



LEGISLATIVE COVER MEMO

Meeting Date: September 15, 2025

Agenda Item: **Resolution 2025-55**

DETERMINING THE SUFFICIENCY OF THE APPLICATION TO ADD CERTAIN REAL PROPERTY TO THE FRANKLIN NEW COMMUNITY AUTHORITY DISTRICT; TO AMEND THE PETITION FOR ESTABLISHMENT OF THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; TO SET A DATE FOR A PUBLIC HEARING ON THE APPLICATION AS REQUIRED BY LAW.

Submitted by: Karisa Steed, Assistant City Manager/Econ. Development

Scope/Description: In April of 2023, City Council approved the establishment of the Franklin New Community Authority (the “NCA”), pursuant to City Ordinance 2023-10. As of May 21, 2025, the City became the owner of certain real property located within the City at along South River Street, East Sixth Street, West Fifth Street, and West Fourth Street (the “Property”). Consistent with the City’s approach to direct new development projects through the NCA, this application is being submitted by the City in its capacity as owner of the Property. By adding the Property to the NCA, the City benefits because the City will have a means of contributing to the financing of infrastructure improvements to the Property site in the event the City transfers the Property to a new owner for development. Additionally, the Application amends the Petition as previously approved by the City to include the Property and to allow the voluntary imposition of community development charges on the Property.

Exhibits: Exhibit A: APPLICATION TO ADD PROPERTY TO THE FRANKLIN NEW COMMUNITY AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE

Recommendation: Approval

CITY OF FRANKLIN, OHIO
RESOLUTION 2025-55

DETERMINING THE SUFFICIENCY OF THE APPLICATION TO ADD CERTAIN PARCELS OF REAL PROPERTY TO THE FRANKLIN NEW COMMUNITY AUTHORITY DISTRICT; TO AMEND THE PETITION FOR ESTABLISHMENT OF THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; TO SET A DATE FOR A PUBLIC HEARING ON THE APPLICATION AS REQUIRED BY LAW

WHEREAS, pursuant to Ohio Revised Code (“R.C.”) Chapter 349, on March 6, 2023, a petition (the “Petition”) for the establishment of the Franklin New Community Authority (the “Authority”) was filed with the Clerk of Council of the City of Franklin, Ohio (the “Council”), as “organizational board of commissioners” within the meaning of R.C. Section 349.01(F)(3) by the City of Franklin, Ohio (the “City”) in its capacity as statutory developer of the Authority under R.C. Section 349.01(E) (the “Statutory Developer”), which Petition the Council approved on April 17, 2023, pursuant to Ordinance Number 2023-10; and

WHEREAS, the Petition described the boundaries of the related new community district (the “District”); and

WHEREAS, on September 10, 2025, the Statutory Developer filed an application (the “Application”) with this Council requesting that certain real property identified therein as the Additional Property (Downtown Application 2025) and owned by the Statutory Developer be added to the District; and

WHEREAS, with respect to the Application, the City is the only City that can be defined as a “proximate city,” as that term is defined in R.C. Section 349.01(M); this Council, as the organizational board of commissioners for the District, is the legislative authority of the only “proximate city”; pursuant to R.C. Section 349.03; and, therefore, the City is not required to approve or sign the Application as a “proximate city” prior to the approval of the Application by this Council; and

WHEREAS, the Application further provides that the addition of such real property will be conducive to the public health, safety, convenience and welfare of the District, will be consistent with the development of the District, and will not jeopardize the plan of development of the District; and

WHEREAS, pursuant to R.C. Section 349.03(A), this Council, as the organizational board of commissioners for the determination of the sufficiency of the Application, upon finding the Application sufficient and in compliance with the required statutory requirements, must fix a time and place for a public hearing on the Application; and

WHEREAS, pursuant to R.C. Section 349.03(A), if determined to be sufficient, this Council shall hold the public hearing not less than thirty (30) days nor more than forty-five (45) days from the date the Application was filed by the Developer with this Council; and

WHEREAS, pursuant to R.C. Section 349.03(A), the Clerk of Council shall give notice of the public hearing on the Application by publication once each week for three consecutive weeks in a newspaper of general circulation prior to the hearing date.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Franklin, Warren County, Ohio, that:

Section 1. Sufficiency of Application. Council finds and determines that the Application complies with the requirements of R.C. Section 349.03 as to form and substance.

Section 2. Pursuant to R.C. Section 349.03, this Council hereby determines to hold a hearing on the Application on October 20, 2025 at the chambers of the City Council, One Benjamin Franklin Way, Franklin, Ohio 45005, at 5:30 p.m., and this Council hereby authorizes the City Manager to cause notice of the hearing to be published once a week for three consecutive weeks, or as provided in R.C. Section 7.16, in a newspaper of general circulation within Warren County, Ohio, pursuant to R.C. Section 349.03(A).

Section 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including R.C. Section 121.22.

ADOPTED: September 15, 2025

ATTEST: _____
Khristi Dunn, Clerk of Council

APPROVED: _____
Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of a resolution passed by that body on September 15, 2025.

Khristi Dunn, Clerk of Council

EXHIBIT A

Application to Add Property to the Franklin New Community Authority District and to Amend the
Petition for Establishment of the Franklin New Community Authority as a New Community Authority
Under Chapter 349 of the Ohio Revised Code

(See attached.)

BEFORE THE CITY COUNCIL OF THE CITY OF FRANKLIN, OHIO

APPLICATION TO ADD PROPERTY TO THE FRANKLIN NEW COMMUNITY
AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF
THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY
AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE

Submitted by:

CITY OF FRANKLIN, OHIO

As the Developer

BEFORE THE CITY COUNCIL OF THE CITY
OF FRANKLIN, OHIO

APPLICATION TO ADD PROPERTY TO THE FRANKLIN NEW COMMUNITY
AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF
THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY
AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE

Pursuant to Section 349.04(B) of the Ohio Revised Code, the City of Franklin, Ohio (the “Developer”) hereby applies to add property to the Franklin New Community Authority District (as constituted as of the date of this application, the “Original District,” and as altered by the approval of this application, the “District”), and to amend the petition for establishment of the Franklin New Community Authority (the “Authority”), a new community authority established under and operating pursuant to Chapter 349 of the Ohio Revised Code (the “Act”), filed with the Clerk of the City Council (the “Council”) of the City of Franklin, Ohio (the “City”), as organizational board of commissioners under Chapter 349 of the Ohio Revised Code, on March 6, 2023 (the “Original Petition” and as amended by approval of this Application, and as may be supplemented or amended by subsequent petitions or applications to add property, from time to time, the “Petition”). The Council approved the Original Petition by its Ordinance Number 2023-10 dated April 17, 2023, establishing the Original District and the Authority.

The Developer is also the owner of the real property to be added to the District by this application (the “Application”).

As authorized by Ohio Revised Code Section 349.03, the Developer now seeks approval from the Council to add certain real property described below to the District and to amend the Original Petition as necessary to accomplish the same, all pursuant to this Application. To that end, with respect to the real property at issue in this Application, the Developer hereby applies as follows:

1. Additional Property (Downtown Application 2025). The Developer seeks the addition to the District of certain real property consisting of approximately 1.85 acres in the City (the “Additional Property (Downtown Application 2025)”), which Additional Property (Downtown Application 2025) is identified in the records of the Warren County Auditor at the time of this Application by the following parcel identification numbers and associated street addresses:

0431132019 (400 S. Main Street, Franklin, Ohio 45005);

0431101011 (541 S. River Street, Franklin, Ohio 45005);

0431137015 (538 S. River Street, Franklin, Ohio 45005);

0431101006 (535 S. River Street, Franklin, Ohio 45005);

0431137007 (510 S. River Street, Franklin, Ohio 45005);

0431138020 (9 E. Sixth Street Franklin, Ohio 45005);
0431138021 (11 E. Sixth Street Franklin, Ohio 45005);
0431131004 (436 S. River Street, Franklin, Ohio 45005);
0431131007 (27 W. Fifth Street, Franklin, Ohio 45005);
0431137034 (506 S. River Street, Franklin, Ohio 45005);
0431137004 (22 W. Fifth Street, Franklin, Ohio 45005);
0431101008 (501 S. River Street, Franklin, Ohio 45005);
0431137002 (32 W. Fifth Street, Franklin, Ohio 45005);
0431131008 (23 W. Fifth Street, Franklin, Ohio 45005); and
0431131005 (0 W. Fourth Street, Franklin, Ohio 45005).

