

ORDINANCE 2013 - 113

**AN ORDINANCE APPROVING AND AUTHORIZING
THE EXECUTION OF AN AMENDED AND RESTATED
TAX INCENTIVE AGREEMENT PERTAINING TO THE
KINGS MILL TAX INCREMENT FINANCING DISTRICT**

WHEREAS, the City of Mason, Ohio, a municipal corporation organized and existing under the Constitution and the laws of the state of Ohio (the "City") entered into a Tax Incentive Agreement dated August 18, 2003 (the "Tax Incentive Agreement"), by and between the City and Kings Local School District, a local school district and political subdivision of the State of Ohio (the "District") in order to provide compensation to the District for the tax exemption of the Kings Mill TIF District;

WHEREAS, the State statutes regarding school funding, upon which the Tax Incentive Agreement were based, have changed substantially since 2003;

WHEREAS, the City and the District now wish to amend certain provisions of the Tax Incentive Agreement to provide for a less complex compensation formula which is not directly related to the states' school funding formula by entering into an Amended and Restated Tax Incentive Agreement (the "Amended Agreement");

WHEREAS, the Council of the City (the "Council") has determined that it is in the best interest of the citizens of the Municipality for this Council to approve the Amended Agreement and certain actions related to the Amended Agreement;

NOW THEREFORE, it is hereby ordained by the Council of the City of Mason, County of Warren and State of Ohio, seven members elected thereto concurring:

SECTION 1. That the Amended and Restated Tax Incentive Agreement now on file with this Council and attached hereto as Exhibit A is approved, and the Manager of the City (the "Manager") is authorized to sign and deliver, on behalf of and in the name of the City, that Amended Agreement with such changes that are not inconsistent with the provisions of this Ordinance, are not materially adverse to the interests of the City and are approved by the Manager, all of which shall be conclusively evidenced by the signing of that Amended Agreement by the Manager.

SECTION 2. That the obligations of the City under this ordinance do not and shall not represent or constitute a debt or pledge of the full faith and credit or the taxing power of the City and no member of council, officer, official, employee, agent, or legal representative of the City shall be liable personally for any obligations under this Ordinance or the Amended Agreement.

SECTION 3. This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Ordinance, and all deliberations of this Council and of any committees that resulted in those formal actions, were taken in meetings open to the public in compliance with the law.

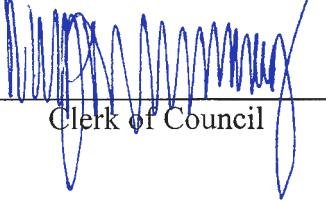
Passed this 9th day of December, 2013.



Paul F. Haslak

Mayor

Attest:



Clerk of Council

CERTIFICATE

The undersigned, Clerk of Council of the City of Mason, Warren County, Ohio, hereby certifies that the foregoing is a true and correct copy of Ordinance No. _____ passed by the Council of the City of Mason, Ohio, on _____, 2013.

Clerk of Council

CERTIFICATE

The undersigned, Finance Director of the City of Mason, County of Warren, Ohio, hereby certifies that a copy of the foregoing Ordinance No. 2013-113 passed by the Council of the City of Mason, County of Warren, Ohio, on December 9, 2013, was certified this day to the County Auditor of the County of Warren, Ohio.



Finance Director

RECEIPT

The undersigned, County Auditor of the County of Warren, Ohio, hereby acknowledges receipt this day of the foregoing Ordinance No. 2013-113 passed by the Council of the City of Mason, County of Warren, Ohio, on December 9, 2013.

Nik Nelson
County Auditor

By:

Dobie Pritchett
Deputy

January 27, 2013/14

Exhibit A

Amended and Restated Tax Incentive Agreement

AMENDED AND RESTATED TAX INCENTIVE AGREEMENT

THIS AMENDED AND RESTATED TAX INCENTIVE AGREEMENT (the "Agreement"), made and entered into as of the 17th day of December, 2013, by and between the KINGS LOCAL SCHOOL DISTRICT, Warren County Ohio, a local school district and political subdivision of the State of Ohio (the "School District") and the CITY OF MASON, Warren County, Ohio, a political subdivision of the State of Ohio (the "City").

WITNESSETH THAT:

WHEREAS, Sections 5709.40 et seq. of the Ohio Revised Code authorize cities to grant tax increment financing real property tax exemptions for improvements declared to be for a public purpose, which exemptions exempt from taxation the increase in the true value of the parcel of property after the effective date of the resolution granting such exemption; and

WHEREAS, Section 5709.42 of the Ohio Revised Code further authorizes a city to require owners of improvements subject to a tax increment financing tax exemption to make an annual payment to the city in lieu of taxes ("Service Payments in Lieu of Taxes"), which payment is approximately equivalent to the amount of real property tax which would be payable on the increase in the true value of the parcel of property but for the exemption from taxation; and

WHEREAS, Section 5709.43 of the Ohio Revised Code further requires a city receiving payments in lieu of taxes to create a public improvement tax increment equivalent fund for deposit of the entire amount of such payments, to be used to pay the costs of public infrastructure improvements benefiting the parcels subject to the tax increment financing tax exemption and, if provided, to make payments to school districts impacted by exemption from taxation; and

