	Wallace M. & Roberta Schulze	\$0.00	
M5620-416-000-023	WCC II LLC	\$387.67	\$387.67
M5610-032-000-078	Wendy's International, Inc.	\$57.50	\$85.63
M5610-032-000-079	Wendy's International, Inc.	\$28.13	
M5610-027-000-032	West Chester 75, Inc.	\$63.75	\$12,430.04
M5610-032-000-001	West Chester 75, Inc.	\$3,433.91	
M5610-032-000-028	West Chester 75, Inc.	\$4,353.63	
M5610-032-000-030	West Chester 75, Inc.	\$4,341.25	
M5620-417-000-005	West Chester 75, Inc.	\$237.50	
M5620-325-000-014	West Chester Excavating, Inc.	\$64.38	
M5620-325-000-015	West Chester Excavating, Inc.	\$66.25	\$130.63
M5610-028-000-042	West Chester Hotel Associates	\$25.63	\$175.00
M5610-033-000-075	West Chester Hotel Associates	\$149.37	
M5610-028-000-039	West Chester Plaza LLC	\$108.75	\$339.37
M5610-028-000-069	West Chester Plaza LLC	\$166.87	
M5610-028-000-077	West Chester Plaza LLC	\$63.75	
M5620-416-000-021	Woeste Investments LTD	\$63.13	\$258.13
M5620-417-000-003	Woeste Investments LTD	\$195.00	

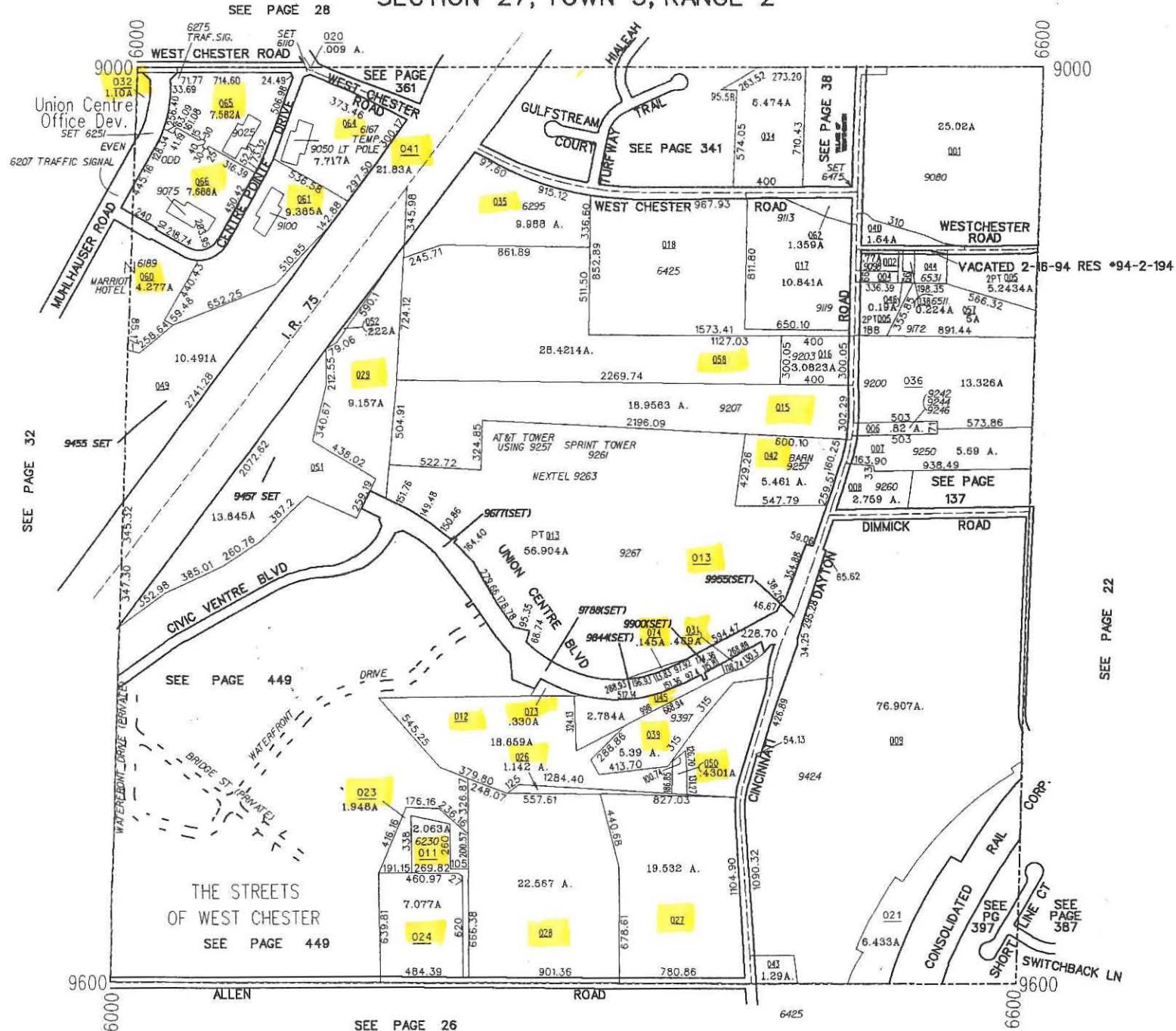
TOTAL ANNUAL ASSESSMENT BY CATEGORY	
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	\$97,076.25
	\$125,000.00