The Additional Property (Downtown Application 2025) is described more particularly in the legal description attached hereto as Exhibit A and as depicted in the map attached hereto as Exhibit B-1, which identifies the location of the Additional Property (Downtown Application 2025) and outlines the initial plan of development for the Additional Property (Downtown Application 2025). The Additional Property (Downtown Application 2025) is generally situated along South Main Street in the Downtown area of the City. The Additional Property (Downtown Application 2025) is owned by or is under the control of the Developer as evidenced by that those certain deeds identified in Exhibit A attached hereto, all as filed in the permanent land records of the Warren County Recorder. The Developer hereby confirms that the addition of the Additional Property (Downtown Application 2025) will be conducive to the public health, safety, and convenience and welfare, will be consistent with the development of the District, and will further the plan of development for the District.

2. Zoning. The Additional Property (Downtown Application 2025) is comprised of properties zoned either:
 - a. Riverfront Mixed Use (RMU), including parcel ID numbers 0431101011, 0431137015, 0431101006, 0431137007, 0431131004, 0431131007, 0431137034, 0431137004, 0431101008, 0431137002, 0431131008, and 0431131005; or
 - b. Mixed Use (MU-1), including parcel ID numbers 0431138020 and 0431138021.

These designations will foster the necessary comprehensive development of the Additional Property (Downtown Application 2025) and the District as one functionally-interrelated community. The zoning designation for the Additional Property (Downtown Application 2025) is consistent with the approved zoning designation of the Property. A copy of the Council's zoning resolution appears as Exhibit C hereto.

3. Development Plan. The Developer plans to incorporate the Additional Property (Downtown Application 2025) into the 2023 Downtown Franklin Master Plan, adopted by the Council of the City on March 20, 2023, pursuant to Resolution 2023-18. Consistent with the overall plan for the District, the Developer anticipates transferring or leasing the Additional Property (Downtown Application 2025) to a party that will provide for the District certain improvements constituting “community facilities” under the Act, including certain Community Facilities (as defined in the Petition) in support of the Additional Property (Downtown Application 2025). Exhibit D hereto provides additional details regarding the development plan and anticipated improvements to the Additional Property (Downtown Application 2025).
4. Community Development Charge. The Developer proposes to pay the costs of the Community Facilities through the levy and collection of one or more of the following, as applicable: (i) an Abatement Replacement Charge (as defined in the Petition) and (ii) a 5.0-mill Additional Charge (as defined in the Petition). All Community Development Charges shall be paid by owners of real property within the Property pursuant to Ohio Revised Code Section 349.07 and the Declaration of Covenants and Restrictions for the Authority (the “Original Declaration”), and as may be supplemented, or amended from time to time as to the Property, including the Additional Property (Downtown Application 2025), by the recording of an additional declaration of covenants and restrictions for the Authority (and as to each such supplemented or amended declaration, each a “Supplemental Declaration,” together with all such Supplemental Declarations and the Original Declaration, the “Declaration”). Consistent with the Declaration, the community development charges with respect to any parcel within the District, including the Additional Property (Downtown Application 2025), is chargeable and may be assessed by the Authority if a structure or building is located on a parcel and is not owned, leased, or otherwise controlled by a governmental entity provided that the governmental entity’s use of the land, building, structure or improvement is exempt from real estate taxation under the laws of the State of Ohio.
5. Economic Feasibility. The preliminary economic feasibility analysis for the District, including the area development pattern and demand, location and territory size, present and future socio-economic conditions, public services provision, financial plan, and the Developer’s management capability, are attached to the Application as Exhibit B-1 (Additional Property (Downtown Application 2025) Map), Exhibit D (Development Program), Exhibit E (demographic information for the City of Franklin, Ohio), and Exhibit F (Information about Developer).
6. Environmental Compliance. The Authority and the Developer shall comply with all applicable environmental laws and regulations with respect to the District. To the knowledge of the Developer, the District does not include any conditions qualifying as a recognized environmental condition and no evidence of actual or potential releases of hazardous substances or petroleum products in conjunction with the District, except as applicable to the Additional Property (Downtown Application 2025). Developer shall comply with all applicable environmental laws and regulations.

7. Amendments to Petition. For purposes of this Application, the Petition is hereby amended to include the Additional Property (Downtown Application 2025) within the District. The Additional Property (Downtown Application 2025) will be made subject to the existing Declaration, and a Supplemental Declaration will be recorded by the Developer to implement the provisions of the Petition as amended by this Application, applicable to the Additional Property (Downtown Application 2025).
8. Approvals. For the purposes of the establishment of the Authority as well as the expansion of the District, the City of Franklin, Ohio is the only city that can be defined as a “proximate city” as that term is defined in Ohio Revised Code Section 349.01(M).
9. Exhibits. Attached Exhibits A, B-1, B-2, C, D, E, and F, are part of this Application, and the Petition and the exhibits thereto, except as amended by this Application, are incorporated herein as part of this Application.
10. Definitions. Words and terms not defined herein shall have the meanings given in Ohio Revised Code Section 349.01, unless context requires a different meaning.

The Developer consents to the addition of the Additional Property (Downtown Application 2025) as provided by this Application and the amendment of the Petition as provided by this Application, and the Developer waives its right to object to the addition of such territory as provided in Section 349.03(B) of the Ohio Revised Code. Therefore, the Developer hereby requests the Council, as the organizational board of commissioners, as that term is used in Ohio Revised Code Section 349.03, to determine that this Application complies as to form and substance with the requirements of Ohio Revised Code Section 349.03 and further requests that the Council fix the time and place of a hearing on this Application. Pursuant to Ohio Revised Code Section 349.03(A), that hearing must be held not less than thirty, nor more than forty-five days after the filing of this Application with the Clerk of the Council. This Application is filed with the Clerk of the Council this 10 day of September, 2025.

Respectfully submitted,

THE CITY OF FRANKLIN, OHIO
as Developer

By: 

Name: Jonathan Westendorf

Title: City Manager

State of Ohio :
County of Warren : SS

The foregoing instrument was acknowledged before me this 10 day of September, 2025 by Jonathan Westendorf, the City Manager of the City of Franklin, Ohio, an Ohio municipal corporation, on behalf of the City of Franklin, Ohio.


Notary Public

This Instrument was prepared by:

J. Caleb Bell, Esq.
Bricker Graydon LLP
100 South Third Street
Columbus, Ohio 43215
(614) 227-2300



KHRISTIAN DUNN
NOTARY PUBLIC - OHIO
WARREN COUNTY
MY COMMISSION EXPIRES: 12/21/2025

The City, in its capacity as owner of the Additional Property (Downtown Application 2025), consents to the addition of the Additional Property (Downtown Application 2025) as provided by this Application and the amendment of the Petition as provided by this Application.

Respectfully submitted,

THE CITY OF FRANKLIN, OHIO
as property owner

By: 

Name: Jonathan Westendorf
Title: City Manager

State of Ohio :
County of Warren : SS

The foregoing instrument was acknowledged before me this 10 day of September, 2025 by Jonathan Westendorf, the City Manager of the City of Franklin, Ohio, an Ohio municipal corporation, on behalf of the City of Franklin, Ohio.


Notary Public

This Instrument was prepared by:

J. Caleb Bell, Esq.
Bricker Graydon LLP
100 South Third Street
Columbus, Ohio 43215
(614) 227-2300



KHRISTIAN DUNN
NOTARY PUBLIC - OHIO
WARREN COUNTY
MY COMMISSION EXPIRES 12/21/2025

EXHIBIT A

Legal Description

The attached legal descriptions relate to the Additional Property (Downtown Application 2025) to be added to the Authority pursuant to this Application. The attached legal descriptions are organized as follows:

First, an Index listing: (a) all parcels comprising the Additional Property (Downtown Application 2025), (b) the associated street address for each parcel, and (c) the recording information of the deeds vesting Developer with ownership of each parcel; and

Second, screenshots of each of the deeds vesting Developer with ownership of each parcel comprising the Additional Property (Downtown Application 2025) (the “Vesting Deeds”).

