



# City of Celina, Ohio

OFFICES OF:

March 28, 2018

Mayor  
419-586-5823

Safety-Service Director  
419-586-6464

Community Development  
419-586-6464

Municipal Utilities  
419-586-2311

Engineering Planning & Zoning  
419-586-1144

Parks & Recreation  
419-586-1041

Celina City Schools Treasurer  
c/o Tom Sommer  
585 E. Livingston Street  
Celina, OH 45822  
Re: Tax Abatement

*Total project is \$4.5 million*

*Commercial Abatement  
12 years*

Dear Mr. Sommer,

Enclosed you will find a Tax Abatement application for property at 805 West Bank Road, 714 S. Main St. and 0 West Bank Road owned by Maria Stein Development LTD, who is in the process of preparing construction of a commercial 38 unit condominium hotel.

Please add this application to the agenda for your upcoming School Board Meeting (April 16, 2018). Once it is approved and signed off on, please mail back to me at:

Celina Engineering Department  
c/o Vince Barnhart  
308 Portland Street  
Celina, OH 45822

Should you have any questions regarding this abatement, please contact the Safety Service Director, Thomas Hitchcock at 419-586-6464.

Thank you,

Vincent J. Barnhart  
Celina Engineering Department

# APPLICATION – TAX ABATEMENT

Celina Reinvestment Area Tax Exemption Program

Property Owner: Maria Stein Development, LTD

Mailing Address: 1429 Cranberry Road

St Henry, Ohio 45883

Address of Subject Property: 0 West Bank Road ID: (27-012000.0000)

Lot and Subdivision: Map #08-01-478-006 (Area 2)

Does project involve a property listed in the National Register of Historic Places?  yes  no.  
If yes, written confirmation of the appropriateness of the improvements from the Ohio Historical Preservation Office, 1982 Velma Avenue, Columbus, OH 43211-2497, Phone (614) 297-2470, must accompany this Application before it may be certified to the County Auditor. Obtain this confirmation before your project is started, as many types of improvements may not be deemed appropriate.

Property Type:  Residential  Commercial  Industrial

Description of Improvements Made: The development of a 38 unit condominium hotel

Approximate Total Cost of Improvements: \$ \$4,500,000.00

Approximate Date of Project Completion: 2019

## FOR OFFICIAL USE ONLY

Census Tract: \_\_\_\_\_ Block \_\_\_\_\_ Percentage of Abatement \_\_\_\_\_ Exemption Period: \_\_\_\_\_ Years

This application is for property in the City of Celina "Community Reinvestment Area #1" as designated by Ordinance 28-81-O, effective October 28, 1981. This project meets the requirements for a real estate tax exemption, for the improvements described above, under Ohio Revised Code Section 3735.67:  A  B  C.

Reviewed by:

  
Celina Engineering Department

I certify that the project described herein meets the necessary requirements for the Community Reinvestment Area Program in the City of Celina

Celina City Schools review as per ORC:



By: \_\_\_\_\_

Housing Officer, City of Celina

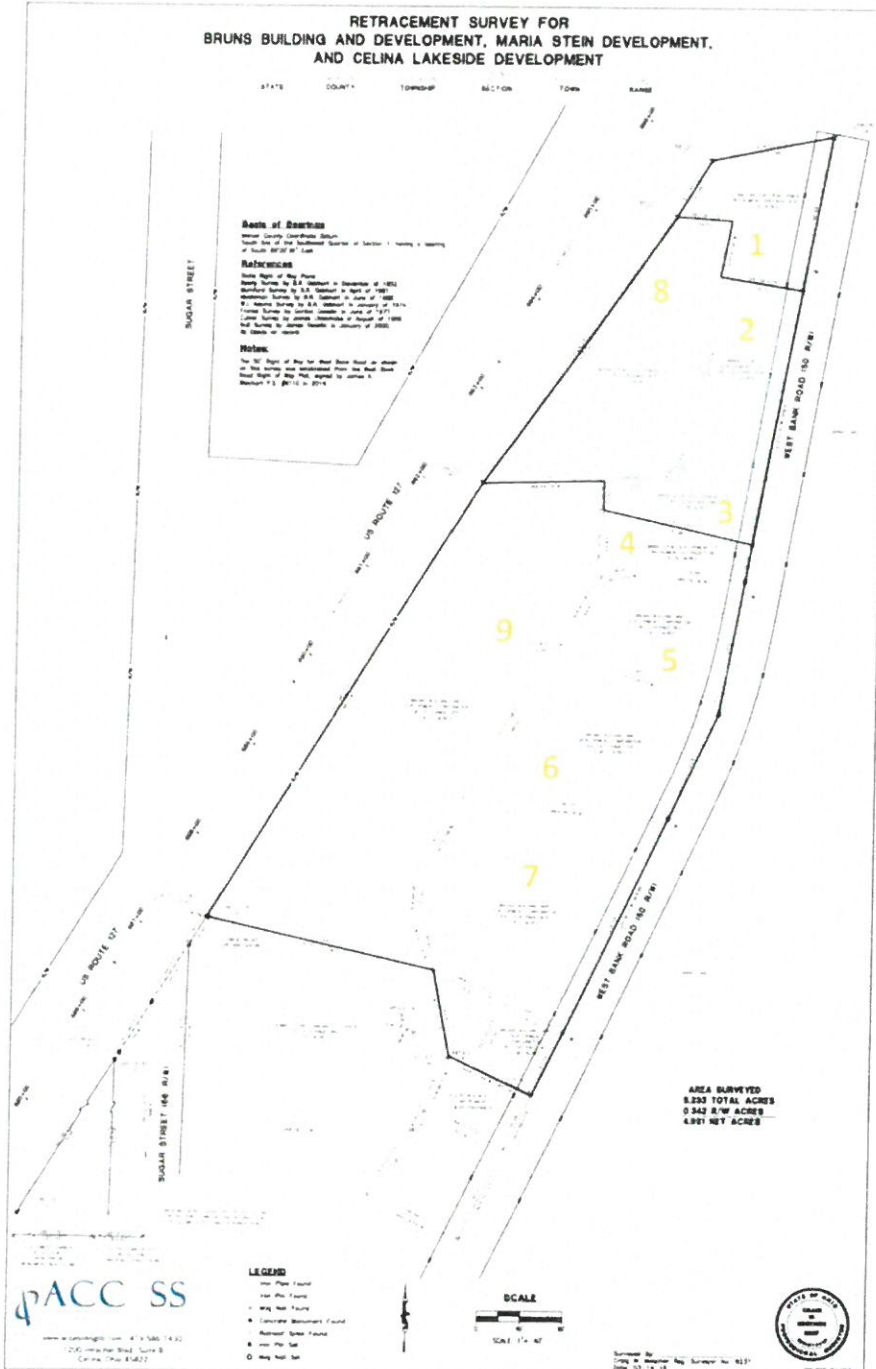
Title: \_\_\_\_\_

Date: \_\_\_\_\_

Delivered to Mercer County Auditor, Date : \_\_\_/\_\_\_/\_\_\_

TAX ABATEMENT PLAT  
 PHASE 1  
 BOARDWALK RESORT  
 CONDOMINIUM HOTEL

Areas: 2, 3, and 8 only



<b>1</b>	
<b>Total Full Year</b>	\$178.00
<b>Tax Number</b>	02630300
<b>Assessed Value</b>	\$5,470,000
<b>Owner</b>	BRUNSBUILDING DEVELOPMENT LTD.
<b>Parcel Address</b>	18510 BOARDWALK
<b>Section</b>	02
<b>Range</b>	1N
<b>Township</b>	101E
<b>Range</b>	1N
<b>Township</b>	101E
<b>Total Full Year</b>	\$1189.48
<b>Tax Number</b>	2107800000
<b>Assessed Value</b>	\$6,812,000
<b>Owner</b>	MARIA STEIN DEVELOPMENT LTD.
<b>Parcel Address</b>	18510 BOARDWALK
<b>Section</b>	02
<b>Range</b>	1N
<b>Township</b>	101E
<b>Range</b>	1N
<b>Township</b>	101E
<b>Total Full Year</b>	\$1334.20
<b>Tax Number</b>	2107800000
<b>Assessed Value</b>	\$6,812,000
<b>Owner</b>	MARIA STEIN DEVELOPMENT LTD.
<b>Parcel Address</b>	18510 BOARDWALK
<b>Section</b>	02
<b>Range</b>	1N
<b>Township</b>	101E
<b>Range</b>	1N
<b>Township</b>	101E
<b>Total Full Year</b>	\$1778.40
<b>Tax Number</b>	2107800000
<b>Assessed Value</b>	\$6,812,000
<b>Owner</b>	MARIA STEIN DEVELOPMENT LTD.
<b>Parcel Address</b>	18510 BOARDWALK
<b>Section</b>	02
<b>Range</b>	1N
<b>Township</b>	101E
<b>Range</b>	1N
<b>Township</b>	101E
<b>Total Full Year</b>	\$1889.18
<b>Tax Number</b>	2107800000
<b>Assessed Value</b>	\$6,812,000
<b>Owner</b>	MARIA STEIN DEVELOPMENT LTD.
<b>Parcel Address</b>	18510 BOARDWALK
<b>Section</b>	02
<b>Range</b>	1N
<b>Township</b>	101E
<b>Range</b>	1N
<b>Township</b>	101E
<b>Total Full Year</b>	\$1189.48
<b>Tax Number</b>	2107800000
<b>Assessed Value</b>	\$6,812,000
<b>Owner</b>	MARIA STEIN DEVELOPMENT LTD.
<b>Parcel Address</b>	18510 BOARDWALK
<b>Section</b>	02
<b>Range</b>	1N
<b>Township</b>	101E
<b>Range</b>	1N
<b>Township</b>	101E
<b>Total Full Year</b>	\$1778.40
<b>Tax Number</b>	2107800000
<b>Assessed Value</b>	\$6,812,000
<b>Owner</b>	MARIA STEIN DEVELOPMENT LTD.
<b>Parcel Address</b>	18510 BOARDWALK
<b>Section</b>	02
<b>Range</b>	1N
<b>Township</b>	101E
<b>Range</b>	1N
<b>Township</b>	101E
<b>Total Full Year</b>	\$1290.12
<b>Tax Number</b>	2107800000
<b>Assessed Value</b>	\$6,812,000
<b>Owner</b>	MARIA STEIN DEVELOPMENT LTD.
<b>Parcel Address</b>	18510 BOARDWALK
<b>Section</b>	02
<b>Range</b>	1N
<b>Township</b>	101E
<b>Range</b>	1N
<b>Township</b>	101E
<b>Total Full Year</b>	\$1817.68
<b>Tax Number</b>	2107800000
<b>Assessed Value</b>	\$6,812,000
<b>Owner</b>	MARIA STEIN DEVELOPMENT LTD.
<b>Parcel Address</b>	18510 BOARDWALK
<b>Section</b>	02
<b>Range</b>	1N
<b>Township</b>	101E
<b>Range</b>	1N
<b>Township</b>	101E

# QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, the MERCER SAVINGS BANK, an Ohio Corporation, for valuable consideration paid, grants to MARIA STEIN DEVELOPMENT, LTD., whose tax mailing address is 1429 Cranberry Rd., St. Henry, Ohio 45883, in the following real property:

REAL ESTATE AS DESCRIBED ON THE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE.

Prior Instrument Reference: Official Record Vol. \_\_\_\_\_, Page \_\_\_\_\_, Mercer County Deed Records.

IN WITNESS WHEREOF, we have hereunto set our hands this 14th day of December, 2001.

Signed and acknowledged in the Presence of:

*Cynthia D Schmidt*  
*Philip Schumann*

Mercer Savings Bank, an Ohio Corporation  
by: *J. D. Temple*  
J. D. Temple  
It's President/CEO

State of Ohio, )  
Mercer County, ) ss:

The foregoing instrument was acknowledged before me this 14th day of December, 2001 by J. D. Temple, President of the MERCER SAVINGS BANK, an Ohio Corporation, on behalf of the Corporation.

*Cynthia D Schmidt*  
Notary Public



CYNTHIA D. SCHMIDT, Notary Public  
In and for the State of Ohio  
My Commission Expires Aug. 5, 2003

Instrument Prepared By:  
Dennis P. Faller, Attorney at Law  
105 S. Blackhoof Street, P.O. Box 413  
Wapakoneta, Ohio 45895-0413

8-1-478-006  
TAX MAP # 8-1-478-005

Tax ID # 27-011800 0000  
27-012000.0000

TRANSFER NOT NECESSARY

DEC 14 2001

MARK GIESIG  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

DEC 14 2001

MERCER COUNTY TAX MAP DEPARTMENT



EXHIBIT A

Tract I:

Situated in the City of Celina, County of Mercer and State of Ohio, being more particularly described as follows:

Being a part of the Southeast quarter (1/4) of the Southeast quarter (1/4) of Section One (1), Town Six (6) South, Range Two (2) East, as shown on the plat of a survey made by B. R. Gebhart, Registered Surveyor #3909, in June of 1968, and to which plat reference is hereby made for a more detailed description.

Beginning at the intersection of the centerline of U.S. Route 127 and the centerline of the Schunck Road, said intersection point being on the South line of said Section One (1), Town 6 South, Range 2 East, and being Station 678 + 10.17 as shown on the survey of U.S. Route 127, Section 0.00 - 13.19 made by the Department of Highways, State of Ohio in 1949; thence North 30° 56' East on and along the centerline of U.S. Route 127 a distance of One Thousand Six Hundred Ninety-one and thirty-three hundredths (1691.33) feet to a point at Station 695 + 01.50 of said survey, said point being the property line between Maehlman and Byerly; thence South 85° 58' East a distance of Seventy-eight and fifty hundredths (78.50) feet to a concrete right of way monument, point "A", set Seventy (70) feet to the right of and at right angles to Station 695 + 37 of U.S. Route 127 and being the TRUE PLACE OF BEGINNING FOR THIS DESCRIPTION: thence continuing South 85° 58' East a distance of fifty-four and seventy-five hundredths (54.75) feet along the property line between Maehlman and Byerly to a concrete monument, point "F"; thence South 10° 15' West a distance of Fifty-four (54) feet to a patented iron survey stake, point "E"; thence South 82° 04' East a distance of Seventy-seven (77) feet to an iron harrow tooth set at the edge of the existing asphalt pavement of S.R. 703; thence continuing South 82° 04' East a distance of Two and eighty hundredths (2.80) feet to a point "D" at the West edge of the original concrete pavement of S.R. 703; thence North 09° 02' East along the West edge of the original concrete pavement of S.R. 703 a distance of One Hundred Forty-eight (148) feet to an iron pipe, point "C", set a distance of One Hundred Fifty-six (156) feet to the right of, and at right angles to Station 696 + 80 of U.S. Route 127; thence in a Southwesterly direction along the existing State right of way line to a concrete monument, point "B", set a distance of Seventy (70) feet to the right of and at right angles to Station 696 + 00 of U.S. Route 127; thence South 30° 56' West along the existing State right of way line a distance of Sixty-three (63) feet to point "A" the place of beginning.

Tract contains approximately Thirty-two Hundredths (0.32) of an acre of land.

Bearing on the centerline of U.S. Route 127 was established by State of Ohio Highway Department survey in 1949, all others figured from actual angles turned in the field.

