
**THE TOLEDO EXPRESS AIRPORT
JOINT ECONOMIC DEVELOPMENT DISTRICT
CONTRACT**

THIRD AMENDMENT

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**THIRD AMENDED
TOLEDO EXPRESS AIRPORT
JOINT ECONOMIC DEVELOPMENT DISTRICT
CONTRACT**

The contracting parties hereby enter into this Third Amended Contract to add areas to the Toledo Express Airport Joint Economic Development District (“Third Amended TEA JEDD Contract”) pursuant to R.C. 715.70 and for good and valuable consideration as set forth hereinafter:

A. PARTIES

The "Contracting Parties" to this Contract are Swanton Township and Monclova Township (Townships existing and operating under the laws of the State of Ohio) and the City of Toledo (a municipal corporation existing and operating under the laws of the State of Ohio and the Charter of the City); and their respective successors, in all or in part.

B. PURPOSE

2. The contracting parties are adding areas to the Third Amended TEA JEDD for the purpose of facilitating economic development to create jobs and employment opportunities and to improve the economic welfare of the people in Swanton Township, Monclova Township, the City of Toledo, Lucas County, the State of Ohio and in the area of the contracting parties.

3. The contracting parties share a common interest in facilitating economic development in the Third Amended TEA JEDD territory which will bring economic development, jobs and revenue to the contracting parties and to the County and State.

4. The parties acknowledge the economic potential of commercial development to occur within the Third Amended TEA JEDD territory and the benefits associated with

regional cooperation and planning beyond the geographic boundaries of the contracting parties.

C. AUTHORITY

5. This Third Amended Contract is entered into pursuant to the authority of RC 715.70 and other applicable sections of the Ohio Revised Code.

6. Monclova Township is contiguous to Swanton Township and the City of Toledo. The Third Amended TEA JEDD territory is located entirely within Swanton Township and Monclova Township located within Lucas County, Ohio, hence the geographic eligibility requirements regarding the contracting parties set forth in R.C. 715.70 are satisfied.

7. The areas to be included in the Third Amended TEA JEDD territory meet all of the following criteria:

- A. The areas are located entirely within Swanton Township and Monclova Township;
- B. No electors shall reside within the areas on the effective date of this Contract, as determined under section 715.70 of the Revised Code; and
- C. The areas do not include any parcel of land owned in fee by or leased to a non-participating municipal corporation or township;

Hence, the criteria for the inclusion of areas set forth in R.C. 715.70 are satisfied.

D. AMENDED JEDD TERRITORY

8. The areas to be included within the Third Amended TEA JEDD territory consist of various parcels and, including the parcels originally included in the District and the subsequent Amendments thereto, are collectively referred to as the Third Amended TEA

JEDD territory. A map of the areas to be added in the district is incorporated into the Appendix of Exhibits at Tab A. A description of the areas to be included in the district is incorporated into the Appendix of Exhibits at Tab B.

9. Prior to adoption, the contracting parties may consent to the deletion of any portion of the territory to assure compliance with the majority petition requirements applicable to owners of property and owners of businesses, if any, to be located in the Third Amended TEA JEDD territory or for other considerations, including the voluntary withdrawal of any petition.

10. The Third Amended TEA JEDD territory is zoned for the uses occurring or to occur within the territory, pursuant to the Swanton Township Zoning Resolution and Monclova Township Zoning Resolution, as the case may be. The parties acknowledge that the planned land uses and zoning classifications within the Third Amended TEA JEDD territory are the best and proper available uses to encourage economic development. The areas are currently developing consistent with the prescribed zoning classifications. This Contract shall not operate as a limitation upon the zoning authorities of Swanton Township or Monclova Township (Boards of Trustees, Zoning Commissions, Boards of Zoning Appeals and Zoning Administrators) to change zoning district classifications within the Third Amended TEA JEDD territory, or any parcels contained therein; to amend the Swanton Township Zoning Resolution or the Monclova Township Zoning Resolution; to grant conditional uses, variances, specially permitted uses, or other changes, pursuant to the Swanton Township Zoning Resolution or the Monclova Township Zoning Resolution as currently in effect or as amended from time to time.