The legal descriptions included in the Vesting Deeds, collectively, serve as the legal description for the Additional Property (Downtown Application 2025).

(See attached.)

Parcel Index for Additional Property (Downtown Application 2025)

<u>PARCEL ID #</u>	<u>STREET ADDRESS</u>	<u>VESTING DEED INFO</u>
0431132019	400 S. Main Street, Franklin, Ohio 45005	Conveyed from Malhotra Family, LLC, an Ohio limited liability company, to the City of Franklin, Ohio pursuant to that certain Limited Warranty Deed recorded as instrument number 2025-011742 on May 21, 2025 in the records of the Warren County Recorder's office located in Warren County, Ohio.
0431101011	541 S. River Street, Franklin, Ohio 45005	Conveyed from Emerald Venture Capital II, Inc., an Ohio corporation, to the City of Franklin, Ohio pursuant to that certain General Warranty Deed recorded as instrument number 2024-016034 on July 24, 2024 in the records of the Warren County Recorder's office located in Warren County, Ohio.
0431137015	538 S. River Street, Franklin, Ohio 45005	Conveyed from Jeffrey Kilburn, a married individual, to the City of Franklin, Ohio pursuant to that certain General Warranty Deed recorded as instrument number 2024-022134 on October 3, 2024 in the records of the Warren County Recorder's office located in Warren County, Ohio.
0431101006	535 S. River Street, Franklin, Ohio 45005	Conveyed from Every Body Fitness LLC, an Ohio limited liability company, to the City of Franklin, Ohio pursuant to that certain General Warranty Deed recorded as instrument number 2024-011004 on May 24, 2024 in the records of the Warren County Recorder's office located in Warren County, Ohio.

0431137007	510 S. River Street, Franklin, Ohio 45005	Conveyed from Match Properties, LLC, an Ohio limited liability company, to the City of Franklin, Ohio pursuant to that certain General Warranty Deed recorded as instrument number 2025-014126 on June 17, 2025 in the records of the Warren County Recorder's office located in Warren County, Ohio.
0431138020	9 E. Sixth Street Franklin, Ohio 45005	Conveyed from Thomas Winston Faulkner, a married individual whose spouse is Tricia A. Faulkner, to the City of Franklin, Ohio pursuant to that certain General Warranty Deed recorded as instrument number 2024-009369 on May 6, 2024 in the records of the Warren County Recorder's office located in Warren County, Ohio.
0431138021	11 E. Sixth Street Franklin, Ohio 45005	
		0431138020 and 0431138021 were conveyed by the same General Warranty Deed.
0431131004	436 S. River Street, Franklin, Ohio 45005	Conveyed from Ronald D. Gabbard, individually and d/b/a Justus Properties also known as Justus, married, of Butler County, Ohio and R. Kramer, married, of Butler County, Ohio to the City of Franklin, Ohio pursuant to that certain General Warranty Deed recorded as instrument number 2023-010157 on May 24, 2023 in the records of the Warren County Recorder's
0431131007	27 W. Fifth Street, Franklin, Ohio 45005	
0431137034	506 S. River Street, Franklin, Ohio 45005	
0431137004	22 W. Fifth Street, Franklin, Ohio 45005	

office located in Warren County, Ohio.

0431131004, 0431131007, 0431137034, and 0431137004 were all conveyed by the same General Warranty Deed.

0431101008	501 S. River Street, Franklin, Ohio 45005	Conveyed from Eulice D. Crabtree and Karen L. Crabtree, husband and wife, to the City of Franklin, Ohio pursuant to that certain Warranty Deed recorded at OR 367, Page 280 on April 16, 1987 in the records of the Warren County Recorder's office located in Warren County, Ohio.
0431137002	32 W. Fifth Street, Franklin, Ohio 45005	Conveyed from Townsquare Properties LLC, an Ohio limited liability company, to the City of Franklin, Ohio pursuant to that certain General Warranty Deed recorded as instrument number 2024-019288 on August 30, 2024 in the records of the Warren County Recorder's office located in Warren County, Ohio.
0431131008	23 W. Fifth Street, Franklin, Ohio 45005	Conveyed from Jerry Ray Frederick, a married individual, to the City of Franklin, Ohio pursuant to that certain General Warranty Deed recorded as instrument number 2023-020878 on September 29, 2023 in the records of the Warren County Recorder's office located in Warren County, Ohio.
0431131005	0 W. Fourth Street, Franklin, Ohio 45005	Conveyed from Thomas L. Combs and Lynn E. Combs, husband and wife, to the City of Franklin, Ohio pursuant to that certain General Warranty Deed recorded as instrument number 2023-016654 on August 10, 2023 in the records of the Warren

County Recorder's office located
in Warren County, Ohio.

Vesting Deed for Parcel ID 0431132019

TRANSFERRED

May 21, 2025

SEC 319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OH by TR
Consideration: 0
Conveyance Fee: \$0.00 EX
Transfer Fee: \$0.50
Conveyance#: 2987

LINDA ODA
WARREN COUNTY RECORDER

2025-011742

DEED
05/21/2025 10:36:38 AM
REC FEE: 34.00 PGS: 2
PIN:

by EO 2pgs
GS

Limited Warranty Deed

*Malhotra Family, LLC, an Ohio limited liability company, of Warren County, OH for valuable consideration paid, grant(s) with limited warranty covenants, to The City of Franklin, an Ohio municipal corporation whose tax-mailing address is 1 Benjamin Franklin Way, Franklin, OH 45005, the following **REAL PROPERTY**:*

Situated in the City of Franklin, County of Warren, and State of Ohio, and being entire Lot Number Five Hundred Thirty-Seven (537) and Six (6) feet more or less, taken by parallel lines off the North end of Lot Number Five Hundred Thirty-Eight (538) as the same are known and designated on the Revised Plat Book 2, page 17-37 of said City. Part Lot 538 has 0.01 ac by calculation.

WCED
Tax Map Dep. KS
Tax ID No.: 0431132019/2126681

SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS, AND COVENANTS OF RECORD; AND ALL LEGAL HIGHWAYS AND REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE; AND ALL COAL, OIL, GAS, AND OTHER MINERAL RIGHTS AND INTERESTS PREVIOUSLY TRANSFERRED OR RESERVED OF RECORD.

Prior Instrument Reference: Volume 3991, Page 688 of the Deed Records of Warren County, Ohio.

The undersigned has hereunto set his and its hand(s) this 16th day of May, 2025.

Malhotra Family, LLC, an Ohio limited liability company

BY: *Ramesh Malhotra*
Ramesh Malhotra, its Managing Member

State of Ohio

County of Montgomery ss:

*The foregoing instrument was acknowledged before me on this 16th day of May, 2025, by
Ramesh Malhotra, Managing Member on behalf of Malhotra Family, LLC, an Ohio limited
liability company.*

Brian S. Kammer
NOTARY PUBLIC



BRIAN S KAMMER
Notary Public
State of Ohio
My Comm. Expires
February 2, 2026

*This instrument was prepared by: Anne E. Ross Taylor, Esq./Jeffrey W. Gammell, Esq.,
Gammell, Ross & Hoshor, LLC, 7925 Paragon Rd., Dayton, OH 45459.*

Vesting Deed for Parcel ID 0431101011

TRANSFERRED
Jul 24, 2024

SEC 319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OH by TP
Consideration: 0.00
Conveyance Fee: \$0.00 EX
Transfer Fee: \$0.60
Conveyance#: 4336

LINDA ODA
WARREN COUNTY RECORDER

2024-016034

DEED
07/24/2024 01:51:52 PM
REC FEE: 34.00 PGS: 2
PIN:

by GS 2 PGS / EO

General Warranty Deed

Emerald Venture Capital II, Inc., an Ohio corporation, for valuable consideration paid, grant(s) with general warranty covenants, to City of Franklin, Ohio, an Ohio Municipal corporation, whose tax-mailing address is 1 Benjamin Franklin Way, Franklin OH 45005, the following REAL PROPERTY:

Situated in the City of Franklin, County of Warren and State of Ohio and being Lot Numbered Five Hundred Fifty-Nine (559) as the same is known and designated on the Revised Plat of said City of Franklin, Warren County, Ohio. Plat Book 2, Pages 17-37.