443.841 NO UCB or I-75 Frontage

# WEST CHESTER TOWNSHIP SECTION 27, TOWN 3, RANGE 2

027.000

HOUSE NUMBERS



SCALE: 1"=400'  
REVISED 5/27/04  
TAXING DISTRICT-M5610

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THE STREETS  
OF WEST CHESTER  
SEE PAGE 449

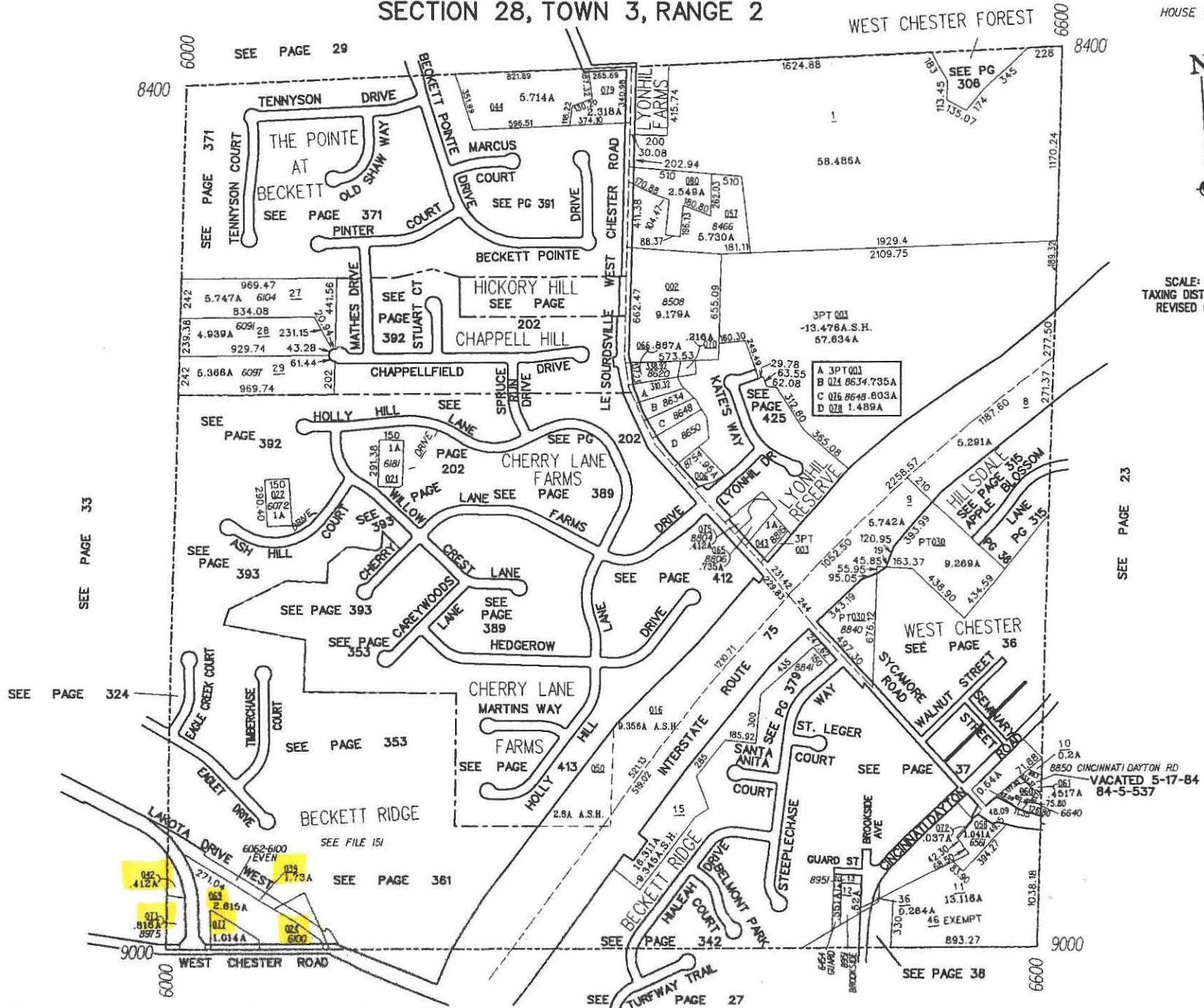
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6425