WHEREAS, pursuant to a letter dated March 12, 2003, the City notified the School District of its intent to grant an exemption (the "TIF Exemption"), as authorized by Section 5709.40, Ohio Revised Code, for improvements to certain real property located within the boundaries of the City and the School District, which real property is described in Exhibit A attached hereto and made a part hereof (the "Exempted Property" or the "Kings Mill TIF District"), by using the Service Payments in Lieu of Taxes to pay for or finance the construction of public improvements that are necessary for the development of the Exempted Property (the "Public Improvements") in order to induce the owners to develop the Exempted Property; and

WHEREAS, the Board of Education of the School District passed a resolution on June 24, 2003 (the "School District Resolution") approving the TIF Exemption on the condition that the parties hereto enter into an agreement covering the Exempted Property as described in Exhibit A attached hereto; and

WHEREAS, the City has, pursuant to an ordinance of the City Council of the City adopted on July 14, 2003 (the "City Ordinance"), granted the TIF Exemption and authorized the execution of an agreement with respect to the Kings Mills TIF District; and



WHEREAS, Ohio Revised Code Sections 5709.40 and 5709.82 permits the City Council of the City, the Board of Education of the School District to enter into an agreement in order to compensate the School District for property taxes lost as a result of the Tax Incentives;

WHEREAS, the School District and the City entered into a Tax Incentive Agreement dated August 18, 2003; and

WHEREAS, the School District and the City desire to amend the terms of that Tax Incentive Agreement;

NOW, THEREFORE, in consideration of the premises and the mutual covenants hereinafter described, the School District and the City covenant, agree and bind themselves as follows:

SECTION 1. Approval of the TIF Exemption; Compensation to School District While TIF Exemption in Effect.

(a) As provided in the School District Resolution, the School District reaffirms its approval of the TIF Exemption for up to one hundred percent (100%) of the further improvements to the Exempted Property for a period of up to thirty years, commencing with the 2004 tax year and ending no later than December 31, 2033.

(b) Commencing with collection year 2014 (tax year 2013), during any year or any portion thereof, in which the School District would have received property tax payments derived from the Exempted Property, but for the City's authorization of the TIF Exemption, the City agrees to pay, solely from the Service Payments in Lieu of Taxes from the Owner of the Exempted Property or from Minimum Service Payments, as defined in the Service Agreement, from the Owner pursuant to the Service Agreement between the Owner and the City, to the School District an amount equal to thirty-five percent (35%) of the Service Payments in Lieu of Taxes derived from the Exempted Property (the "TIF Compensation"), as determined by the Finance Director of the City (the "Finance Director") and certified to the School District. In the event that Service Payments in Lieu of Taxes are insufficient to pay the debt service on the bonds and the compensation due to the School District, the School District shall be paid first. However, nothing in this Agreement shall be construed to pledge the full faith and credit of the City.

Notwithstanding any provision herein to the contrary, total aggregate TIF Compensation shall not exceed the amount of compensation equal to the total amount of taxes, which would have been payable to the school district if the Improvement were not exempted from taxation, for the thirty year exemption period, the ("Maximum Compensation"). To the extent that TIF Compensation, as provided by application of Sections (1)(b) herein exceeds the maximum Compensation, compensation provided by Section (1)(b) hereof shall be reduced as applicable.

(c) In determining the amount of the Service Payments in Lieu of Taxes required by the City pursuant to Section 5709.42 of the Ohio Revised Code, it is expressly agreed and relied upon that the value of the Exempted Property which shall be

exempt under Sections 5709.40 through 5709.43 of the Ohio Revised Code shall be the increase in value of the parcels from and after the date that the City Ordinance granting the Tax Increment Exemption was adopted by the City regardless of the date on which the exemption from real property taxation is certified to the Warren County Auditor by the Tax Commissioner of the State of Ohio.

(d) The determination of the amount of School Compensation due to the School District hereunder shall apply to compensation for tax year 2013, collection year 2014 and each tax year thereafter until the last exemption year applicable under Ordinance No. 2003-88. Compensation payments due to the School District for tax years prior to tax year 2013 shall not be affected by this Agreement and shall be subject to the terms of the prior agreement. Compensation payments for collection years 2014 and thereafter shall not be adjusted by perceived or actual overpayments or underpayments of compensation amounts paid to the School District for collection year 2013 and any collection year prior thereto.

SECTION 2. Certification of TIF Compensation Amount. Annually each year during which the TIF Exemption will result in the School District's receipt of less than one hundred percent (100%) of the amount of real property taxes due with respect to the Exempted Property, the City's Finance Director shall certify to the School District the amount of the TIF Compensation due to the School District and shall provide calculations to show how such amount was derived.

SECTION 3. Payment of TIF Compensation. Within fifteen (15) days after the City receives Service Payments in Lieu of Taxes or Minimum Service Payments with respect to the Exempted Property, but no later than fifteen (15) days after final settlement is received from the County Auditor, the City shall pay to the School District, by bank or cashier's check the amount of the TIF Compensation.