Save and Except the following described real estate, to-wit:

Situated in the City of Franklin, Warren County, Ohio and being 0.0115 Acre Tract, Part of Lot 559, as said Lot is known and designated on the recorded Plat of said City, said parcel being described as follows:

Beginning at the Northeasterly corner of Lot 559 in the Westerly right-of-way line of River Street, witness a crossnotch found, bearing South 60 Deg 18 Min 30 Sec East 5.00 feet from said lot corner; Thence from said Point of Beginning and along the Easterly line of Lot 559 and said right-of-way line South 30 Deg 23 Min 00 Sec West 6.00 feet to an iron pin set; Thence by new division lines, in said lot, the following courses:

1) North 59 Deg 05 Min 06 Sec West 62.90 feet to an iron pin set

2) North 56 Deg 36 Min 36 Sec West 72.19 feet to an iron pipe found on the Northerly line of Lot 559;

And thence along said Lot line South 60 Deg 18 Min 30 Sec East 135.00 feet to the Point of Beginning containing 0.0115 acres, according to a survey (Drawing No C-11253), by Dune and Associates of Middletown, Ohio, in November 1997. Said land being subject to all rights-of-way, easements and restrictions of record heretofore granted which are applicable to and effective against said land. Remaining Acreage 0.18 ac.

This legal description prepared by V. Frederic Duane, Ohio Professional Surveyor No. 4494.

Tax ID No.: 0431101011 REC'D
Tax Map Dep. JG

SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS, AND COVENANTS OF RECORD; AND ALL LEGAL HIGHWAYS AND REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE; AND ALL COAL, OIL, GAS, AND OTHER MINERAL RIGHTS AND INTERESTS PREVIOUSLY TRANSFERRED OR RESERVED OF RECORD.

Prior Instrument Reference: Instrument 2022-031009 of the Deed Records of Warren County, Ohio.

The undersigned has hereunto set his and its hand(s) this 19th day of July, 2024.

Emerald Venture Capital II, Inc., an Ohio corporation

BY: Rodney K. Litteral, Pres.
Rodney K. Litteral, its President

State of Ohio

County of Montgomery ss:

The foregoing instrument was acknowledged before me on this 19 day of July, 2024, by Rodney K Litteral in his capacity as President on behalf of Emerald Venture Capital II, Inc., an Ohio corporation.

[Signature]
NOTARY PUBLIC



ANDREW HECK
NOTARY PUBLIC, STATE OF OHIO
My Commission has no expiration date
Section 147.03 O.R.C.

This instrument was prepared by: Anne E. Ross Taylor, Esq./Jeffrey W. Gammell, Esq., Gammell, Ross & Hoshor, LLC, 7925 Paragon Rd., Dayton, OH 45459.

Vesting Deed for Parcel ID 0431137015

TRANSFERRED

Oct 03, 2024

SEC 319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OH by WG
Consideration: 0.00
Conveyance Fee: \$0.00 ex
Transfer Fee: \$0.50
Conveyance#: 5922

LINDA ODA
WARREN COUNTY RECORDER

2024-022134

DEED
10/03/2024 08:58:23 AM
REC FEE: 34.00 PGS: 2
PIN:

by GS 2 PGS /LR

General Warranty Deed

*Jeffrey Kilburn, Married, of Warren County, OH for valuable consideration paid, grant(s) with general warranty covenants, to the City of Franklin, Ohio, an Ohio Municipal corporation, whose tax-mailing address is 1 Benjamin Franklin Way, Franklin OH 45005, the following **REAL PROPERTY**:*

Situated in Franklin Township, Section 31, Town 2, Range 5, City of Franklin, County of Warren and State of Ohio and described as being all of Lot Numbered Five Hundred Sixty Seven (567) on the Revised Plat of the City of Franklin, Warren County, Ohio, Plat Book 2, Pages 17-37.

SAVE AND EXCEPTING THE FOLLOWING: Thirty Seven and 25/100 feet taken by parallel lines off the North side thereof as transferred to Grantee H.W. Meeker and recorded in Deed Book 109, Page 220 as recorded in the Recorders Office of Warren County, Ohio and also

SAVE AND EXCEPT THE FOLLOWING: Thirty (30) feet taken by parallel lines off the East side of said lot as transferred to Grantee Gus Papas and recorded in Deed Book 108, Page 525 as recorded in the Recorders Office of Warren County, Ohio.

Leaving a remainder of 0.09 acres more or less


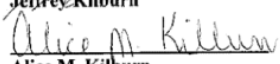
Tax ID No. 0431137015 WCEO
Tax Map Dep TG

SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS, AND COVENANTS OF RECORD; AND ALL LEGAL HIGHWAYS AND REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE; AND ALL COAL, OIL, GAS, AND OTHER MINERAL RIGHTS AND INTERESTS PREVIOUSLY TRANSFERRED OR RESERVED OF RECORD.

Prior Instrument Reference: Instrument 2019-003166 of the Deed Records of Warren County, Ohio.

Alice M. Kilburn spouse of the Grantor, releases all rights of dower therein.

The undersigned has hereunto set their hand(s) this 20 day of September, 2024.


Jeffrey Kilburn

Alice M. Kilburn

State of Ohio

County of Montgomery ss:

The foregoing instrument was acknowledged before me on this 20 day of September, 2024, by Jeffrey Kilburn and Alice M. Kilburn.


NOTARY PUBLIC



ANDREW HECK
NOTARY PUBLIC, STATE OF OHIO
My Commission has no expiration date
Exp: 12/31/2026

This instrument was prepared by: Anne E. Ross Taylor, Esq./Jeffrey W. Gammell, Esq.,
Gammell, Ross & Hoshor, LLC, 7925 Paragon Rd., Dayton, OH 45459.

Vesting Deed for Parcel ID 0431101006

TRANSFERRED

May 24, 2024

SEC 319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OH by WG
Consideration: 0.00
Conveyance Fee: \$0.00 ex
Transfer Fee: \$0.50
Conveyance#: 2969

LINDA ODA
WARREN COUNTY RECORDER

2024-011004

DEED

05/24/2024 08:39:30 AM
REC FEE: 34.00 PGS: 2
PIN:

by LR 2PGS
kp

General Warranty Deed

*Every Body Fitness LLC, an Ohio limited liability corporation, (also known of record as Everybody Fitness, LLC), for valuable consideration paid, grant(s) with general warranty covenants, to the City of Franklin, Ohio, an Ohio municipal corporation, whose tax-mailing address is 1 Benjamin Franklin Way, Franklin OH 45005, the following **REAL PROPERTY**:*

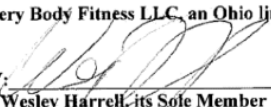
Situate in Section 31, Town 2, Range 5 of Franklin Township, City of Franklin, County of Warren and State of Ohio and being Lot 558 as the same is known and designated on the revised plat of the said City of Franklin, Warren County, Ohio.
Parcel Number: 04-31-101-006 Plat Book 2, Pgs 17-37

WCO TG KS
SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS, AND COVENANTS OF RECORD; AND ALL LEGAL HIGHWAYS AND REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

Prior Instrument Reference: Instrument 2021-004703 of the Deed Records of Warren County, Ohio.

The undersigned has hereunto set his and its hand(s) this 20th day of May, 2024.

Every Body Fitness LLC, an Ohio limited liability corporation

BY: 
Wesley Harrell, its Sole Member

State of Ohio

County of Montgomery ss:

The foregoing instrument was acknowledged before me on this 20th day of May, 2024, by Wesley Harrell, Sole Member on behalf of Every Body Fitness LLC, an Ohio limited liability company.


NOTARY PUBLIC



ANNE E ROSS TAYLOR, Attorney at Law
Notary Public, State of Ohio
My Comm. has No Expiration Date
Section 147.03 O.R.C.

This instrument was prepared by: Anne E. Ross Taylor, Esq./Jeffrey W. Gammell, Esq., Gammell, Ross & Hoshor, LLC, 7925 Paragon Rd., Dayton, OH 45459.