E. PROCEDURE

11. Each contracting party acknowledges entering into this Third Amended TEA JEDD Contract freely and without duress or coercion for the stated public purpose of promoting economic development.

12. After the contracting parties approve this Third Amended TEA JEDD Contract, the contracting parties will deliver a copy of the amended contract to the Board of County Commissioners of Lucas County, pursuant to R. C. 715.70(C)

13. The parties hereto have each conducted public hearings after required notice, certifications of which are incorporated into the Appendix of Exhibits at Tabs C & D.

14. A majority of the owners of real property located within the Third Amended TEA JEDD territory and a majority of the owners of businesses, if any, located in the Third Amended TEA JEDD territory have submitted petitions supporting creation of the Third Amended TEA JEDD, copies of which are incorporated into the Appendix of Exhibits at Tab E.

15. Following adoption of the Resolutions by the Monclova Township Trustees, and the Swanton Township Trustees incorporated into the Appendix of Exhibits at Tab F, and the Ordinance by the City of Toledo, incorporated into the Appendix of Exhibits at Tab G, approving this Third Amended TEA JEDD Contract to create the Third Amended TEA JEDD territory, the contracting parties have jointly filed with the Lucas County Commissioners all of the following documents:

- A. A signed copy of this Third Amended TEA JEDD Contract;
- B. A description of the areas to be included in the Third Amended TEA JEDD territory, including a map in sufficient detail to denote the specific

boundaries of the areas and to indicate any zoning restrictions applicable to the areas (Tabs A and B).

C. Certified copies of the Ordinance and Resolutions of the contracting parties relating to this Third Amended TEA JEDD Contract (Tabs F and G).

D. A certificate of each contracting party that the public hearings required by RC 715.70 were held, the dates of the hearings, and evidence of publication of the notices of the hearings (Tabs C and D).

E. Petitions signed by a majority of the owners of real property located within the areas to be included in the Third Amended TEA JEDD territory (Tab E); and

F. Petitions signed by a majority of the owners of businesses, if any, located or to be located in the areas to be included in the Third Amended TEA JEDD territory (Tab F).

Certifications of delivery and filing of all of the aforesaid documents with the Board of Lucas County Commissioners are incorporated into the Appendix of Exhibits at Tab H.

16. The contracting parties shall give notice by certified mail, not later than ten (10) days after the aforesaid documents are filed, to the following:

A. Those owners of real property located in the areas comprising the Third Amended TEA JEDD territory who did not sign a petition, if any; and

B. Those owners of businesses located in the areas comprising the Third Amended TEA JEDD territory who did not sign a petition, if any.

17. The Swanton Township Resolution, the Monclova Township Resolution and the Ordinance of the City of Toledo approving the creation of the Third Amended TEA

JEDD territory and authorizing the proposed Third Amended TEA JEDD Contract, included in the Appendix of Exhibits at Tabs F and G, are not required to be submitted to the electors of the township for approval pursuant to R.C. 715.70.

18. This Third Amended TEA JEDD Contract shall become effective on the first date upon which it has been finally approved by action of the legislative authorities of the three parties, as evidenced by the certified copies of the Resolutions and Ordinances incorporated into the Appendix of Exhibits at Tabs F and G.

F. ADDITIONAL TERMS

19. This Third Amended TEA JEDD Contract amends the existing TEA JEDD Contract and any prior amendments by the addition of the areas described herein to the territory of the District. All other terms and conditions of the existing TEA JEDD Contract and any prior Amendments remain in full force and effect to govern the District, as amended.