# WEST CHESTER TOWNSHIP SECTION 28, TOWN 3, RANGE 2

028.000  
HOUSE NUMBERS



- A 3PT001
- B 014 0634.735A
- C 016 0648.603A
- D 018 1.489A

8850 CINCINNATI DAYTON RD  
VACATED 5-17-84  
84-5-537

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SEE PG 391

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8400

8400

9000

9000

6000

6600

6000

6600



SCALE: 1"=400'  
TAXING DISTRICT: M5610  
REVISED 06/15/04



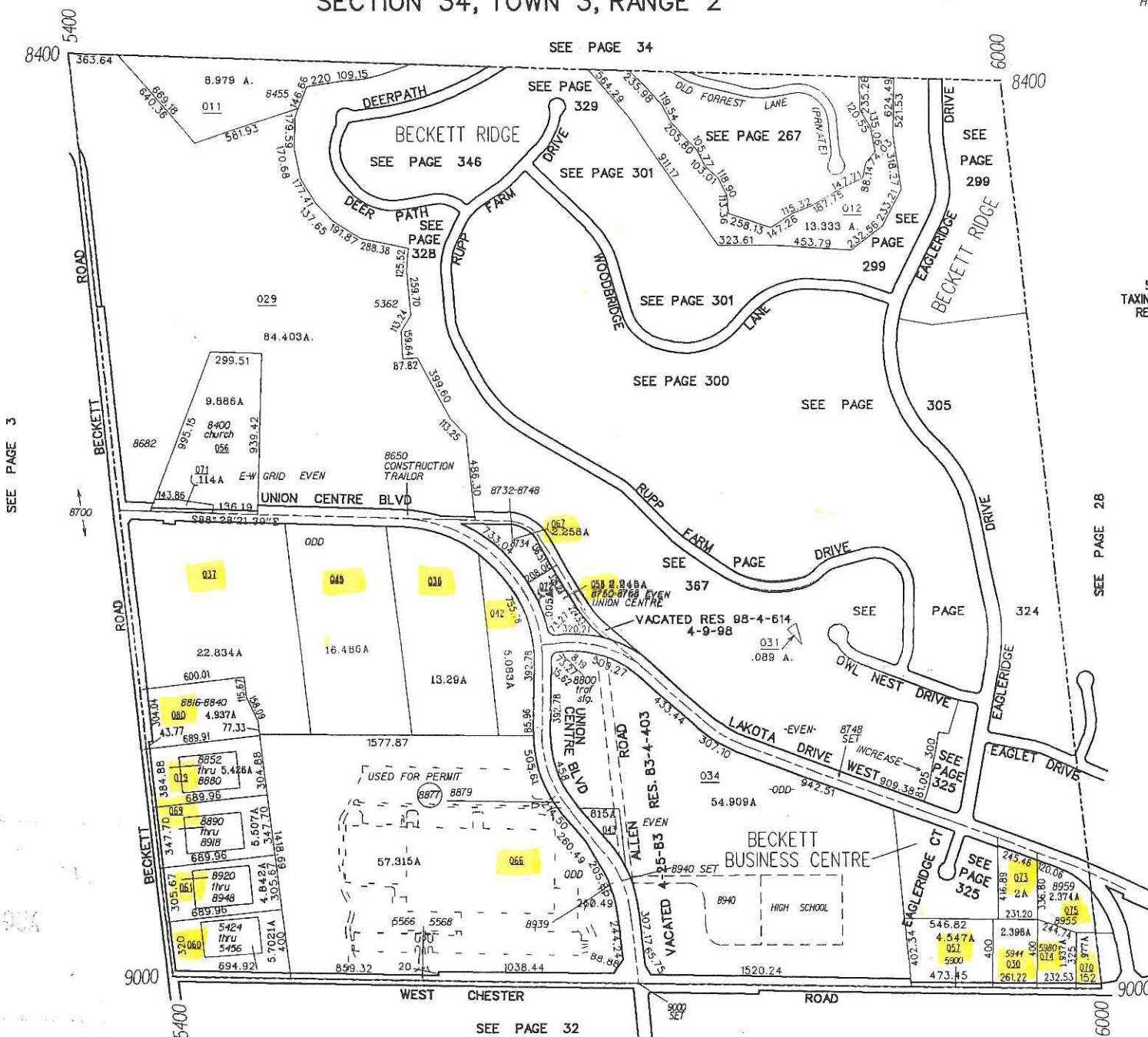


# WEST CHESTER TOWNSHIP SECTION 34, TOWN 3, RANGE 2

033.000  