Vesting Deed for Parcel ID 0431137007

TRANSFERRED

Jun 17, 2025

SEC 319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OH by TR
Consideration: 0
Conveyance Fee: \$0.00 EX
Transfer Fee: \$0.50
Conveyance#: 3589

LINDA ODA
WARREN COUNTY RECORDER

2025-014126

DEED
06/17/2025 10:22:40 AM
REC FEE: 42.00 PGS: 3
PIN:

by GS 3 PGS / LR

File No. 25-22541

GENERAL WARRANTY DEED

Match Properties, LLC, An Ohio Limited Liability Company, for valuable consideration paid, GRANT(S)
AND CONVEY(S) WITH GENERAL WARRANTY COVENANTS, to The City of Franklin, Warren County,
Ohio, whose tax mailing address is:

1 Benjamin Franklin Way, Franklin, OH 45005

the following REAL PROPERTY: Situated in the County of Warren in the State of Ohio and in the City of
Franklin:

See Attached Exhibit A

Parcel Number: 04-31-137-007

Subject to all easements, conditions, restrictions and reservations of record which shall be an exception to
any warranty covenants granted, together with all real estate taxes hereafter due and payable, which taxes
Grantee hereby assumes and agree to pay.

Prior Instrument Reference: Vol. _____, Official Deed Records Warren County, Ohio.

Executed and Acknowledged on June 11, 2025

Match Properties, LLC
An Ohio Limited Liability Company

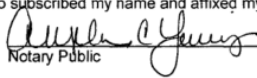
By: 

The Coggeshall Family Trust, Sole Member
by Adam Coggeshall, Trustee,

State of Ohio County of Butler ss.

This is an acknowledgment clause; no oath or affirmation was administered to the signer.
BE IT REMEMBERED, that on this June 11, 2025, before me, a notary public in and for said state,
personally came Match Properties, LLC by Coggeshall Family Trust, Sole Member by Adam Coggeshall,
Trustee of the Grantor in the foregoing deed and acknowledged the signing thereof to be its and his/her
voluntary act and deed.

In Testimony Thereof, I have hereunto subscribed my name and affixed my seal on this day and year
aforesaid.


Notary Public

SMS

This Instrument was prepared by: Steven M. Stitsinger, Attorney at Law.
File No. 25-22541
Property Address: 510 S River St, Franklin, OH 45005



ANGELA C LEWIS
Notary Public
State of Ohio
My Comm. Expires
February 15, 2027

Exhibit "A"

Situated in the City of Franklin, Franklin Township, Section 31, Town 2, Range 5, Warren County, Ohio and being a part of Lot 562, as said Lot is known and designated on the revised plat of the City of Franklin (Plat Book 2, Page 17, Warren County Plat Records) an being more specifically bounded and described as follows:

Beginning at the Southwesterly corner of said Lot 562, said corner lying on the Easterly right-of-way line of River Street (formerly Front Street). Thence from said point of beginning and along the Westerly line of said Lot, the same being the Easterly right-of-way line of River Street North 30°23'00" East 49.50 feet to the Northwesterly corner of said Lot; thence along the Northerly line of said Lot 562, as established by survey the same being the Southerly line of Lots 561, 584 and 583 South 60°09'00" East 192.93 feet to the Westerly right-of-way line of a 12 foot wide alley; thence along said Westerly right-of-way line South 30°26'15" West 10.00 feet; thence along the Northerly and Westerly lines of that part of Lot 562 as previously conveyed to Margaret B. Robinson (Deed Book 102, Page 483, Warren County Deed Records) the following courses:

1. Parallel with the Southerly line of said Lot 562 North 60°00'00" West 50.00 feet.
2. Parallel with the Easterly line of said Lot 562 South 30°26'15" West 40.00 feet.

To the southerly line of said Lot 562, said point being North 60°00'00" West 50.00 feet from the Southeasterly corner of said Lot 562 as established by survey, and thence along the Southerly line of said Lot North 60°00'00" West 142.88 feet to the point of beginning, according to a survey (Plat L-5521) by Duane, Hasselbring & Kuhlman, registered surveyors, Middletown, Ohio, October, 1972. Containing 0.17 acre by calculation.

Subject, however, to all rights-of-way, easements and restrictions of record applicable to and effective against said property. This being the same property conveyed unto the grantor herein by deed dated November 30, 1972, and recorded in the Office of Warren County, Ohio, in Deed Book OR 1852, Page 375.

Property Address: 510 S River St, Franklin, OH 45005

Parcel Number: 04-31-137-007 NCSD
Tax Map Dep
KS

Vesting Deed for Parcel IDs 0431138020 and 0431138021

TRANSFERRED

May 06, 2024

SEC 319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OH by BS
Consideration: 0.00
Conveyance Fee: \$0.00 EX
Transfer Fee: \$1.00
Conveyance#: 2551

LINDA ODA
WARREN COUNTY RECORDER

2024-009369

DEED

05/06/2024 10:06:26 AM
REC FEE: 42.00 PGS: 3
PIN:

by EO 3pgs /GS

GENERAL WARRANTY DEED

Thomas Winston Faulkner, married, whose spouse is Tricia A. Faulkner ("Grantor"), for valuable consideration paid, hereby grants with general warranty covenants to **The City of Franklin, Ohio**, an Ohio municipal corporation ("Grantee"), whose tax mailing address is 1 Benjamin Franklin Way, Franklin, OH 45005, the following described real property (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to Grantor by Deed recorded in Volume 4463, Page 102, of the Warren County, Ohio Records.

There are excepted from the general warranty covenants and the Property is conveyed subject to legal highways; easements, conditions and restrictive covenants of record; zoning, building and other laws, codes and ordinances; and installments of taxes and assessments due and payable after the date hereof.

Tricia A. Faulkner, wife, of the Grantor, releases all rights of dower therein.

Executed this 12 day of April, 2024.


Thomas Winston Faulkner


Tricia A. Faulkner

STATE OF OHIO)
COUNTY OF Warren) SS:

The foregoing instrument was acknowledged before me this 12 day of April, 2024,
by Thomas Winston Faulkner and Tricia A. Faulkner, husband and wife.

Gary Hill
Notary Public
My commission expires: Sept. 27, 2025



GARY HILL
Notary Public - State of Ohio
Commission Expires Sep 27, 2025

This Instrument Prepared By:
Forsythe, Mills & Neff Co, LPA
Attorneys at Law
445 Hutchinson Avenue, Suite 250
Columbus Ohio 43235

**EXHIBIT A
LEGAL DESCRIPTION**

Situated in City of Franklin, Warren County, Ohio.

Lot Numbers Five Hundred Ninety Four (594) and Five Hundred Ninety Five (595) as the same are known and designed on the recorded plat of the City of Franklin, filed in Plat Book 2, Page 17-37, of the Warren County, Ohio Records.

For Informational Purposes Only:

PPN: 04-31-138-020 (Lot 594)

PPN: 04-31-138-021 (Lot 595)

WCSD
Tax Map Dep.
CA
BS

Vesting Deed for Parcel IDs 0431131004, 0431131007, 0431137034, and 0431137004

TRANSFERRED *a*

pe MAY 24 2023 *et*

SEC.319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OHIO



DocId:8875389
Tx:4506874

LINDA ODA
WARREN COUNTY RECORDER

2023-010157

DEED
05/24/2023 12:33:49 PM
REC FEE: 42.00 PGS: 3
PIN:

3/42 m+m Title
Dayton

General Warranty Deed

Ronald D. Gabbard, individually and d/b/a Justus Properties also known as Justus, Married, of Butler County, OH, and R. Harold Kramer, Married, of Butler County, OH for valuable consideration paid, grant(s) with general warranty covenants, to The City of Franklin, Ohio, an Ohio municipal corporation, whose tax-mailing address is 1 Benjamin Franklin Way, Franklin, OH 45005, the following **REAL PROPERTY**:

Tract I:

Situate in the City of Franklin, County of Warren and State of Ohio, Franklin Township, S31, T2E, R5N and being all of Lot numbered 520 as shown and designated on the Revised Plat of the said City of Franklin, Ohio. Except a 19 foot wide strip on the northerly end of said Lot numbered 520, as recorded in Plat Book 2, Page 17-37 of the Plat Records of Warren County, Ohio. Leaving a remainder of 0.17 calculated of Part Lot 520

Parcel Number: 04-31-131-004



Tract II:

Situate in the County of Warren, in the State of Ohio and in the City of Franklin, Franklin Township, S31, T2E, R5N and being Lot 521 as the same is known and designed on the recorded plat of the said City of Franklin, Ohio. as recorded in Plat Book 2, Page 17-37 of the Plat Records of Warren County, Ohio

Parcel Number: 04-31-131-007



Tract III:

Situate in the County of Warren, State of Ohio and in the City of Franklin, Franklin Township, S31, T2E, R5N and being Lot 561 as the same is known and designated on the revised plat of the City of Franklin, **SAVE AND EXCEPT THE FOLLOWING**: 30 feet off the east end of said Lot. as recorded in Plat Book 2, Page 17-37 of the Plat Records of Warren County, Ohio Leaving a remainder of 0.06 acres calculated of Part Lot 561

Parcel Number: 04-31-137-034



Tract V:

Situate in the County of Warren, State of Ohio and in the City of Franklin, Franklin Township, S31, T2E, R5N and being Lot 583 as the same is known and designated on the revised plat of the said City of Franklin, Ohio as recorded in Plat Book 2, Page 17-37 of the Plat Records of Warren County, Ohio

Parcel Number: 04-31-137-004



SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS, AND COVENANTS OF RECORD; AND ALL LEGAL HIGHWAYS AND REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE; AND ALL COAL, OIL, GAS, AND OTHER MINERAL RIGHTS AND INTERESTS PREVIOUSLY TRANSFERRED OR RESERVED OF RECORD.