Tract II:

Being a certain tract of land located in the City of Celina, Ohio, and being a part of the Southeast quarter of the southeast quarter of Section 1, Town 6 South, Range 2 East, and more definitely described as follows:

Beginning at the intersection of the centerline of U.S. Route 127 and the centerline of the Schunck Road, said intersection point being on the South line of said Section 1, Town 6 South, Range 2 East, and being Station 678 + 10.17 as shown on the survey of U.S. Route 127, Section 0.00-12.19 made by the Department of Highways, State of Ohio in 1949; thence North 30° 56' East on and along the centerline of U.S. Route 127 a distance of 1691.33 feet to a point at Station 695+01.50 of Highway survey, said point being the property line between Maehlman and Byerly; thence South 85° 58' East a distance of 78.50 feet to a concrete right of way monument, point "A", set 70.00 feet to the right of and at right angles to Station 695+37 of State highway survey; thence continuing South 85° 58' East a distance of 54.75 feet along the property line between Maehlman and Byerly to a concrete monument, point "F"; thence south 10° 15' West distance of 54.00 feet to a patented iron survey stake, point "E", THIS BEING THE TRUE PLACE OF BEGINNING FOR THIS DESCRIBED TRACT; thence South 82° 04' East a distance of 78.90 feet to a point "D", passing through an iron harrow tooth set 2.80 feet Westerly from point "D"; thence South 09° 02' West on and along the Westerly edge of the original

concrete pavement a distance of 191.10 feet to a point "O" thence North 86° 20' West a distance of 99.78 feet to a concrete monument, point "N"; thence North 38° 52' East a distance of 32.00 feet to the center of an existing storm sewer manhole lid, point "M"; thence North 10° 15' East a distance of 171.17 feet to point "E", the true place of beginning.

Bearing on the centerline of U.S. Route 127 was established by State of Ohio Highway Department Survey in 1949.

Tract contains 0.37 of an acre of land, subject to all legal highways.

G:\Carol legals\Maria Stein Dev - Ex A parcel II  
MAS 11/8/01

200100009377  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
12-14-2001 02:44 PM.  
QUIT C DEED 18.00  
OR Book 135 Page 478 - 480

200100009377  
MSB  
FILE

# APPLICATION – TAX ABATEMENT

Celina Reinvestment Area Tax Exemption Program

Property Owner: Maria Stein Development, LTD

Mailing Address: 1429 Cranberry Road

St Henry, Ohio 45883

Address of Subject Property: 805 West Bank Road ID: (27-012000.0000)

Lot and Subdivision: Map #08-01-478-007 (Area 3)

Does project involve a property listed in the National Register of Historic Places? no

If yes, written confirmation of the appropriateness of the improvements from the Ohio Historical Preservation Office, 1982 Velma Avenue, Columbus, OH 43211-2497, Phone (614) 297-2470, must accompany this Application before it may be certified to the County Auditor. Obtain this confirmation before your project is started, as many types of improvements may not be deemed appropriate.

Property Type: Commercial Residential  Industrial

Description of Improvements Made: The development of a 38 unit condominium hotel

Approximate Total Cost of Improvements: \$ \$4,500,000.00

Approximate Date of Project Completion: 2019

## FOR OFFICIAL USE ONLY

Census Tract: \_\_\_\_\_ Block \_\_\_\_\_ Percentage of Abatement \_\_\_\_\_ Exemption Period: \_\_\_\_\_ Years

This application is for property in the City of Celina "Community Reinvestment Area #1" as designated by Ordinance 28-81-O, effective October 28, 1981. This project meets the requirements for a real estate tax exemption, for the improvements described above, under Ohio Revised Code Section 3735.67: A B C.

Reviewed by:

  
Celina Engineering Department

I certify that the project described herein meets the necessary requirements for the Community Reinvestment Area Program in the City of Celina

Celina City Schools review as per ORC:

By: \_\_\_\_\_

Title: \_\_\_\_\_

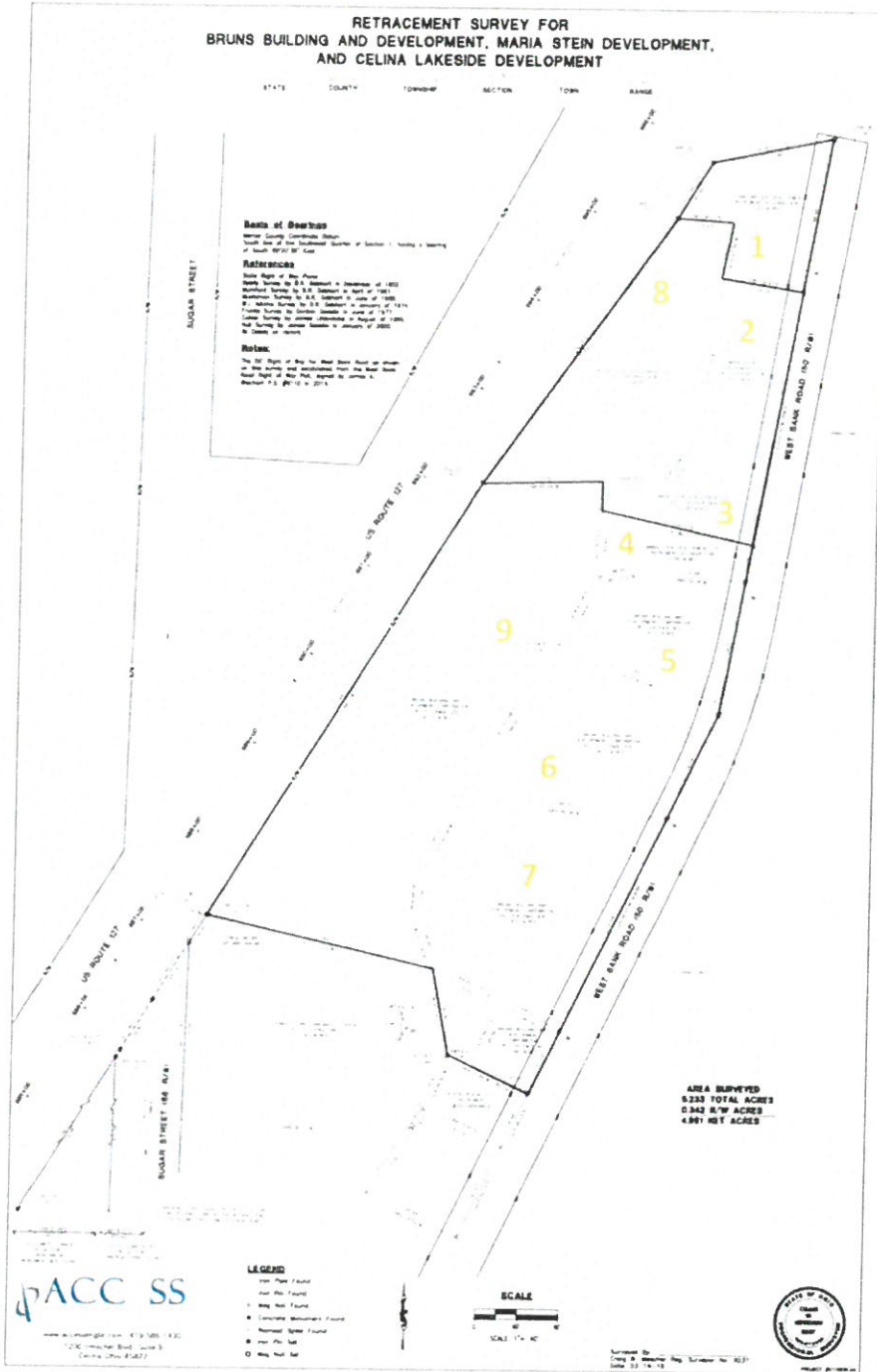
Date: \_\_\_\_\_

  
Housing Officer, City of Celina

Delivered to Mercer County Auditor, Date : \_\_\_/\_\_\_/\_\_\_

TAX ABATEMENT PLAT  
 PHASE 1  
 BOARDWALK RESORT  
 CONDOMINIUM HOTEL

Areas: 2, 3, and 8 only



Area	Tax Number	Map Number	Owner	Parcel Address	Legal Description	Total Full Year
1	2701000000	841-418-001	Owner: BRUNS BUILDING AND DEVELOPMENT, LLC	Parcel Address: 12345 Main St	Legal 1, 2, 3, 4, 5, 6, 7, 8, 9	\$1,234.56
2	2701000000	841-418-002	Owner: BRUNS BUILDING AND DEVELOPMENT, LLC	Parcel Address: 12345 Main St	Legal 1, 2, 3, 4, 5, 6, 7, 8, 9	\$1,234.56
3	2701000000	841-418-003	Owner: BRUNS BUILDING AND DEVELOPMENT, LLC	Parcel Address: 12345 Main St	Legal 1, 2, 3, 4, 5, 6, 7, 8, 9	\$1,234.56
4	2701000000	841-418-004	Owner: BRUNS BUILDING AND DEVELOPMENT, LLC	Parcel Address: 12345 Main St	Legal 1, 2, 3, 4, 5, 6, 7, 8, 9	\$1,234.56
5	2701000000	841-418-005	Owner: BRUNS BUILDING AND DEVELOPMENT, LLC	Parcel Address: 12345 Main St	Legal 1, 2, 3, 4, 5, 6, 7, 8, 9	\$1,234.56
6	2701000000	841-418-006	Owner: BRUNS BUILDING AND DEVELOPMENT, LLC	Parcel Address: 12345 Main St	Legal 1, 2, 3, 4, 5, 6, 7, 8, 9	\$1,234.56
7	2701000000	841-418-007	Owner: BRUNS BUILDING AND DEVELOPMENT, LLC	Parcel Address: 12345 Main St	Legal 1, 2, 3, 4, 5, 6, 7, 8, 9	\$1,234.56
8	2701000000	841-418-008	Owner: BRUNS BUILDING AND DEVELOPMENT, LLC	Parcel Address: 12345 Main St	Legal 1, 2, 3, 4, 5, 6, 7, 8, 9	\$1,234.56
9	2701000000	841-418-009	Owner: BRUNS BUILDING AND DEVELOPMENT, LLC	Parcel Address: 12345 Main St	Legal 1, 2, 3, 4, 5, 6, 7, 8, 9	\$1,234.56



# Know all Men by these Presents

That IDABELLE RUNKEL, a widow and now unmarried,

in consideration of One Dollar and other valuable considerations

to her paid by JOHN P. STEEN

Whose address is: 805 West Bank Road, Celina, Ohio 45822

the receipt whereof is hereby acknowledged, do hereby Grant, Bargain,

Sell and Convey to the said

JOHN P. STEEN,

his heirs and assigns forever,

the following described real estate situate in the City of Celina,  
County of Mercer and State of Ohio.