SECTION 4. Resolution of Disputes. In the event the School District disputes the amount of the TIF Compensation as certified by the City, the School District shall certify, within thirty (30) days of receipt of the City's certification with respect to compensation, the basis for the dispute and the amount that the School District claims is the correct amount of TIF Compensation to be paid to the School District. Within 10 days thereafter, the School District's Treasurer and the City Finance Director or the City Manager shall meet to discuss and resolve the dispute. In the event the School District and the City are unable to mutually agree on the amount of TIF Compensation, the parties shall next seek and agree on a third party mediator to settle the dispute and determine the amount of the TIF Compensation. The City shall then pay such amount within 30 days thereafter; provided that nothing contained in this Section 4 shall limit either the School District's or the City's ability, after payment and receipt of such TIF Compensation amount, to seek recovery of amounts deemed overpaid or underpaid.

SECTION 5. Late Payments. Except for the case where a TIF Compensation payment is delayed pursuant to a dispute as provided in Section 4 hereof (so long as the City's dispute of the TIF Compensation payment amount is reasonable), any late TIF Compensation payments shall bear interest at the then current rate established under Sections 323.121(B)(a) and 5703.47 of the Ohio Revised Code, as the same may be amended from time to time, or any successor

provisions thereto, as the same may be amended from time to time.

SECTION 6. Notices. All notices, designations, certificates, requests or other communications under this Agreement shall be sufficiently given and shall be deemed given when mailed by registered or certified mail, postage prepaid addressed to the following addresses:

Kings Local School District: Kings Local School District
1797 King Avenue
Kings Mills, Ohio 45034
Attn: Treasurer

City of Mason, Ohio: City of Mason, Ohio
Municipal Building
6000 Mason-Montgomery road
Mason, Ohio 45040
Attn: Finance Director

SECTION 7. Duration of Agreement; Amendment. This Agreement shall become effective on the date that it is executed and delivered and shall remain in effect for such period as any Tax Exemptions pursuant to Section 5709.40 through 5709.43 of the Ohio Revised Code are in effect with respect to the Exempted Property, but in no event not later than December 31, 2033. This Agreement may be amended only by mutual agreement of the parties hereto. No amendment to this Agreement shall be effective unless it is contained in a written document approved through legal process and signed on behalf of all parties hereto by duly authorized representatives.

SECTION 8. Waiver. No waiver by the School District or the City of the performance of any terms or provision hereof shall constitute, or be construed as, a continuing waiver of performance of the same or any other term or provision hereof.

SECTION 9. Merger; Entire Agreement. This Agreement sets forth the entire agreement and understanding between the parties as to the subject matter contained herein and merges and supersedes all prior discussion, agreements, and undertakings of every kind and nature between the parties with respect to the subject matter of this Agreement.

SECTION 10. Binding Nature. The City shall cause this Agreement to be recorded in the Warren County, Ohio real estate records, and all conveyances of interests in the Exempted Property, or portions thereof (except leases of space in the Exempted Property and mortgages) shall be subject to this Agreement. This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective permitted successors and assigns. The provisions of this Agreement, as they pertain to the Exempted Property, shall be covenants running with the land and shall be binding and enforceable by the School District against any owner, and all persons who or which shall be successors and assigns of an owner, transferees from an owner and the successors or assigns of such transferees from an owner and the successors or assigns of such transferees with respect to its interest in the Exempted Property and improvements thereto, or any parts thereof, or any interest therein.

SECTION 11. Severability. Should any portion of this Agreement be declared by the courts to be unconstitutional, invalid or otherwise unlawful, such decision shall not effect the entire agreement but only that part declared to be unconstitutional, invalid or illegal and this Agreement shall be construed in all respects as if any invalid portions were omitted.

SECTION 12. Counterparts; Captions. This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Agreement. Captions have been provided herein for the convenience of the reader and shall not affect the construction of this Agreement.

IN WITNESS WHEREOF, the School District and the City have caused this Agreement to be executed in their respective names by their duly authorized officers all as of the date hereinbefore written.

**KINGS LOCAL SCHOOL DISTRICT,
WARREN COUNTY, OHIO**

By: *Michael F. Money*
Printed Name: MICHAEL F. MONEY
Title: TREASURER

**CITY OF MASON, WARREN
COUNTY, OHIO**

By: *Eric Hansen*
Printed Name: Eric Hansen
Title: City Manager

This instrument prepared by:

Brenda A. Wehmer, Esq.
PECK, SHAFFER & WILLIAMS LLP
201 East Fifth Street, Suite 900
Cincinnati, Ohio 45202

EXHIBIT A

LEGAL DESCRIPTION OF THE "EXEMPTED PROPERTY"