Prior Instrument References: Deed Book 868, Page 751; Book 1756, Page 595; Book 499, Page 315; Book 1008, Page 214; Book 1756, Page 599; Book 776, Page 319; Book 1756, Page 601; Book 027, Page 413; Book 027, Page 415; Book 1008, Page 212; Book 1032, Page 373; Book 1756, Page 597 of the Deed Records of Warren County, Ohio.

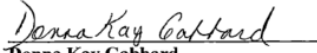
Donna Kay Gabbard, spouse of Ronald D. Gabbard, Grantor, releases all rights of dower in the herein described real property.

Carolyn Gabbard Kramer, spouse of R. Harold Kramer, Grantor, releases all rights of dower in the herein described real property.

The undersigned have hereunto set their hand(s) this 5 day of MAY, 2023.

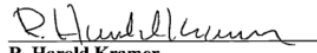


Ronald D. Gabbard, individually and d/b/a Justus Properties also known as Justus

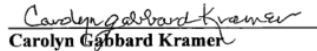


Donna Kay Gabbard

The undersigned have hereunto set their hand(s) this 5 day of MAY, 2023.



R. Harold Kramer



Carolyn Gabbard Kramer

State of Ohio County of Montgomery ss:

The foregoing instrument was acknowledged before me on this 5 day of May 2023, by Ronald D. Gabbard, individually and d/b/a Justus Properties also known as Justus, and Donna Kay Gabbard.


NOTARY PUBLIC



ANNE E ROSS TAYLOR, Attorney at Law
Notary Public, State of Ohio
My Comm. has No Expiration Date
Section 147.03 O.R.C.

State of Ohio County of Montgomery ss:

The foregoing instrument was acknowledged before me on this 5 day of May 2023, by R. Harold Kramer, and Carolyn Gabbard Kramer.


NOTARY PUBLIC



ANNE E ROSS TAYLOR, Attorney at Law
Notary Public, State of Ohio
My Comm. has No Expiration Date
Section 147.03 O.R.C.

This instrument was prepared by: Anne E. Ross Taylor, Esq./Jeffrey W. Gammell, Esq., Gammell, Ross & Hoshor, LLC, 7925 Paragon Rd., Dayton, OH 45459.

Vesting Deed for Parcel ID 0431101008

FORM 446-Z Warranty Deed - OHIO Survey Form

2806

TUTTLEMAN REGISTERED U. S. PAT. OFFICE
DEEDS LAWYER PRINTED 10-10-1988, SUBJECT TO STATE

Know all Men by these Presents

That

EULICE D. CRABTREE and KAREN L. CRABTREE,
husband and Wife

SIDWELL No. 04-31-101-008

of Warren County, State of Ohio, for valuable consideration paid, grant
with general warranty covenants, to

THE CITY OF FRANKLIN, OHIO

whose tax mailing address is

35 East Fourth Street, Franklin, Ohio 45005

the following real property:

SITUATED in the City of Franklin, Warren County, Ohio, and being
Part of Lot 553 as said lot is known and designated on the revised
plat of the City of Franklin; Said part lot being more specifically
described as follows:

BEGINNING at an iron pin set on the northeasterly corner of
Lot 553, the same being the intersection of the westerly right-of-
way line of South River Street and the southerly right-of-way
line of Fifth Street;

THENCE from said point of beginning along the easterly line
of Lot 553 and the westerly right-of-way line of South River
Street SOUTH 30°23'00" WEST 48.53 feet; THENCE along new division
lines crossing said lot the following courses:

- (1) NORTH 59° 13' 30" WEST 39.30 feet to an iron pin
set
- (2) NORTH 39° 49' 00" WEST 12.54 feet to an iron pin
set;
- (3) NORTH 57° 56' 20" WEST 19.66 feet to the westerly
line of Lot 553;

THENCE along said westerly lot line NORTH 44° 30' 48" EAST 44.05
feet to the northwesterly corner of said lot on the southerly
right-of-way line of Fifth Street; AND THENCE along the northerly
line of said lot and southerly right-of-way line of Fifth Street
SOUTH 60° 18' 30" EAST 60.00 feet to the point of beginning
CONTAINING 3046.6 Square Feet according to a survey (Drawing
C-7646 Revised October 19, 1983) by Duane, Hasselbring, Kuhlman
& Associates, Registered Surveyors, Middletown, Ohio, October,
1983.

SUBJECT, however, to all rights-of-way, easements and restrictions
of record heretofore granted which are applicable to and effective
against said part lot.

WARREN COUNTY

367-280

367-280
OF 2

Prior Instrument Reference: Volume 181, Page 967 Warren County Official
Records

Witness our hand this 31st day of MARCH

19 87.

Signed and acknowledged in presence of
James S. Knight
Donald Martin
DONALD MARTIN

Eulice D. Crabtree
EULICE D. CRABTREE
Karen L. Crabtree
KAREN L. CRABTREE

State of Ohio, } ss. Before me, a notary public
WARREN County, } in and for said County and State, personally appeared the above named
EULICE D. CRABTREE and KAREN L. CRABTREE
who acknowledged that they did sign the foregoing instrument and that the same is their free
act and deed.

In Testimony Whereof, I have hereunto set my hand
and official seal, at Franklin, Ohio MARCH
this 31st day of April A.D. 19 87

James S. Knight
Notary Public
My Commission Expires April 22, 1989

This instrument prepared by STEVEN M. RUNGE, Attorney-at-Law
401 South Main Street
Franklin, OH 45005
(513) 746-6425

28106
Warren County
APR 16 10 37 AM '87
EULICE D. CRABTREE
KAREN L. CRABTREE
CITY OF FRANKLIN, OHIO

TRANSFERRED
APR 16 1987
REC. BY REC. CLERK
WARREN COUNTY, OHIO

RECEIVED AND RECORDED
APR 16 1987
O.R. VOL. 367
P. 281
BETH DECKARD
WARREN COUNTY RECORDER, LEBANON, OHIO

OR PAGE 2

- 10 By Steven Runge

Vesting Deed for Parcel ID 0431137002

TRANSFERRED

Aug 30, 2024

SEC 319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OH by BS
Consideration: 0.00
Conveyance Fee: \$0.00 EX
Transfer Fee: \$0.50
Conveyance#: 5197

LINDA ODA
WARREN COUNTY RECORDER

2024-019288

DEED
08/30/2024 11:01:24 AM
REC FEE: 34.00 PGS: 2
PIN:

by GS2PGS / LR

General Warranty Deed

*Townsquare Properties LLC, an Ohio limited liability company, for valuable consideration paid, grant(s) with general warranty covenants, to The City of Franklin, Ohio, an Ohio municipal corporation, whose tax-mailing address is 1 Benjamin Franklin Way, Franklin OH 45005, the following **REAL PROPERTY**:*

04-31-137-002 ^{WCSD} _{Tax Map Dep.} KS

Situate in the City of Franklin, Warren County, Ohio, and being Thirty (30) feet off the East End of Lots numbered Five Hundred Sixty (560) and Five Hundred Sixty-one (561) as the same are known and designated on the Revised Plat of the City of Franklin (PB 2, Pages 17, et seq). Pt Lot 560 contains 0.04 acres by calc. and Pt Lot 561 contains 0.03 acres by calc.