IN WITNESS WHEREOF, the parties have subscribed to this Toledo Express Airport Joint Economic Development District contract by their duly authorized officers, who have set their hands below:

[SIGNATURES OF AUTHORIZED OFFICIALS ON FOLLOWING PAGE(S)]

SWANTON TOWNSHIP
BOARD OF TRUSTEES

By: _____
April Grajczyk, Trustee Date

By: _____
Kyles McPherson, Trustee Date

APPROVED AS TO FORM:

Swanton Twp Law Director

By: _____
Jeff Michael, Trustee Date

MONCLOVA TOWNSHIP
BOARD OF TRUSTEES

By: _____
Charles V. Hoecherl, Trustee Date

APPROVED AS TO FORM:

Monclova Twp. Law Director

By: _____
Barbara S. Lang, Trustee Date

By: _____
Trudy Vicary, Trustee Date

CITY OF TOLEDO

By: _____
Wade Kapszukiewicz, Mayor Date

APPROVED AS TO CONTENT:

Department of Development

APPROVED AS TO FORM:

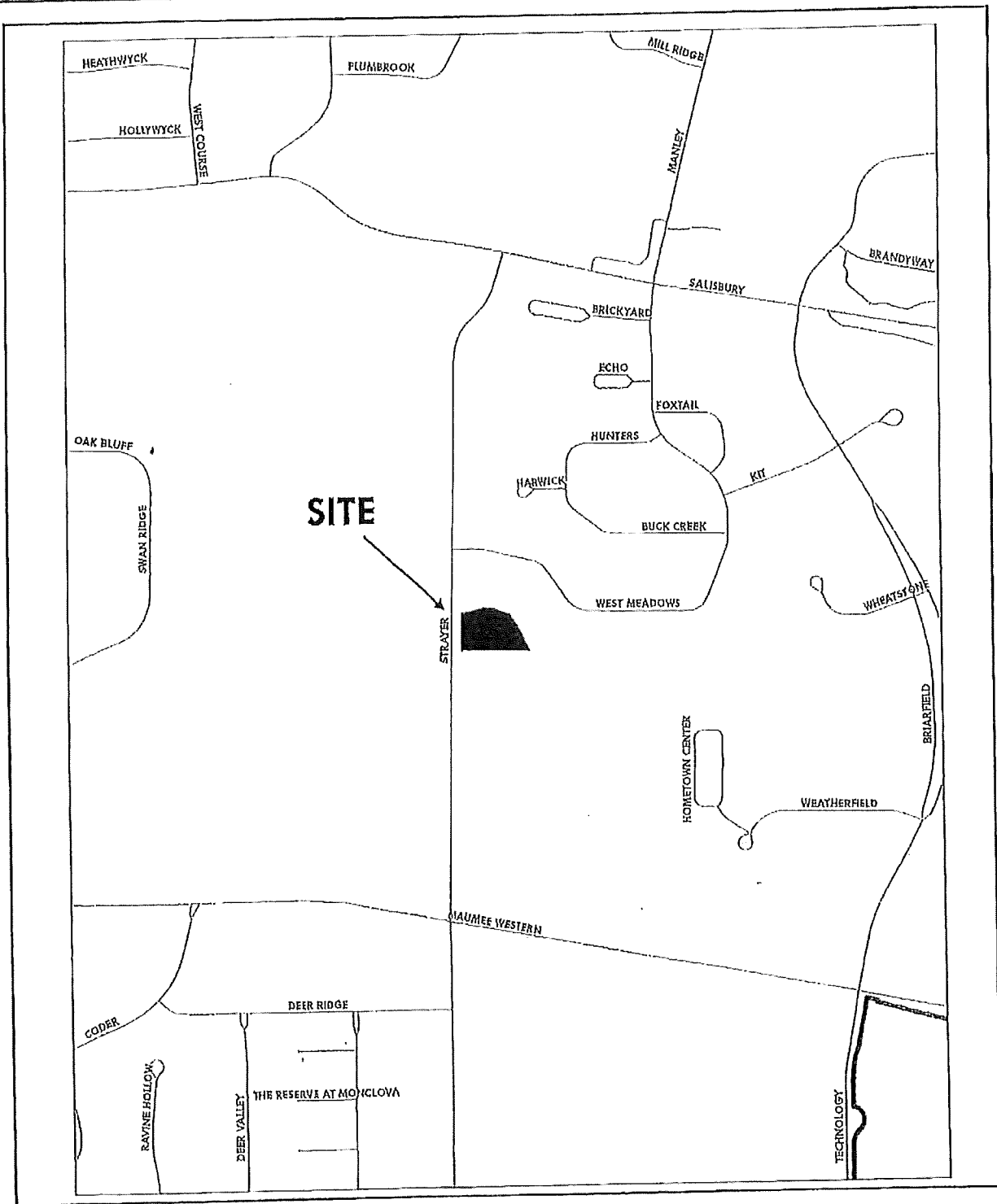
Department of Law

TAB A



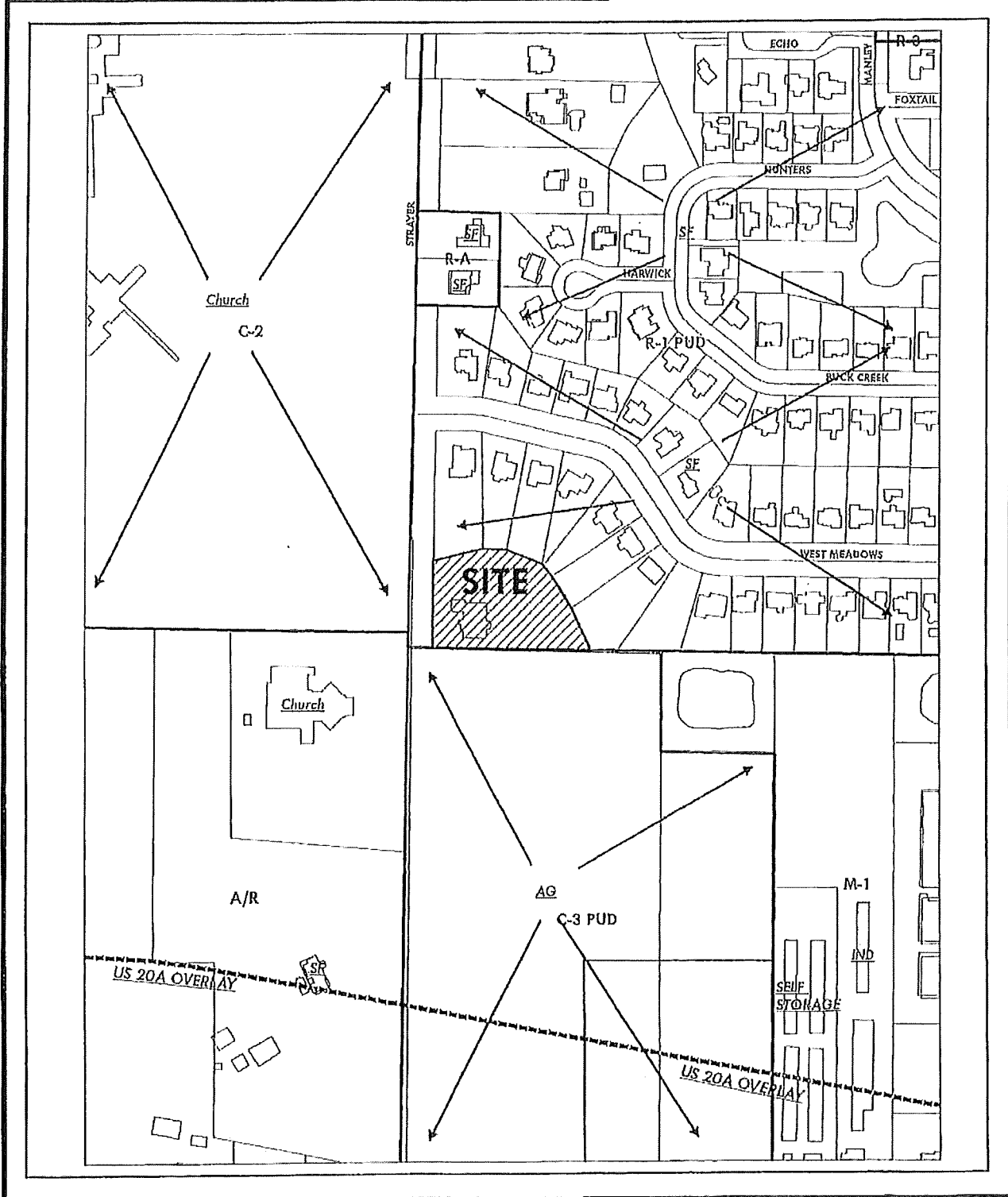
GENERAL LOCATION

Z17-C374
ID 134



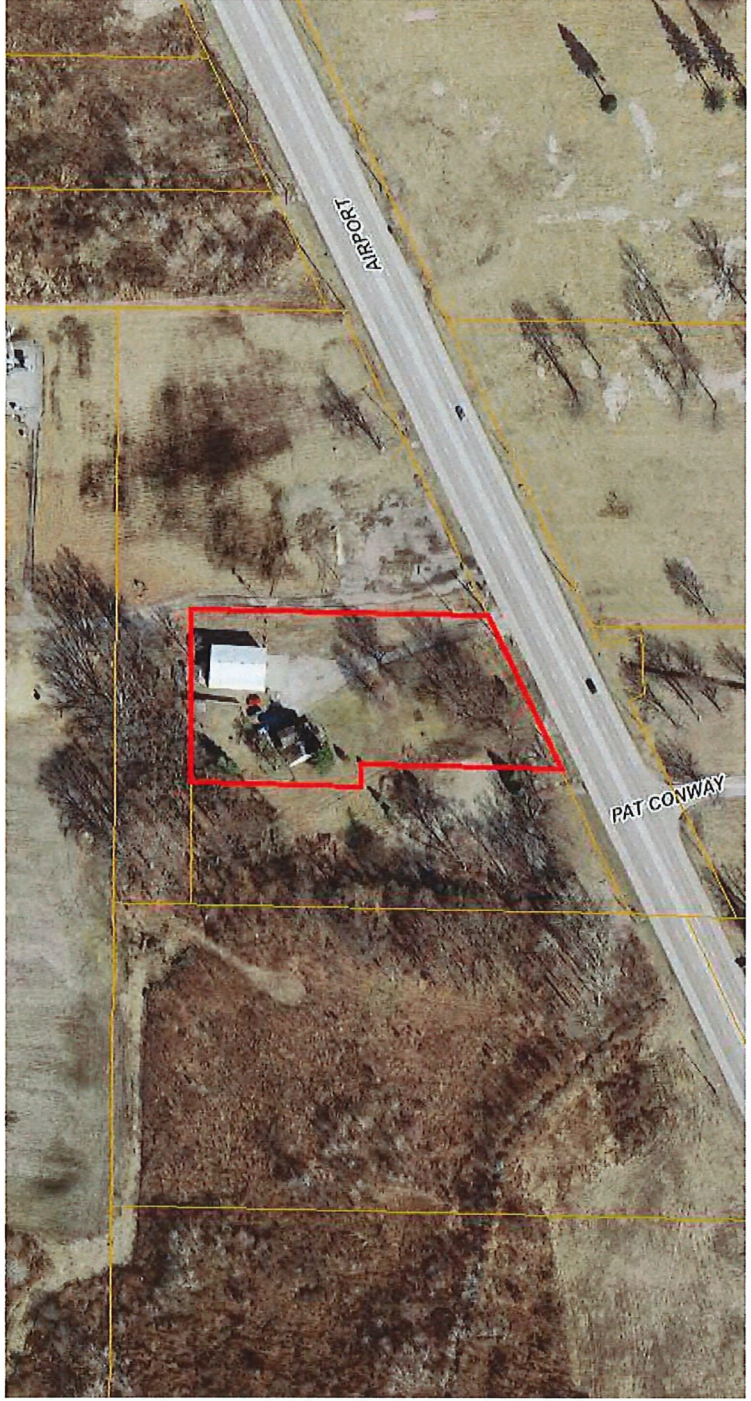
ZONING AND LAND USE

Z17-C374
ID 134



TAB A









TAB B

EXHIBIT A

Lot Number Sixty (60) in the Village of Fox Hollow Plat Two, a Subdivision in Monclova Township, Lucas County, Ohio, in accordance with Volume 131 of Plats, page 48.