246626v1

MACCT	AREA SQ FT.	ACREAGE	PARCEL #	PARCEL OWNER	STREET #
901636	402913.52771	9.24962	16220000060000	RAVINES AT TIMBER'S EDGE,	0
907413	371079.86069	8.51882	16230002500000	WESTERN ROW PROPERTIES, I	0
941253	1819841.49629	41.77781	16120040100000	TEJ HOLDINGS, INC.	0
1126594	32117.13261	0.73731	16230002200000	CINTAS SALES CORPORATION	6800
1127025	495006.28384	11.36378	16230001900000	AL NEYER, INC.	0
1127753	722415.44471	16.58438	16294018700000	RENNER, DANIEL R.	0
1127754	76163.00223	1.74846	16294018800000	RENNER, DANIEL R., TRUSTEE	4238
1127755	45741.82694	1.05009	16230001500000	STEPHENSON, BERNICE C. ET	0
1128530	199695.55350	4.58438	16230000500200	CINTAS SALES CORPORATION	0
1130492	2457170.78145	56.40888	16282000150	OAKMONT VILLAGE BUILDERS,	0
1200038	223337.44510	0.51280	16240001300000	TEJ HOLDINGS, INC.	0
1200046	9515.81506	0.21845	16243061900000	GREAT AMERICAN INS. CO.	0
1200178	401593.21386	9.21931	16240001400000	COURSEVIEW PARTN., INC.	0
1200186	563274.89539	12.93101	16181010100000	J.G. HANCOCK LIMITED	0
1200208	441259.47185	10.12992	16181020200000	CARROLL, JAMES & PATRICIA	5589
1200216	89439.53691	2.05325	16181020100000	BP EXPLORATION & OIL INC.	5589
1200224	188534.34230	4.32815	16183010200000	CARROLL, JAMES & PATRICIA	0
1200267	1515405.13773	34.78892	16181010900000	BEACH AT MASON, LTD, THE	2590
1200275	56325.30309	1.29305	16181010400000	SHERRINGTON FOODS, INC.	5377
1200283	70012.69279	1.60727	16181011300000	PREET, INC.	0
1200305	1956407.90044	44.91295	1618101080010	KINGS MILLS FARMS, INC.	0
1200313	35295.71042	0.81028	16220002800000	CINCINNATI ELECTRONICS CO	3695
1200313	297438.50226	6.82825	16220002700000	CINCINNATI ELECTRONICS CO	3695
1200364	43284.73984	0.99368	16181010300000	CONN, RAYMOND A.	5558
1200453	61200.82942	1.40498	16181020300000	7373 CORPORATION	5501
1200461	51997.27515	1.19369	16181011400000	WENDY'S INTERNATIONAL, INC	5490
1200526	305045.70533	7.00289	16220004000000	KINGS ISLAND TECH CENTER	7601
1200534	321082.76159	7.37105	16220003900000	GOLDEN INVESTMENT PROPERTY	7687
1200542	411820.11579	9.45409	16220003800000	AL NEYER, INC.	7697
1200569	698731.81757	16.04068	16220003700000	AL NEYER, INC.	0
1200577	164188.67312	3.76925	16220003600000	AL NEYER, INC.	0
1200585	502373.58464	11.53291	16220003300000	AL NEYER, INC.	0
1200593	799741.03138	18.35953	1622000290010	AL NEYER, INC.	0
1200593	187902.30579	4.31364	162200032020	AL NEYER, INC.	0
1200607	342039.14729	7.85214	1622000310000	LM DEVELOPMENT CO. LTD.	7680

EXHIBIT

A

12000615	515087.22920	11.82478	1622000300000	LM DEVELOPMENT CO., LTD.	7680
1200623	237385.65549	5.44962	1622000410000	O.D.M. PROPERTIES, LLC	7595
1200631	128823.46096	2.95738	1618102050000	KINGS MILL CENTRE LIMITED	5250
1200658	164367.91281	3.77337	1618301010000	SMALL BROTHERS PARTN.	0
1200674	347389.08913	7.97496	1618301060000	PHOENIX MUTUAL LIFE INSUR	2412
1200712	65882.11144	1.51245	1618101110000	ISLAND MINIATURE GOLF, INC	2689
1200747	53035.01230	1.21752	1618101020000	SCHOTT, MARGARET U.	5542
1200763	33549.81232	0.77020	1618102040000	NATIONAL BANK & TRUST CO.	2248
1200771	80545.24123	1.84906	1622000350000	WARREN CO. COMMISSIONERS	3812
1200798	69946.33732	1.60575	1618101120000	CHANTILAS, JAMES G.	2711
1200828	341338.71257	7.83606	1624000170000	SPEAR REALTY, PARTNERSHIP	2510
1200836	200282.00014	4.59784	1622000220000	GREAT AMERICAN INS. CO.	7741
1200844	1774139.90582	40.72865	1622000230000	GREAT AMERICAN INSURANCE	0
1200852	141377.62625	3.24558	1618101100000	BEF REIT, INC.	2629
1200887	174729.27078	4.01123	1624000100000	TEJ HOLDINGS, INC. & GREA	0
1200895	36452.78739	0.83684	1624303120000	GREAT AMERICAN INS. CO.	3665
1200909	567716.76597	13.03298	1623000040000	GREAT AMERICAN INSURANCE	3665
1200909	1143218.02829	26.24467	1623000040001	GREAT AMERICAN INSURANCE	3665
1200917	597110.47424	13.70777	1624000110000	GREAT AMERICAN INSURANCE	3665
1200933	935697.80445	21.48067	1623000050011	GREAT AMERICAN INS. CO.	3665
1200933	2363091.04274	54.24911	1623000050011	GREAT AMERICAN INS. CO.	3665
1200968	104311.73594	2.39467	1624000120000	GREAT AMERICAN INS. CO.	3665
1201042	496004.51222	11.38670	1624000080000	RELIANCE MEDICAL PRODUCTS	3535
1201107	196531.92460	4.51175	1624000150000	GREAT AMERICAN INSURANCE	0
1201115	259252.77852	5.95162	1624000160000	KENNEDY, EDWARD T. ET AL:	0
1201123	22351.89459	0.51313	1622000340000	AL NEYER, INC.	0
1201131	698807.24048	16.04241	1624000060030	EDWARD T. KENNEDY COMPANY	5280
1201158	426310.73401	9.78675	1624000060040	EDWARD T. KENNEDY COMPANY	5464
1201212	248511.82198	5.70505	1618301050000	SMALL BROTHERS PARTNERSHI	5390
1201255	1812344.02654	41.60569	1622000280002	WARREN CO. COMMISSIONERS	0
1201263	698786.76659	16.04194	1622000420002	WARREN CO. COMMISSIONERS	0
1201280	183175.14506	4.20512	1624000180000	HAAG-STREIT SERVICE, INC.	5500
1201298	3014962.39812	69.21401	1624000070000	AL NEYER, INC. & KENNEDY,	0
1201301	43612.33713	1.00120	1618101050000	OASIS PROPERTY, INC.	5323
1201328	1901813.13585	43.65962	1624000010000	EDWARD T. KENNEDY COMPANY	5464
1201336	10937.69384	0.25109	1618101060000	OASIS PROPERTY, INC.	5323
1201565	36459.58098	0.83700	1624000060022	PNC BANK, OHIO, NATIONAL	5262