Tax ID No.: ~~XXXXXXXXXX~~
04-31-137-002

SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS, AND COVENANTS OF RECORD; AND ALL LEGAL HIGHWAYS AND REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE; AND ALL COAL, OIL, GAS, AND OTHER MINERAL RIGHTS AND INTERESTS PREVIOUSLY TRANSFERRED OR RESERVED OF RECORD.

Prior Instrument Reference: Instrument 2024-011256 of the Deed Records of Warren County, Ohio.

The undersigned has hereunto set his and its hand(s) this 28 day of August, 2024.

Townsquare Properties LLC, an Ohio limited liability company

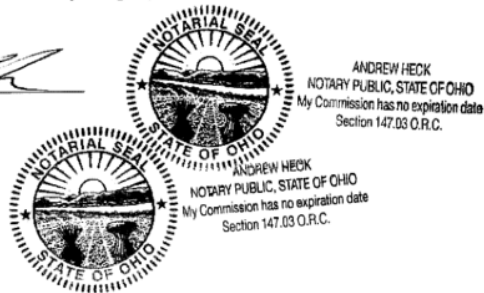
BY: [Signature]
Jose A. Luna, its Sole Member

State of Ohio

County of Montgomery ss:

The foregoing instrument was acknowledged before me on this 28 day of August, 2024, by Jose A. Luna, Sole Member on behalf of Townsquare Properties LLC, an Ohio limited liability company.

[Signature]
NOTARY PUBLIC



This instrument was prepared by: Anne E. Ross Taylor, Esq./Jeffrey W. Gammell, Esq., Gammell, Ross & Hoshor, LLC, 7925 Paragon Rd., Dayton, OH 45459.

Vesting Deed for Parcel ID 0431131008

TRANSFERRED
Sep 29, 2023

SEC 319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OH by TP
Consideration: 0.00
Conveyance Fee: \$0.00 EX
Transfer Fee: \$0.50
Conveyance#:

LINDA ODA
WARREN COUNTY RECORDER

2023-020878

DEED
09/29/2023 08:36:54 AM
REC FEE: 34.00 PGS: 2
PIN:

by LR 2PGS /KM

General Warranty Deed

Jerry Ray Frederick, Married, of Warren County, OH for valuable consideration paid, grant(s) with general warranty covenants, to The City of Franklin, Ohio, an Ohio municipal corporation, whose tax-mailing address is 1 Benjamin Franklin Way, Franklin, OH 45005, the following
REAL PROPERTY:

Situate in the City of Franklin, County of Warren and State of Ohio and being 522 as the same is known and designated on the recorded plat of the City of Franklin, Warren County, Ohio as recorded in Plat Book 2, Pages 17-37 of the Plat Records of Warren County, Ohio.

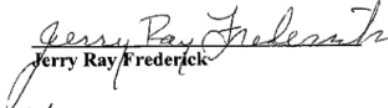
Parcel Number: 04-31-131-008 WCSO Tax Map Dep. **JG**

SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS, AND COVENANTS OF RECORD; AND ALL LEGAL HIGHWAYS AND REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE; AND ALL COAL, OIL, GAS, AND OTHER MINERAL RIGHTS AND INTERESTS PREVIOUSLY TRANSFERRED OR RESERVED OF RECORD.

Prior Instrument Reference: Instrument 2014-012615 of the Deed Records of Warren County, Ohio.

Karen Frederick spouse of the Grantor, releases all rights of dower therein.

The undersigned has hereunto set their hand(s) this 20 day of September, 2023.


Jerry Ray Frederick


Karen Frederick

State of Ohio

County of Montgomery ss:

The foregoing instrument was acknowledged before me on this 20 day of September, 2023, by Jerry Ray Frederick and Karen Frederick.


NOTARY PUBLIC



LINDA S WENDLING
Notary Public
State of Ohio
My Comm. Expires
March 8, 2028

This instrument was prepared by: Anne E. Ross Taylor, Esq./Jeffrey W. Gammell, Esq.,
Gammell, Ross & Hoshor, LLC, 7925 Paragon Rd., Dayton, OH 45459.

Vesting Deed for Parcel ID 0431131005

TRANSFERRED
Aug 10, 2023

SEC 319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OH by WG
Consideration: 0.00
Conveyance Fee: \$0.00 ex
Transfer Fee: \$0.50
Conveyance#:

LINDA ODA
WARREN COUNTY RECORDER

2023-016654

DEED
08/10/2023 08:32:14 AM
REC FEE: 34.00 PGS: 2
PIN:

SURVEY REQD.

FOR FURTHER TRANSFER
WARREN CO. MAP DEPT.

Aug 09, 2023 By JG
Vague Description

by GS 2 PGS / EO

General Warranty Deed

*Thomas L Combs and Lynn E. Combs, husband and wife, of Warren County, OH for valuable consideration paid, grant(s) with general warranty covenants, to City of Franklin, Ohio, an Ohio municipal corporation, whose tax-mailing address is 1 Benjamin Franklin Way, Franklin OH 45005, the following **REAL PROPERTY**:*

Situate in the City of Franklin, County of Warren and State of Ohio and being parts of Lots 514 and 515 as known and described on the revised plat of the said City of Franklin and being more particularly described as follows: commencing at a point in the north line of said Lot 514, 50 feet west of the west line of the alley at the east ends of both said lots and running southwardly and parallel with the said west line of said alley, to a point in said Lot 515, which point is 10 feet north of the south line of said Lot 515 and 50 feet distant, westerly from the west line of said alley; thence eastwardly, and parallel with the south line of said Lot 515, 50 feet to the west line of said alley, and which last point is 10 feet northwardly from the south line of Lot 515; thence northwardly with the west line of said alley, to the north line of said Lot 514; thence westwardly with the north line of said Lot 514, 50 feet to the place of beginning. Calculated to be a total of 0.10 acres more or less. Part Lot 514 containing 0.08 acres by calculation and Part Lot 515 containing 0.02 acres by calculation.

Parcel Number: 04-31-131-005

WCED
Tax Map Dep. JG

SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS, AND COVENANTS OF RECORD; AND ALL LEGAL HIGHWAYS AND REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE; AND ALL COAL, OIL, GAS, AND OTHER MINERAL RIGHTS AND INTERESTS PREVIOUSLY TRANSFERRED OR RESERVED OF RECORD.

Prior Instrument Reference: OR Volume 2884, Page 894 of the Deed Records of Warren County, Ohio.

The undersigned has hereunto set their hand(s) this 8th day of August, 2023.



Thomas L Combs



Lynn E. Combs

State of Ohio

County of Montgomery ss:

The foregoing instrument was acknowledged before me on this 8th day of August, 2023, by Thomas L. Combs and Lynn E. Combs.


NOTARY PUBLIC



ANNE E ROSS TAYLOR, Attorney at Law
Notary Public, State of Ohio
My Comm. has No Expiration Date
Section 147.03 O.R.C.

This instrument was prepared by: Anne E. Ross Taylor, Esq./Jeffrey W. Gammell, Esq., Gammell, Ross & Hoshor, LLC, 7925 Paragon Rd., Dayton, OH 45459.

EXHIBIT B-1

Map of Additional Property (Downtown Application 2025)

The attached map depicts the Additional Property (Downtown Application 2025).

(See attached.)

Additional Property (Downtown Application 2025)



EXHIBIT B-2

Map of District (including

The attached map depicts the District, including the Additional Property (Downtown Application 2025).

(See attached.)