HOUSE NUMBERS



SCALE: 1"=400'  
TAXING DISTRICT: M5610  
REVISED 06/19/03



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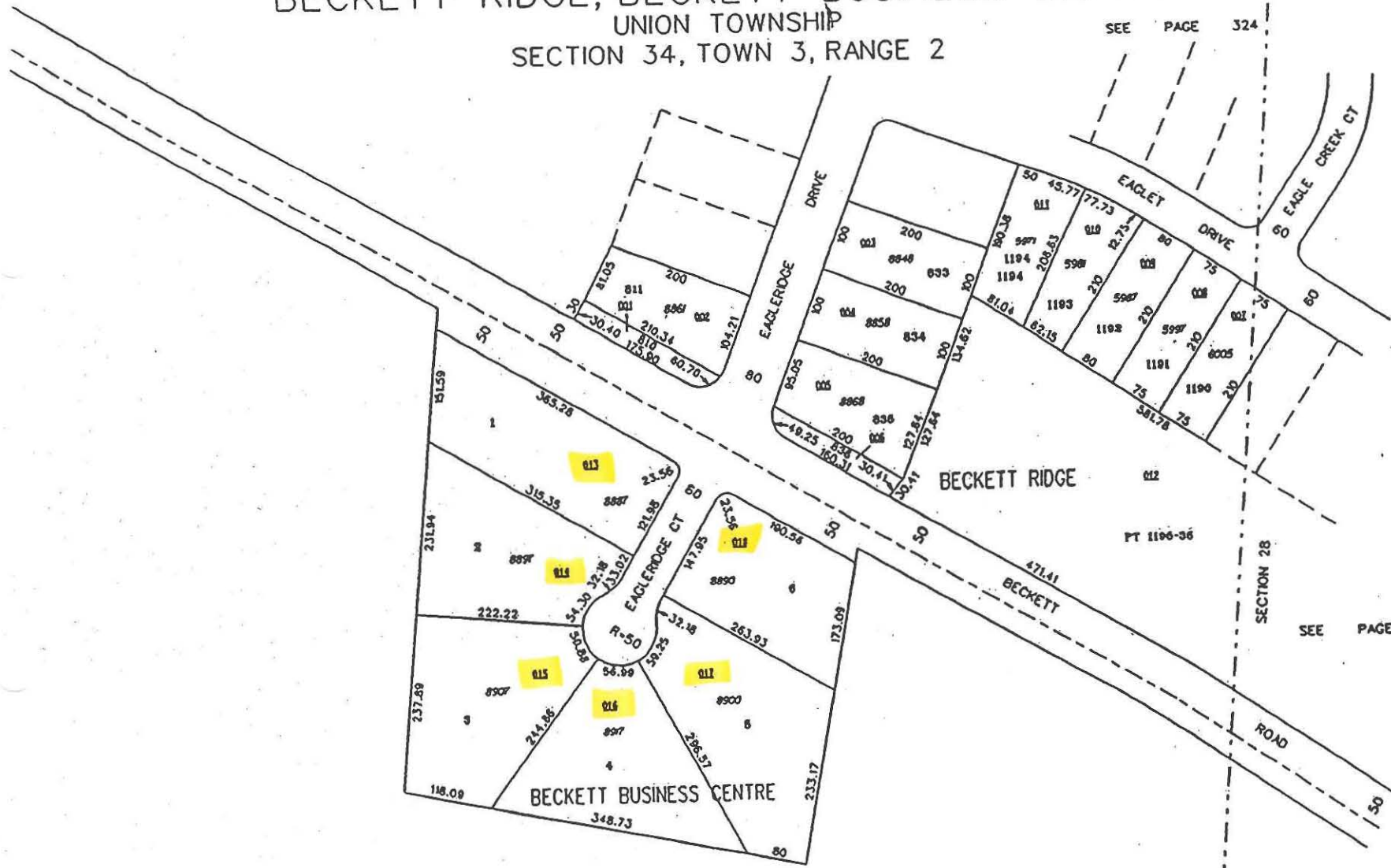
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BECKETT RIDGE, BECKETT BUSINESS CENTRE  
 UNION TOWNSHIP  
 SECTION 34, TOWN 3, RANGE 2

325  
 HOUSE NUMBERS

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SCALE: 1"=100'  
 5620

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UNION CENTRE COMMERCE PARK  
WEST CHESTER TOWNSHIP  
SECTION 33, TOWN 3, RANGE 2