1201590	196664.38385	4.51479	1618301040000	SMALL BROTHERS PARTNER.	0
1201603	134105.26848	3.07863	1618301030000	COURSEVIEW LIMITED	5380
1201891	97488.17246	2.23802	1622000290020	LM DEVELOPMENT CO. LTD.	0
1201905	315073.08469	7.23308	1624000020021	SPORTS EXPRESS, LTD.	0
1201930	119701.17761	2.74796	1624000040022	OTR/MIDLAND REALTY HOLDIN	0
1201980	438114.25588	10.05772	1622000320010	MAKINO, INC.	0
1201999	57236.18659	1.31396	1618101080020	EPPS INVESTMENT GROUP,INC	0
1202096	21780.89740	0.50002	16181180090	OASIS PROPERTY, INC.	0
1202106	48101.47267	1.10426	16181180100	STATE OF OHIO	0
1202107	21312.25811	0.48926	16181180120	CITY OF MASON	0
1202108	14162.48298	0.32513	16181650010	STATE OF OHIO	0
1202109	14471.09680	0.33221	16183000150	STATE OF OHIO	0
1202123	362.03606	0.00831	16181180140	STATE OF OHIO	0
1202142	43600.94774	1.00094	16181650030	CHARLENE HATTON	0
1202160	13734.32893	0.31530	16181180160	JONES, SARAH H.	3615
1202198		0	16221000262	DUKE CONSTRUCTION LTD	3678
1202233	3371051.10435	77.38868	1617001020000	KINGS ISLAND COMPANY	6300
1202235	39811.53269	0.91395	1617000020000	WARREN CO. COMMISSIONERS	0
1202235	23157361.52265	531.61987	1617000030000	KINGS ISLAND COMPANY	6300
1202236	492153.52126	11.29829	1623000240000	WESTERN ROW PROPERTIES, I	0
1202237	448507.63893	10.29632	1623000260000	WESTERN ROW PROPERTIES, I	6860
1202239	22373.81177	0.51363	1622000260000	WERSEL, WILLIAM & JOAN	7291
1202240	483006.15474	11.08830	1622000250000	COLUMBIA ROAD PROPERTIES,	7319
1202241	32848.63802	0.75410	1622000240000	HANDORF, STANLEY J. & RIT	7459
1202244	2015.50987	0.04626974	16222620010	RAVINES AT TIMBERS EDGE,	3280
1202245	2125.77386	0.048801053	16222620020	EVELYN MILLER TRUSTEE	3306
1202246	1977.84595	0.045405095	16222620030	CLINT & MARY SHERER	3308
1202247	2115.40993	0.04856313	16222620040	ROSTCON LLC	3294
1202248	2119.32381	0.04865298	16222620050	JACK FLYNN	3296
1202249	1675.31814	0.038460012	16222620060	ROBERT CHRISTOPHEL	3222
1202250	1624.05549	0.037283184	16222620070	RONALD LEE HASKAMP	3324
1202251	1673.79129	0.038424961	16222620080	NPV INVESTORS	3326
1202253	63873.11091	1.46632486	16222620100	RAVINES AT TIMBER'S EDGE,	0
1202254	1701.01857	0.039050013	16222620190	MARILYN A. SMITH	3239
1202255	1642.49090	0.037706403	16222620180	WILLIAM BALLARD	3241
1202256	1702.16558	0.039076345	16222620150	THOMAS & JESSIE STEIN	3255
1202257	1664.14358	0.03820348	16222620140	MARGARET SHENK	3257