Parcel No.: 38-51207

Property Address: 3455 Strayer Road, Maumee, Ohio 43537

TAB B

PARCEL ID: 7201662
 MARKET AREA: 2801R
 LAND-AIR LLC
 TAX YEAR: 2021

ASSESSOR#: 29001045
 ROLL: RP_OH
 11490 AIRPORT
 STATUS: Active

Summary - General

| | |
|---------------------------|--|
| Tax District | SWANTON TWP-SWANTON LSD, PCVSD |
| Class | RESIDENTIAL |
| Land Use | 501 : R - RESIDENTIAL, 0-9.999 AC |
| Market Area | 2801R - Click here to view map |
| Zoning Code | 33-C4 - Click here for zoning details |
| Zoning Description | Highway Commercial Dist. |
| Water and Sewer | NO WATER / NO SEWER |
| Traffic | MAIN - MAJOR ARTERY |
| Street Type | CONCRETE OR BLACKTOP |
| Owner | LAND-AIR LLC |
| Property Address | 11490 AIRPORT HWY SWANTON OH 43558 |
| Mailing Address | 9072 CO RD 424 NAPOLEON OH 43545 |
| Legal Desc. | 9 7 3 SW 1/4 THT PT W1/2 E1/2 SE1/4 N O F RD EXC N 81.57 FT & EXC ELY 167.89 FT FRT |
| Certified Delinquent Year | |
| Census Tract | 95 |

Summary - Most Recent Sale

| | |
|-------------|----------------|
| Prior Owner | SLAGLE BOBBY R |
| Sale Amount | \$185,000 |
| Deed | 18107074 |
| Sales Date | 04-SEP-18 |

Summary - Values

| | 35% Values | 100% Values | 35% Roll | 100% Roll |
|----------|------------|-------------|----------|-----------|
| Land | 6,200 | 17,700 | 3,680 | 10,500 |
| Building | 0 | 0 | 0 | 0 |
| Total | 6,200 | 17,700 | 3,680 | 10,500 |

Tax Credits

| | |
|-----------------------|----|
| Homestead Exemption | NO |
| Owner Occupied Credit | NO |
| CAUV | NO |
| Agricultural District | NO |

Printed on Friday, October 15, 2021, at 10:47:11 AM EST



20180904-0040067

9/4/2018

3:13 PM

Pages: 3

Fee: \$36.00

T20180025791

Phil Copeland

Lucas County Recorder

DEED

09/04/2018
TRANSFERRED BY: CROTH \$0.50
IN COMPLIANCE WITH SEC. 319.202 R.C.
ANITA LOPEZ, AUDITOR
LUCAS COUNTY, OHIO
FEE: \$740.00 EX: MULTI:
PARCEL: 72-01662 COUNT: 1
TRANS#: 18-107074

GENERAL WARRANTY DEED
Statutory form, O.R.C. 5302.05
File #: NCS-919753-TOL

After Recording mail to:

Bobby R. Slagle, unmarried, of the State of Ohio, County of Lucas, for valuable consideration paid grant(s) with General Warranty Covenants to **Land-Air, LLC**, whose tax mailing address is: 9072 Co Rd 424 Napoleon, OH 43545, the following described property:

See Exhibit "A" attached hereto and incorporated herein by reference.

Subject to: Zoning ordinances, easements, restrictions of record, legal highways and taxes and assessments due and payable after date hereof.