416.000  
HOUSE NUMBERS

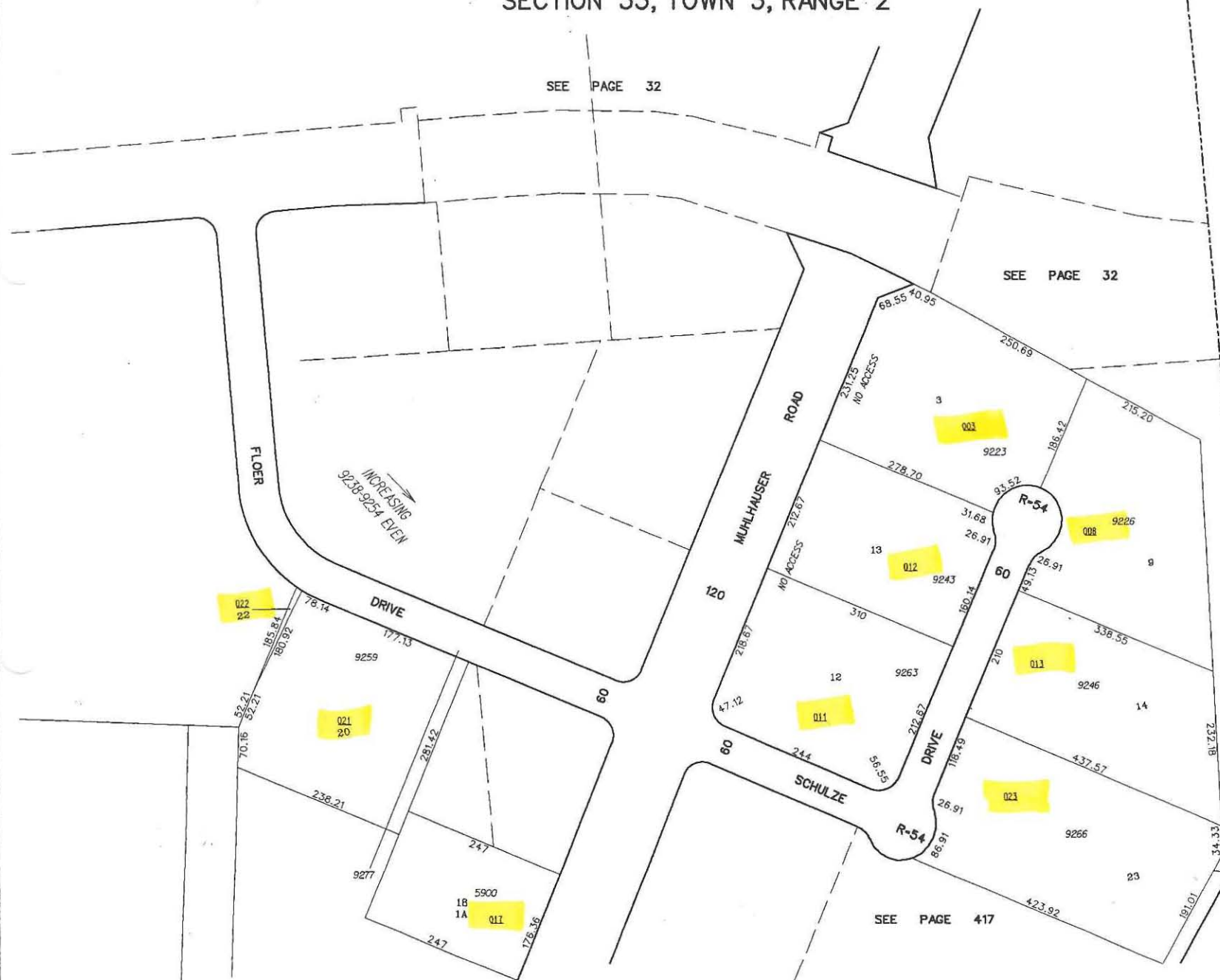


SCALE: 1"=100'  
TAXING DISTRICT: M5620  