12022258	1710.12197	0.039258998	16222620120	LAWRENCE PINSKY	3301
12022259	1633.20056	0.037493126	16222620130	LORAN KAPER	3303
12022260	1679.76245	0.03856204	16222620160	RAYMOND & JOY JACKSON	3305
12022261	1627.05709	0.037352091	16222620170	DOROTHY EBEL	3307
12022262	39973.90550	0.917674598	16222620200	RAVINES AT TIMBER'S EDGE,	0
12022263	35535.31302	0.815778536	16222620220	DON & SHIRLEY BROWN	3310
12022263	1977.41748	0.045395259	16222620220	DON & SHIRLEY BROWN	3310
12022264	2115.98763	0.048576392	16222620230	JOHN SCHUSTER	3312
12022265	1974.43059	0.045326689	16222620260	DOUGLAS & NE WILLIAMS	3314
12022266	2115.35696	0.048561914	16222620270	THOMAS & CAROL GRAHAM	3316
12022267	1975.40065	0.045348959	16222620280	NANCY & RALPH GOODPASTER	3318
12022268	2111.74382	0.048478967	16222620290	NANCY & RALPH GOODPASTER	3320
12022269	2117.14172	0.048602886	16222620240	PATRICIA MEYER	3330
12022270	1976.15822	0.045366335	16222620250	MICHAEL J & PA JACUNSKI	3332
12022281	1638.59257	0.037616909	16222620350	TRISHA KEMEN	3311
12022282	1698.36599	0.038989118	16222620340	BARBARA LEUGERS	3325
12022283	1634.01936	0.037511923	16222620330	JOSEPH SCALISE	3327
12022284	12795.53707	0.293745112	16222620370	RAVINES AT TIMBER'S EDGE,	0
12022286	1699.52641	0.039015758	16222620380	MILDRED BIDLACK	3313
12022287	1645.29573	0.037770793	16222620390	RALPH DUBLIKAR	3315
12022288	1718.49320	0.039451175	16222620400	EDWARD & NAOM PEARSON	3321
12022289	1652.34618	0.037932649	16222620410	GARRY HANDSHAW	3323
12022290	11741.00596	0.269536409	16222620420	RAVINES AT TIMBER'S EDGE,	0
12022299		0	16183010020	SEEIDEAS INC	0
1202314	1992.60371	0.045743887	16222620440	JOSEPH LUCKHAUPT	3329
1202315	2131.43635	0.048931046	16222620450	CYNTHIA KLOSTERMAN	3331
1202316	1999.79717	0.045909026	16222620460	ROBERT & SEXTA MARKOWITZ	3361
1202317	2145.20118	0.049247043	16222620470	THOMAS & BREND DEATON	3363
1202318	11080.90232	0.254382514	16222620480	RAVINES AT TIMBER'S EDGE,	0
1202329	1734.90688	0.039827982	16222620500	ALFRED & BETTY KRAUS	3333
1202330	1628.83428	0.03739289	16222620510	PHYLLIS HARMON	3335
1202331	1715.67005	0.039386365	16222620520	RONALD C & HARMO MILLER	3355
1202332	1621.39519	0.037221112	16222620530	NANCY RIDGEWAY	3357
1202333	11591.14780	0.266096139	16222620540	RAVINES AT TIMBER'S EDGE,	0
1202333	11032.74992	0.253277087	16222620540	JOAN M LUTTES	0
1202334	1983.23199	0.045528742	16222620550	ROBERT E & PATRICK FRANK	0
1202335	2129.53190	0.048887326	16222620560		3367