A parcel of land located in the Southeast Quarter of the Southeast  
Quarter of Section 1, Jefferson Township, Town 6 South, Range 2  
East, Mercer County, Ohio, and located in the City of Celina, Ohio,  
and more fully described as follows:

Commencing at point "K" on East Right of Way of U.S. Route 127, at  
Station 692.+00; thence North 33°55' East a distance of Four feet  
(4.0') to point "H"; thence South 88°49' East a distance of One  
Hundred Thirteen and Twenty-four Hundredths (113.24') feet to point  
"D", the true place of beginning.

Thence North 2°20' East a distance of Twenty-seven and Fifty-two  
Hundredths feet (27.52') to point "F"; thence South 88°49' East a  
distance of Sixty feet (60.0') to a concrete monument; thence  
continuing South 88°49' East a distance of Ninety-three and Fifty-  
five Hundredths feet (93.55') to point "G"; thence South 10°49'  
West a distance of Fifty-three and Sixty Hundredths feet (53.60')  
to point "E"; thence North 77°07' West a distance of One Hundred  
Forty-seven and Seventy-six Hundredths feet (147.76') to point "D"  
and place of beginning.

For reference on points see Mumford Survey prepared by B. R.  
Gebhart, registered surveyor, dated April 20, 1961, and recorded in  
Surveyor's Book No. 4, Page 158, Engineer's Office, Mercer County,  
Ohio.

Said premises are subject to a mutual stairway easement between the  
owners of the premises herein described and the owners of the  
adjoining premises to the South, the original instrument being  
dated October 7, 1966, and recorded in Misc. Record 4, Page 255,  
Recorder's Office, Mercer County, Ohio. Also a gas line easement

ENG. MAP #: 091-0144-0-00300-27

OCT 10 1990

MERCER COUNTY  
RECORDS DEPARTMENT  
KAC

Exemption paragraph, conveyance fee  
The Grantor and Grantee of this deed have  
complied with the provisions of Sec.  
319.202 Roger A. Schwietzman, Mercer  
County Auditor.

E. M. 10-10-90  
Deputy Aud. Date

dated June 24, 1960, recorded in Deed Record 159, Page 479, Recorder's Office, Mercer County, Ohio.

The grantor reserves an estate in said premises for and during her natural lifetime.

Grantor acquired title in Deed Record 233, Page 132, and Deed Record 309, Page 752, Recorder's Office, Mercer County, Ohio.

**TRANSFERRED**

**OCT 10 1990**

**ROGER A. SCHMIETERMAN  
COUNTY AUDITOR  
MERCER COUNTY, OHIO**

*and all the **Estate, Title and Interest** of the said*

IDABELLE RUNKEL

*either in Law or in Equity of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues, and profits thereof. **To have and to hold** the same to the only proper use of the said*

JOHN P. STEEN,

his *heirs, and assigns forever,*

**And the said**

IDABELLE RUNKEL

*for herself and her heirs, executors and administrators, do es hereby **Covenant** with the said*

JOHN P. STEEN,

his *heirs, and assigns,*

*that she is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And Further, That** she does **Warrant and will Defend** the same against all claim or claims, of all persons whomsoever;*

In Witness Whereof, *The said*

IDABELLE RUNKEL, a widow and now unmarried,

XXXXXX hereby executed XXXXX XXXXXXXXXXXXXXXXXX at XXXXX XXXXXXXXXX, Mercer, Ohio, XXXXXXXX  
XXXXXX has hereunto set her hand this  
9th day of October in the year of our Lord  
one thousand nine hundred ninety (1990)

Signed and acknowledged in presence of

Walter R. Bernard  
Walter R. Bernard

Idabelle Runkel  
Idabelle Runkel

Rita Amburgey  
Rita Amburgey

State of Ohio, County of Mercer, SS.

Be it Remembered, That on this 9th day of  
October, in the year of our Lord one thousand nine hundred  
ninety (1990), before me, the subscriber, a Notary Public  
in and for said county, personally came

IDABELLE RUNKEL, a widow and now unmarried,

PRESENTED FOR RECORD  
On the 10 day of Oct 1990  
at 9:37 a'clock A. M.  
recorded Oct. 11 1990  
in Mercer Co., Ohio, Record of

27945

Deeds  
Patricia E. Gault  
RECORDER - MERCER CO., OHIO  
Fee \$12.00  
Vol. 314 pg. 944-6

the grantor in the foregoing Deed, and acknowledged the signing  
thereof to be her voluntary act and deed

In Testimony Whereof, I have hereunto subscribed  
my name and affixed my official seal  
on the day and year last aforesaid.



Walter R. Bernard  
Notary Public, State of Ohio

WALTER R. BERNARD, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission Has No Expiration Date  
Section 147.03

This instrument prepared by Walter R. Bernard, Attorney, Celina, Ohio

# APPLICATION – TAX ABATEMENT

Celina Reinvestment Area Tax Exemption Program

Property Owner: Maria Stein Development, LTD

Mailing Address: 1429 Cranberry Road

St Henry, Ohio 45883

Address of Subject Property: 714 South Main Street ID: (27-012100.0000)

Lot and Subdivision: Map #08-01-478-001 (Area 8)

Does project involve a property listed in the National Register of Historic Places?  yes  no.

If yes, written confirmation of the appropriateness of the improvements from the Ohio Historical Preservation Office, 1982 Velma Avenue, Columbus, OH 43211-2497, Phone (614) 297-2470, must accompany this Application before it may be certified to the County Auditor. Obtain this confirmation before your project is started, as many types of improvements may not be deemed appropriate.