REVISED 12/15/03

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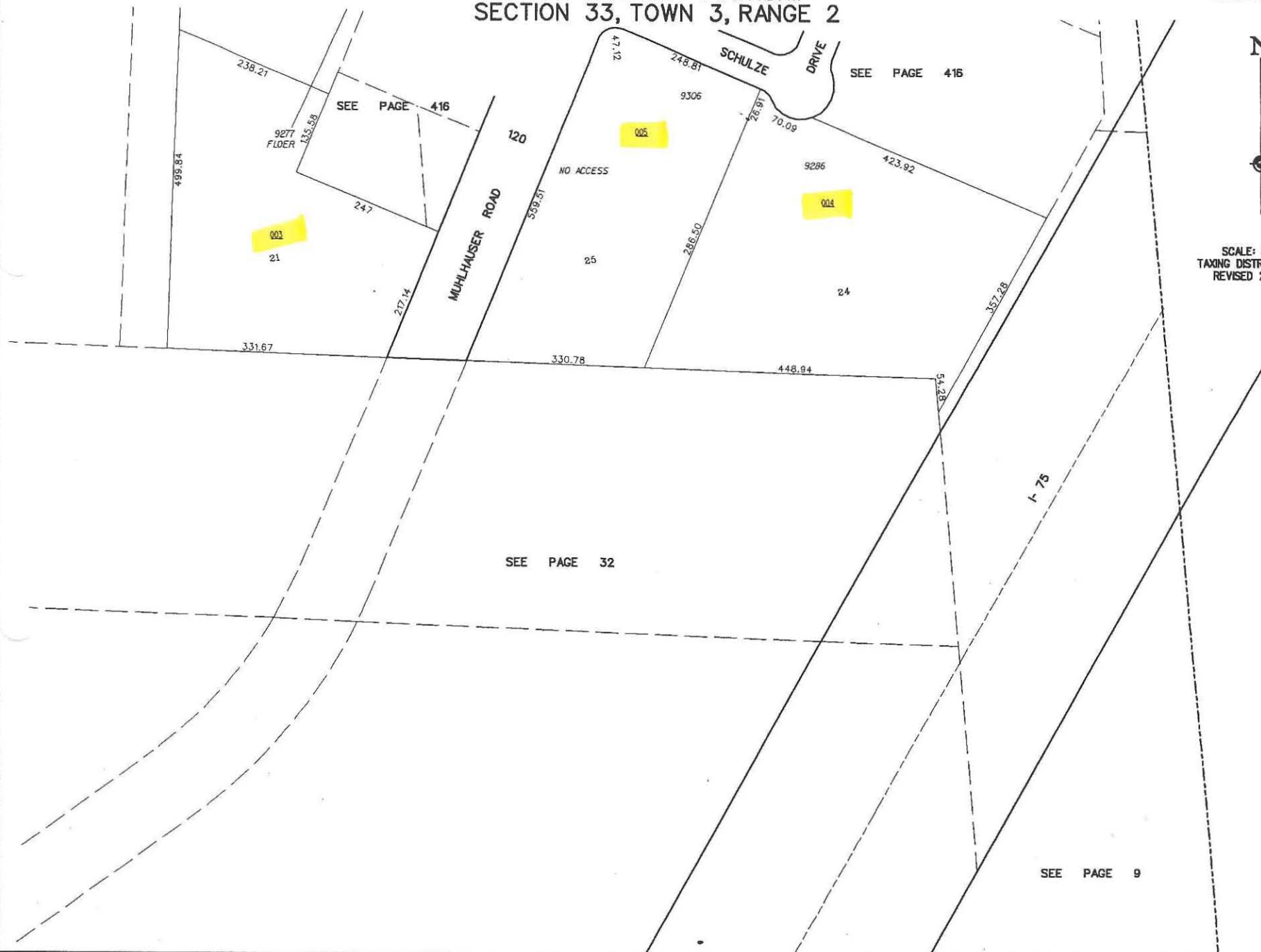