1202336	1975.69063	0.045355616	16222620570	RAVINE'S AT TIMBER EDGE	3373
1202337	2128.72754	0.04886886	16222620580	KEVIN L MACMILLAN	3375
1202343	1698.07705	0.038982485	16222620610	WILLIAM CONRATH	3309
1202353	1679.32131	0.038551913	16222620620	GLORIA FETICK	0
1202354	1626.24964	0.037333555	16222620630	PAUL D & ELIZA MERTZMAN	3379
1202354	1626.24964	0.037333555	16222620630	PAUL D & ELIZA MERTZMAN	3379
1202355	1682.15640	0.038616997	16222620640	STEPHEN STROBEHN	3393
1202356	1633.05992	0.037489897	16222620650	KIRK & KIMBERLY STAIR	0
1202357	17525.17440	0.402322645	16222620660	RAVINES AT TIMBER'S EDGE,	3395
1202362	2142.45500	0.049183999	16222620680	HANISH & KANAN SETHI	3362
1202363	1975.95807	0.045361756	16222620690	JAMES T HAYDEN	3364
1202364	2112.77282	0.04850259	16222620700	JOHN DAVID & SU FRANKLIN	3394
1202365	1983.51532	0.045535246	16222620710	ROBERT C NESS	3396
1202366	2120.13349	0.048617568	16222620720	SHIRLEY HOHLER	3334
1202367	1984.50577	0.045557984	16222620730	MARY LOUISE RUNGE	3336
1202367	1984.50577	0.045557984	16222620730	MARY LOUISE RUNGE	3336
1202368	2130.42972	0.048907937	16222620740	MAURICE CARTER	3346
1202369	2009.68732	0.046136073	16222620750	PATRICIA ORTIZ	3348
1202370	62702.69752	1.439455866	16222620760	RAVINES AT TIMBER'S EDGE,	0
1202376		0	16221000252	BORDEN CHEMICAL INC.	0
1202377	2010.25441	0.046149091	16222620780	SHARON RIES	3397
1202378	2146.26074	0.049271367	16222620790	ROBERT REDEMEIER	0
1202379	2008.04029	0.046098262	16222620800	STEVEN L NEUMAIER	3417
1202380	2143.09210	0.049198625	16222620810	RUTH BACK	0
1202381	10961.62013	0.251644172	16222620820	RAVINES AT TIMBER'S EDGE,	0
1202384		0	162444800070	GREAT AMERICAN INSURANCE CO	0
9400010	1229908.44200	28.23481			
1202252	1619.86182	0.03718691			
B-2 Vacant Land Total					
B-3 Vacant Land Total					
B-4 Vacant Land Total					
Bus PUD Vacant Land Total					
HT-1 Vacant Land Total					
I-1 Vacant Land Total					
R-6 Vacant Land Total					
Total Vacant Land					
417.70012					
40.72865					
170.21462					
61.59492					
11.0883					
30.35854					
98.86702					
4.84807					

	% of Total
B-2 Land Total	2.6%
B-3 Land Total	18.5%
B-4 Land Total	44.0%
Bus PUD Land Total	2.6%
HT-1 Land Total	6.5%
I-1 Land Total	11.8%
R-6 Land Total	14.0%
	<hr/> 1549.63493
	100.0%

Total Kings SD Land (including all vacant land)

B-2 Land Total	40.72865
B-3 Land Total	286.88162
B-4 Land Total	682.32738
Bus PUD Land Total	40.07721
HT-1 Land Total	100.97898
I-1 Land Total	182.40153
R-6 Land Total	216.23956
	<hr/> 1549.63493

STREET NAME	TYPE	CITY, ST	ZIPCODE	ZONING	LAND USE
CATALINA ISLE	RD	MAINEVILLE, OHIO	45039	R-6	Ravines at Timber's Edge
WESTERN ROW KING	AVE	KINGS MILLS, OHIO	45034	B-4	Vacant Land
CINTAS BLVD	BLVD	MASON, OHIO	45034	B-4	Vacant Land
CINTAS WESTERN ROW	RD	MASON, OHIO	45040	HT-1	Cintas Corp.
WESTERN ROW RD	RD	MASON, OHIO	45040	HT-1	Class A Office
WESTERN ROW RD	RD	MASON, OHIO	45040	HT-1	Len's Crafters
KINGS MILLS RD	RD	MASON, OHIO	45040	HT-1	Len's Crafters
WESTERN ROW RD	RD	MASON, OHIO	45040	HT-1	Vacant Land
Fairway DR	DR	MASON, OHIO	45040	R-6	Cintas Corp.
FAIRWAY DR	DR	MASON, OHIO	45040	R-6	Residential Subdivision
KINGS MILLS RD	RD	MASON, OHIO	45040	R-6	Kings Island Golf Center
KINGS MILLS RD	RD	MASON, OHIO	45040	R-6	Kings Island Golf Center
KINGS MILLS RD	RD	MASON, OHIO	45040	R-6	Vacant Land
KINGS MILLS RD	RD	MASON, OHIO	45040	HT-1	Mixed-Use Commercial
KINGS MILLS RD	RD	MASON, OHIO	45040	B-3	Perkins, Holiday Inn
KINGS MILLS RD	RD	MASON, OHIO	45034	B-3	BP Gasoline
COURSEVIEW DR	DR	MASON, OHIO	45040	B-3	Vacant Land
WATER PARK DR	DR	MASON, OHIO	45040	B-3	Beach Waterpark
BEACH BLVD	BLVD	MASON, OHIO	45040	B-3	Waffle House
WATER PARK DR	DR	MASON, OHIO	45040	B-3	Best Western
BEACH BLVD	BLVD	MASON, OHIO	45040	B-3	Vacant Land
WESTERN ROW RD	RD	MASON, OHIO	45040	I-1	Vacant Land
KINGS MILLS RD	RD	MASON, OHIO	45040	B-3	Vacant Land
KINGS MILLS RD	RD	MASON, OHIO	45040	B-3	Burger King
BEACH BLVD	BLVD	MASON, OHIO	45040	B-3	Commercial Mixed-Use
INNOVATION WAY	WAY	MASON, OHIO	45040	B-3	Wendy's
INNOVATION WAY	WAY	MASON, OHIO	45040	I-1	Light Manufacturing and Assembly
INNOVATION WAY	WAY	MASON, OHIO	45040	I-1	Industrial Warehouse-Duramed Pharmaceutical
SOCIALVILLE-FOS RD	RD	MASON, OHIO	45040	I-1	Light Manufacturing and Assembly
INNOVATION WAY	WAY	MASON, OHIO	45039	I-1	Vacant Land
INNOVATION WAY	WAY	MASON, OHIO	45040	I-1	Vacant Land
INNOVATION WAY	WAY	MASON, OHIO	45040	I-1	Fanuc Robotics
INNOVATION WAY	WAY	MASON, OHIO	45040	I-1	Fanuc Robotics
INNOVATION WAY	WAY	MASON, OHIO	45040	I-1	Light Manufacturing and Assembly -Cincinnati Electronics