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Reviewed by:

  
Celina Engineering Department

I certify that the project described herein meets the necessary requirements for the Community Reinvestment Area Program in the City of Celina

Celina City Schools review as per ORC:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

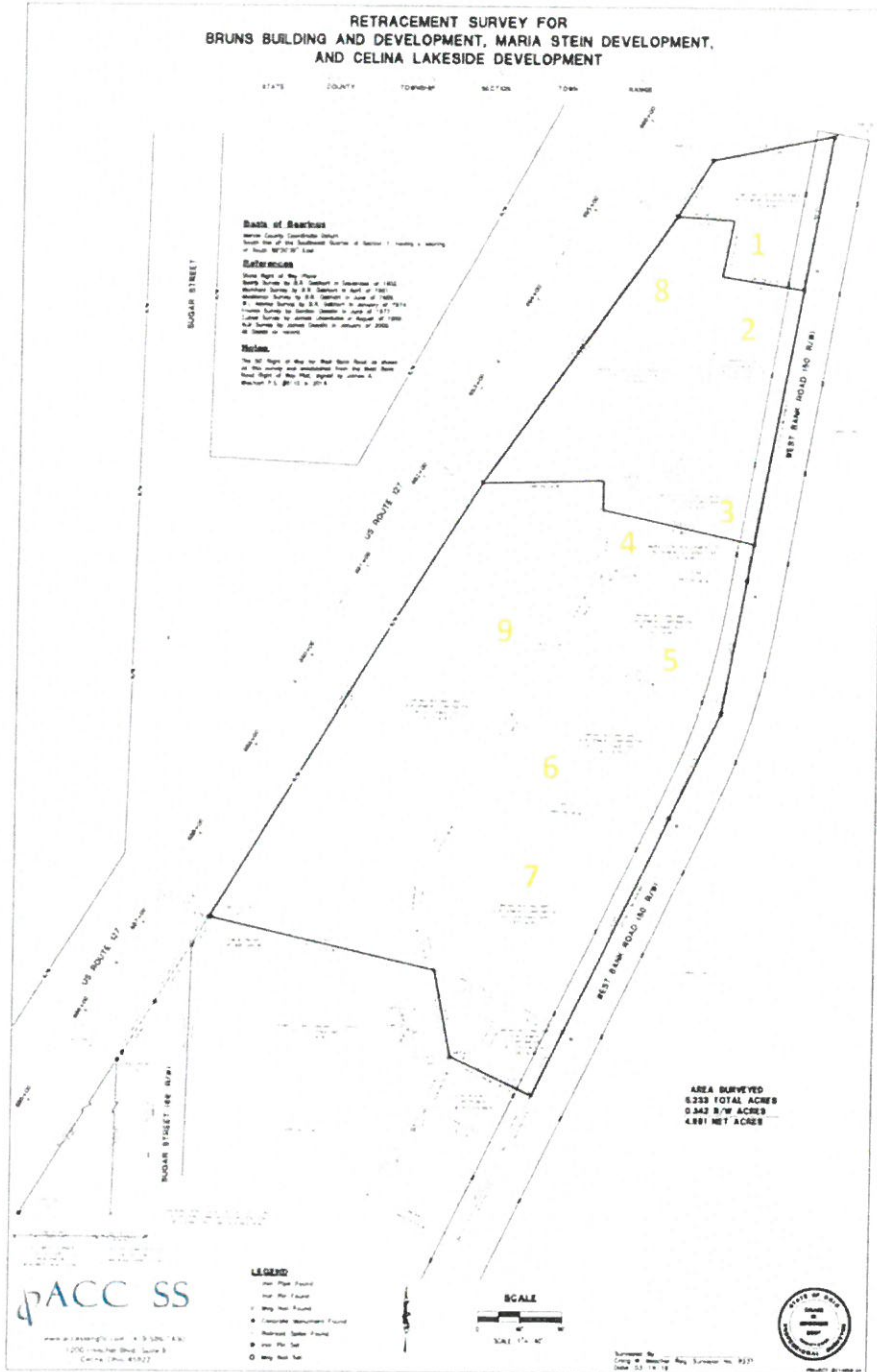


Housing Officer, City of Celina

Delivered to Mercer County Auditor, Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

TAX ABATEMENT PLAT  
 PHASE 1  
 BOARDWALK RESORT  
 CONDOMINIUM HOTEL

Areas: 2, 3, and 8 only



Section	Tax Number	Map Number
1	21 01 000 000	88 01 01 001
2	21 01 000 000	88 01 01 002
3	21 01 000 000	88 01 01 003
4	21 01 000 000	88 01 01 004
5	21 01 000 000	88 01 01 005
6	21 01 000 000	88 01 01 006
7	21 01 000 000	88 01 01 007
8	21 01 000 000	88 01 01 008
9	21 01 000 000	88 01 01 009



### GENERAL WARRANTY DEED

JOHN P. STEEN and JANET E. STEEN, husband and wife, Grantors, for valuable consideration paid, grants with general warranty covenants, to MARIA STEIN DEVELOPMENT, LTD., Grantee, whose tax mailing address is 6781 Hellwarth Road, Celina, Ohio 45822, the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION

Last Transfer: Deed Record Volume 259, Page 444, Volume 309, Page 934, and Volume 314, Page 944, Recorder's Office of Mercer County, Ohio .