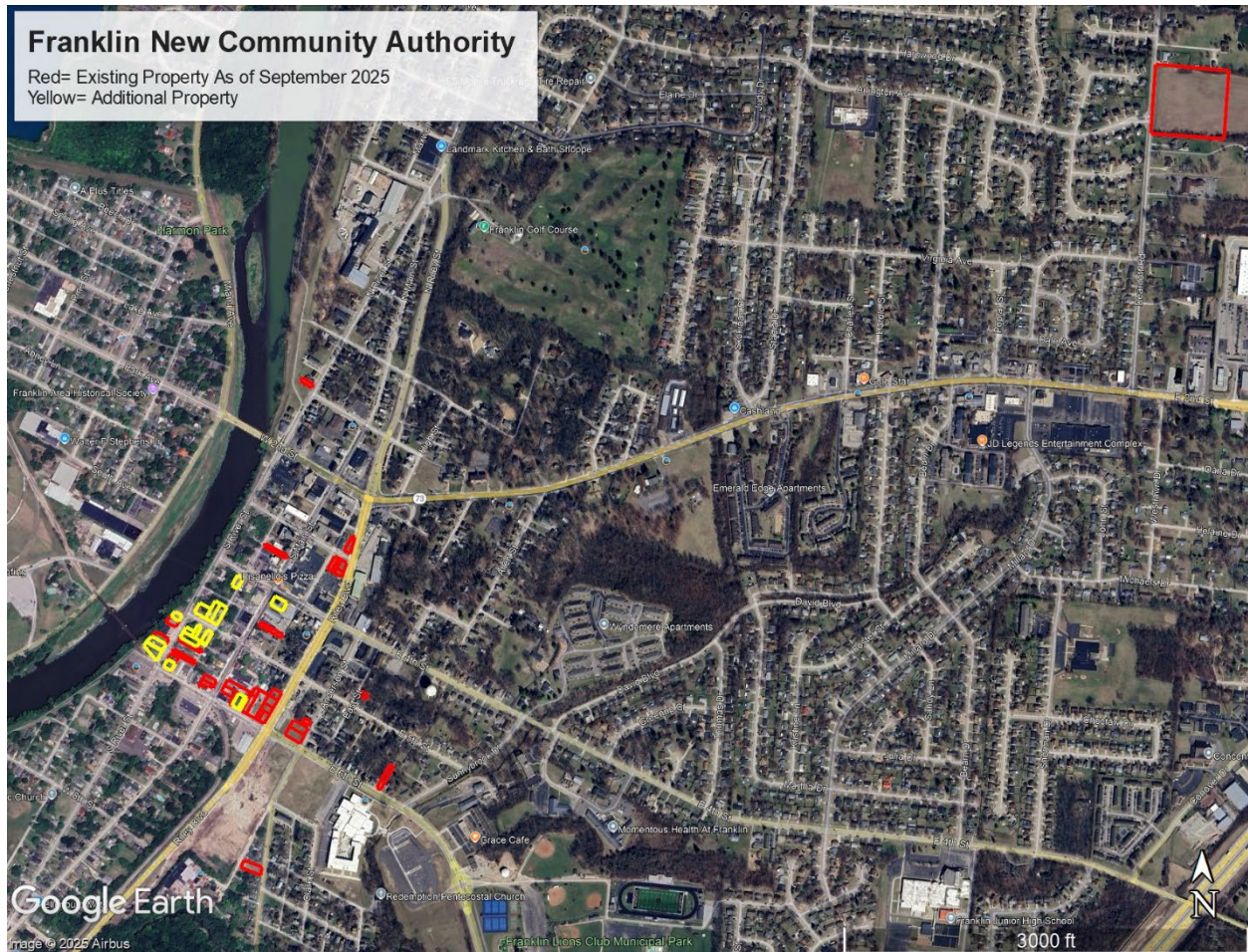
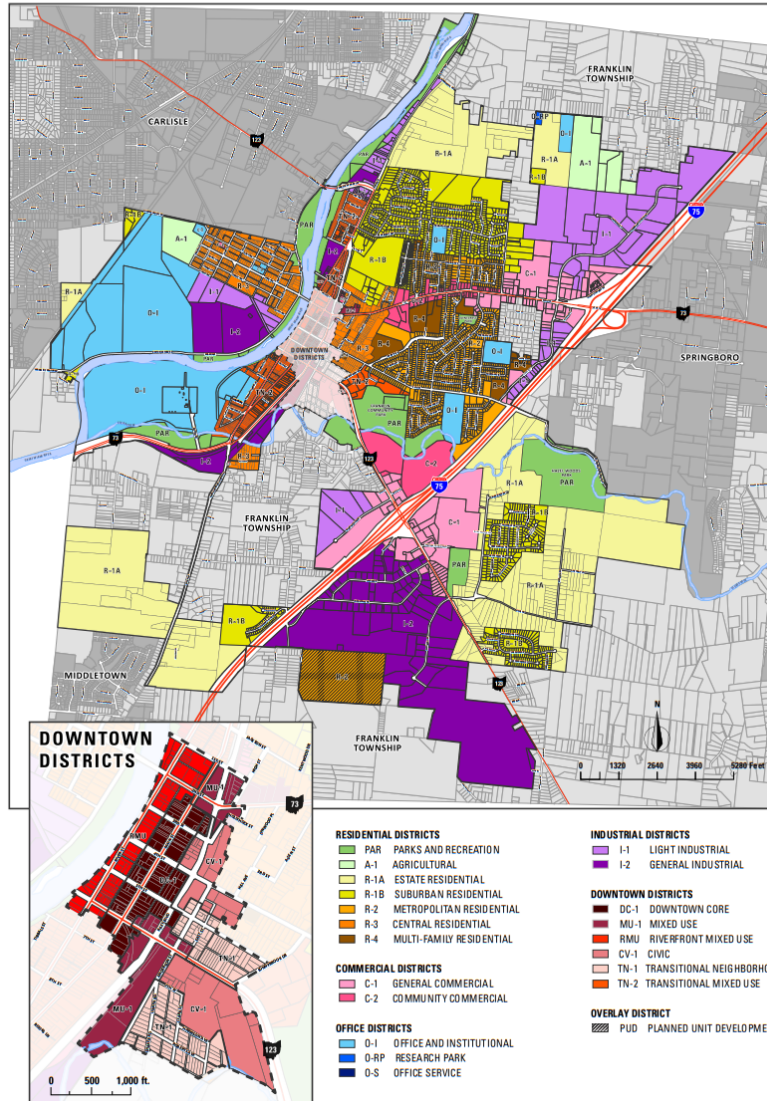


EXHIBIT C

City of Franklin, Ohio Zoning

CITY OF FRANKLIN OFFICIAL ZONING MAP

Ordinance: 2025-04
Passed: 02/03/2025
Effective Date: 03/05/2025



I hereby certify that the preceding presents the applicable zoning regulations with respect to the Additional Property (Downtown Application 2025), as set forth in the City of Franklin Zoning Map, effective March 5, 2025.

Clerk of Council
City of Franklin, Ohio

EXHIBIT D

Development Program

Proposed Location and Elements of the Development

The Additional Property (Downtown Application 2025), upon approval of City Council, will be added to the District. The Additional Property (Downtown Application 2025) when developed will be situated on approximately 1.85 acres generally located within the City of Franklin, Warren County, Ohio and is generally situated along West Fourth Street, West Fifth Street, East Sixth Street, and South River Street in the Downtown area of the City. The development will include developments consistent with the City's 2023 Downtown Master Plan, adopted by the Council of the City on March 20, 2023, pursuant to Resolution 2023-18, together with necessary appurtenances related thereto, and will comply with the City of Franklin, Ohio Zoning Resolution requirements with respect to properties zoned "Riverfront Mixed Use" or "Mixed Use," as applicable.

Community Facilities

The community facilities (the "Community Facilities") in support of the Additional Property (Downtown Application 2025) include, but are not limited to, those Community Facilities approved by the Council in "Exhibit D" of the Petition.

Plan of Finance

The community development charge revenues generated from the Additional Property (Downtown Application 2025) will be used to pay a portion of certain costs of the Community Facilities, and any other costs of the Authority.

As provided by Exhibit F of the Petition, the Plan of Finance for the Additional Property (Downtown Application 2025) includes the Plan of Finance for the Authority's District.

EXHIBIT E

The Area Development Pattern and Demand, Location and Proposed District Size, Present and Future Socio-Economic Conditions, Public Services Provision, Financial Plan, and Developer's Management Capability are substantially unchanged from the information contained in the Original Petition.

The Location and Proposed District Size and the Financial Plan will be supplemented with the following updates:

Location and Proposed District Size

As to the District's size, the Additional Property (Downtown Application 2025) is located entirely within the City and consists of approximately 1.85 acres, which will increase the total District size to approximately 14.31 acres.

EXHIBIT F

Information about the Developer and Developer

Developer's Management Capabilities

See City audit on file with Clerk.