INNOVATION	WAY	MASON, OHIO	45040 I-1
INNOVATION	WAY	MASON, OHIO	45040 I-1
COURSEVIEW	DR	MASON, OHIO	45040 B-3
COURSEVIEW	DR	MASON, OHIO	45040 B-3
COURSEVIEW	DR	MASON, OHIO	45040 HT-1
WATER PARK	DR	MASON, OHIO	45040 B-3
KINGS MILLS	RD	MASON, OHIO	45040 B-3
COURSEVIEW	DR	MASON, OHIO	45040 B-3
SOCIALVILLE-FOSRD	RD	MASON, OHIO	45040 I-1
WATER PARK	DR	MASON, OHIO	45040 B-3
COURSEVIEW	DR	MASON, OHIO	45040 HT-1
COLUMBIA	RD	MAINEVILLE, OHIO	45039 HT-1
COLUMBIA	RD	MAINEVILLE, OHIO	45039 B-2
WATER PARK	DR	MASON, OHIO	45040 R-6
FAIRWAY	DR	MASON, OHIO	45040 R-6
KINGS MILLS	RD	MASON, OHIO	45040 R-6
KINGS MILLS	RD	MASON, OHIO	45040 R-6
KINGS MILLS	RD	MASON, OHIO	45040 R-6
KINGS MILLS	RD	MASON, OHIO	45040 R-6
KINGS MILLS	RD	MASON, OHIO	45040 R-6
KINGS MILLS	RD	MASON, OHIO	45040 R-6
KINGS MILLS	RD	MASON, OHIO	45040 R-6
KINGS MILLS	RD	MASON, OHIO	45040 R-6
KINGS MILLS	RD	MASON, OHIO	45040 R-6
KINGS MILLS	RD	MASON, OHIO	45040 HT-1
COURSEVIEW	DR	MASON, OHIO	45040 HT-1
COURSEVIEW	DR	MASON, OHIO	45040 HT-1
SOCIALVILLE-FOS RD	RD	MASON, OHIO	45040 B-3
ST. RT. 741	KINGS MILLS	RD	45040 B-3
COURSEVIEW	DR	MASON, OHIO	45040 HT-1
INNOVATION	WAY	MASON, OHIO	45040 B-3
INNOVATION	WAY	MASON, OHIO	45040 HT-1
COURSEVIEW	DR	MASON, OHIO	45040 I-1
KINGS MILLS	RD	MASON, OHIO	45040 B-3
BEACH	BLVD	MASON, OHIO	45040 B-3
KINGS MILLS	RD	MASON, OHIO	45040 B-3
BEACH	BLVD	MASON, OHIO	45040 B-3
KINGS MILLS	RD	MASON, OHIO	45040 B-3

Light Manufacturing and Assembly-Cincinnati Electronics
 Medium Manufacturing and Assembly-Oakley Die and Mold
 Commercial Mixed-Use
 Vacant Land
 Triangle Office Park
 Mason Water Station
 Commercial Mixed-Use
 National Bank & Trust
 Water Tower - City of Cincinnati
 Skyline Chili
 Spear Inc.
 Vacant Land
 Vacant Land
 Bob Evans
 Vacant Land
 Kings Island Golf Center
 Reliance Medical
 Vacant Land
 Vacant Land
 Nova Care-Anj,al Hospital
 Putt-Putt Golf
 Cleveland Construction
 Vacant Land
 Vacant Land
 Haag Steit
 Vacant Land
 Hampton Inn
 Vacant Land
 Vacant Land
 PNC Bank

RAVINE	DR	MAINEVILLE, OHIO	45039 R-6	Residential Homes
RAVINE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
RAVINE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
RAVINE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
RAVINE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
RAVINE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
RAVINE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
RAVINE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
RAVINE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
RAVINE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
CATALINA ISLE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
CATALINA ISLE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
CATALINA ISLE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
CATALINA ISLE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
CATALINA ISLE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
CATALINA ISLE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
CATALINA ISLE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
CATALINA ISLE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
RAVINE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
RAVINE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
CATALINA ISLE	WAY	MAINEVILLE, OHIO	45039 R-6	Residential Homes
INNOVATION	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
RAVINE	PL	MAINEVILLE, OHIO	45040 R-6	Residential Homes
CATALINA ISLE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
RAVINE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
CATALINA ISLE	PL	MAINEVILLE, OHIO	45039 R-6	Residential Homes
CATALINA ISLE	DR	MASON, OH	45040 R-6	Residential Homes
COURSEVIEW				Bus. PUD

I-71 Corridor TIF District