UNION CENTRE COMMERCE PARK  
WEST CHESTER TOWNSHIP  
SECTION 33, TOWN 3, RANGE 2

417.000  
HOUSE NUMBERS



SCALE: 1"=100'  
TAXING DISTRICT: M5620  
REVISED 2/25/04





# THE STREETS OF WEST CHESTER

## WEST CHESTER TOWNSHIP

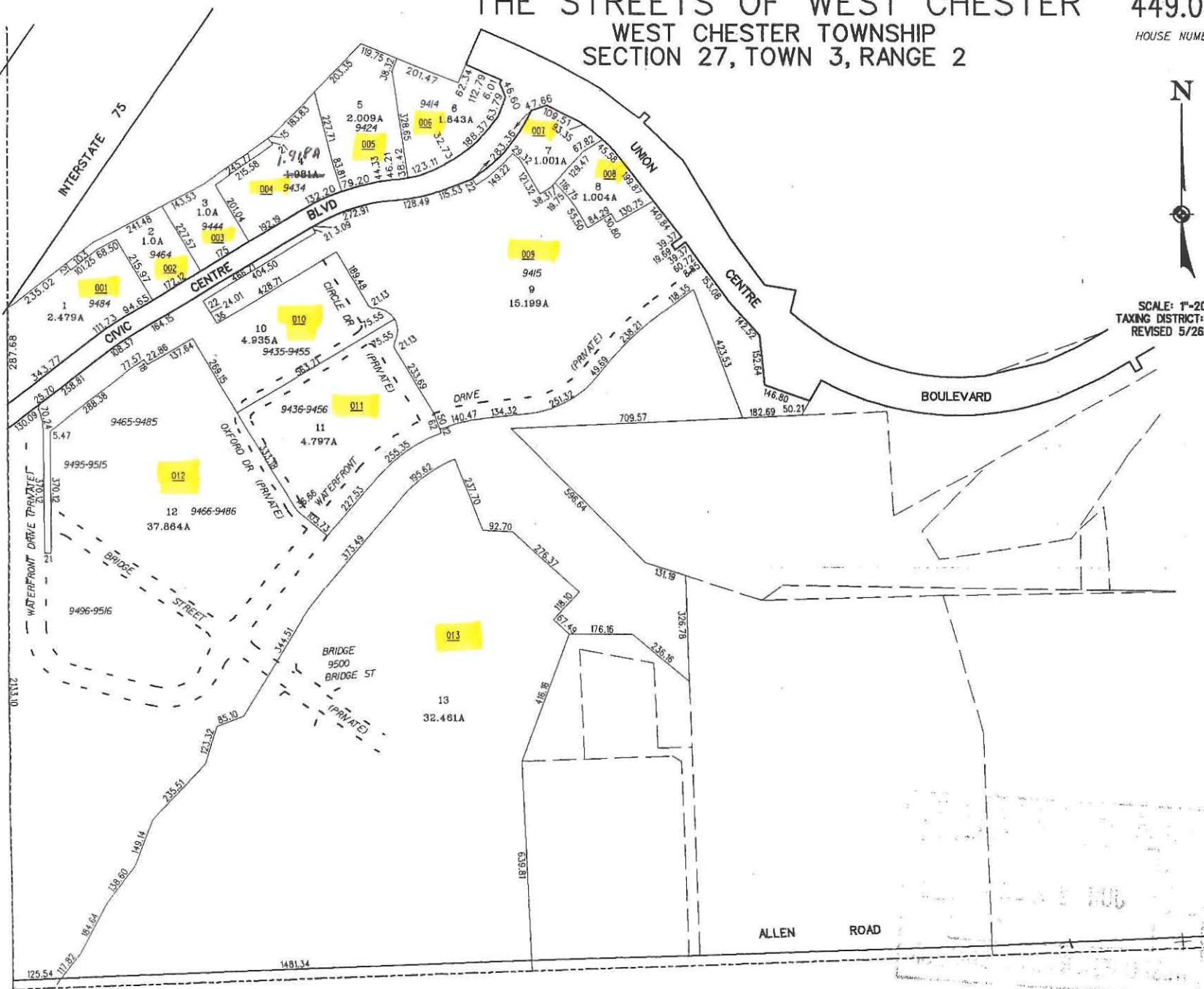
### SECTION 27, TOWN 3, RANGE 2

449.000

HOUSE NUMBERS



SCALE: 1"=200'  
TAXING DISTRICT: M5620  
REVISED 5/26/04



LANDSCAPE DISTRICT

BECKETT DR

LAKOTA DR WEST

WEST CHESTER RD

WEST CHESTER RD

ALLEN RD

MUHLHAUSER RD

UNION CENTRE BLVD

I-75

CINCINNATI-DAYTON RD

ALLEN RD