This deed is given in satisfaction of a Land Installment Contract of record in Official Records Volume 83, Page 269, Recorder's Office of Mercer County, Ohio, and the Recorder is hereby authorized and directed to release and cancel said Land Installment Contract of record.

Witness their hands this 8<sup>th</sup> day of November, 2001.

Signed and acknowledged  
in the presence of:

<u>Bridget Brown</u>	<u>John P Steen</u> JOHN P. STEEN
<u>Michael Shutt</u>	<u>Janet E Steen</u> JANET E. STEEN

STATE OF OHIO  
COUNTY OF MERCER / ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named JOHN P. STEEN and JANET E. STEEN, husband and wife, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial seal this 8<sup>th</sup> day of November, 2001.



MICHAEL A. STAUDT, Attorney at Law  
Notary Public, State of Ohio  
Commission Expires 12/31/02  
Fees set by Sec. 147.03 O.R.C.

Michael Shutt  
Notary Public

This instrument prepared by: FAULKNER, GARMHAUSEN, KEISTER & SHENK, A Legal Professional Association, Courtview Center-Suite 300, 100 South Main Avenue, Sidney, OH 45365.

Tax Map # 8-1-478-001      Tax ID # 27-011900.0000

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES. Exemption paragraph, conveyance Fee 135.00

NOV 09 2001

MERCER COUNTY TAX MAP DEPARTMENT

Deputy Aud. Date 11-9-01

**TRANSFERRED**

NOV 09 2001  
MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

EXHIBIT A

200100008036  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
11-09-2001 09:46 AM.  
WARNTY DEED 16.00  
OR Book 132 Page 2163 - 2164

PARCEL ONE:

Situate in the City of Celina, County of Mercer and State of Ohio, bounded and described as follows:

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 1, Jefferson Township, Town 6 South, Range 2 East, Mercer County, Ohio, and located in the City of Celina, Ohio, and more fully described as follows:

Commencing at Point "K" on East Right of Way of U.S. Route 127, at Station 692+00; thence North 33°55' East a distance of Four feet (4.0') to point "H"; thence South 88°49' East a distance of One Hundred Thirteen and Twenty-four Hundredths (113.24') feet to point "D", the true place of beginning.

Thence North 2°20' East a distance of Twenty-seven and Fifty-two Hundredths feet (27.52') to point "F"; thence South 88°49' East a distance of Sixty feet (60.00') to a concrete monument; thence continuing South 88°49' East a distance of Ninety-three and Fifty-five Hundredths feet (93.55') to point "G"; thence South 10°49' West a distance of Fifty-three and Sixty Hundredths feet (53.60') to point "E"; thence North 77°07' West a distance of One Hundred Forty-seven and Seventy-six Hundredths feet (147.76') to point "D" and place of beginning.

For reference on points see Mumford Survey prepared by B. R. Gebhart, registered surveyor, dated April 20, 1961, and recorded in Surveyor's Book No. 4, Page 158, Engineer's Office, Mercer County, Ohio.

Said premises are subject to a mutual stairway easement between the owners of the premises herein described and the owners of the adjoining premises to the south, the original instrument being dated October 7, 1966, and recorded in Misc. Record 4, Page 255, Recorder's Office, Mercer County, Ohio. Also a gas line easement dated June 24, 1960, recorded in Deed Record 159, Page 479, Recorder's Office, Mercer County, Ohio.

200100008036  
TREVA  
FILE

PARCEL TWO:

Situate in the City of Celina, County of Mercer and State of Ohio, bounded and described as follows:

Being a tract of land in the southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Town six (6) South, Range Two (2) East, Jefferson Township, Mercer County, Ohio, as shown by a survey made by B. R. Gebhart, Registered Surveyor, as shown upon the Survey Plat thereof recorded in Book 2, Page 404 of the Survey Records of the Mercer County, Ohio, Engineer's Records, to which Plat reference is hereby made for a more particular description:

Beginning at an iron pipe set Forty-nine and Twenty-one Hundredths (49.21) feet Northeasterly from a cross cut in East side of payment and stamped in concrete roadway as being Sta. 692 + 00 and as shown upon Sheet 228, Project F 552 (4) State Route 127 Highway Improvement Plans, a copy of which is filed in the Mercer County, Ohio, County Engineer's Records, and also as shown in detail on a Plat filed in Book 2, Page 404 of the Survey Records of the Mercer County, Ohio, Engineer's Office; thence North 33°55' East along the East Right-of-Way line of State Highway 127. Three Hundred Eight and Six-Tenths (308.6) feet to a concrete marker, point "B"; thence South 86° 41' East a distance of fifty-seven and eighty-five Hundredths (57.85) feet to an iron pipe marked "C" passing thru a concrete marker set Three (3) feet West of said point "C"; thence south 10° 23' West a distance of Two Hundred Twenty-five and Seventeen Hundredths (225.17) feet to center of a manhole over the Carter Ditch marked "D"; thence South 30° 59' West a distance of Thirty-two (32) feet to a concrete marker marked "E"; thence South 88° 49' West a distance of One Hundred Seventy-three and Twenty-four Hundredths (173.24) feet to an iron pipe marked "A" which is the place of beginning, containing Seven tenths (.7) of an acre of land, more or less.