Prior instrument reference: Official Record 20110308-0009479 and Official Record 20151217-0052529.

Executed this 31 day of August, 2018.

When Recorded Return To FA Box
First American Title Insurance Company
National Commercial Services
Four SeaGate Suite 101
Toledo, Ohio 43604
File No: NCS 919753

Bobby R. Slagle

STATE OF OHIO, COUNTY OF LUCAS, ss:

The foregoing instrument was acknowledged before me this 31 day of Aug, 2018, by Bobby R. Slagle, unmarried.



CRAIG J CALEVRO
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
12-01-2018

Notary Public

Instrument prepared by:
Tam E. Salsberry, Esq.
2350 Townley Rd., Toledo, Ohio 43614

NCS-919753-TOL

LEGAL DESCRIPTION

Real property in the Township of Swanton, County of Lucas, State of Ohio, and is described as follows:

That part of the Southeast 1/4 of the Southwest 1/4 of Section 3, Town 7 North, Range 9 East, Swanton Township, Lucas County, Ohio, bounded and described as follows:

Beginning on the South line of Section 3, at a point 332.5 feet West of the Southeast corner of the Southwest 1/4 of said Section 3;

Thence North to a point on the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 3, which is 331.5 feet West of the Northeast corner of said Southeast 1/4 of the Southwest 1/4 of said Section 3;

Thence West along said North line, a distance of 331.5 feet;

Thence South to a point on the South line of said Section 3 which is 332.5 feet West of the Place of Beginning;

Thence East along the South line of said Section 3, a distance of 332.5 feet to the Place of Beginning.

EXCEPTING THEREFROM that part lying South of the center line of the Toledo-Wauseon Road.

ALSO EXCEPTING THEREFROM:

That part of the Southeast One-Quarter (1/4) of the Southwest One-Quarter (1/4) of Section Three (3), Town Seven (7) North, Range Nine (9) East, Swanton Township, Lucas County, Ohio, bounded and described as follows:

Commencing at a monument box found at the intersection of the East line of said Section Three (3), having an assumed bearing of North Zero (00) degrees, Seventeen (17) minutes, Forty (40) seconds East, and the centerline of Airport Highway (Toledo-Wauseon Road);

Thence Southwesterly along the centerline of Airport Highway, having a bearing of South Sixty-Three (63) degrees, Thirty-Six (36) minutes, Zero (00) seconds West, a distance of Three Thousand Seven Hundred One and Twenty-Four Hundredths (3,701.24) feet to a P.K. nail set;

Thence Northerly along the line, having a bearing of North Zero (00) degrees, Nineteen (19) minutes, Forty (40) seconds East, a distance of Five Hundred Forty-Six and Nine Hundredths (546.09) feet to an iron pipe set, being the True Point Of Beginning;

Thence continuing Northerly along the last described line, having a bearing of North Zero (00) degrees, Nineteen (19) minutes, Forty (40) seconds East, a distance of Eighty-One and Fifty-

Seven Hundredths (81.57) feet to an Iron pipe found;

Thence Easterly along a line, having a bearing of North Eighty-Nine (89) degrees, Twenty (20) minutes, Eight (08) seconds East, a distance of Three Hundred Thirty-One and Fifty Hundredths (331.50) feet to a point;

Thence Southerly along a line having a bearing of South Zero (00) degrees, Seventeen (17) minutes, Thirty (30) seconds West, a distance of Eighty-One and Fifty-Seven Hundredths (81.57) feet to a point;

Thence Westerly along a line, having a bearing of South Eighty-Nine (89) degrees, Twenty (20) minutes, Eight (08) seconds West, a distance of Three Hundred Thirty-One and Fifty-Five Hundredths (331.55) feet to the True Point Of Beginning.

AND ALSO EXCEPTING THEREFROM:

That part of the Southeast One-Quarter (1/4) of the Southwest One-Quarter (1/4) of Section Three (3), Town Seven (7) North, Range Nine (9) East, Swanton Township, Lucas County, Ohio, bounded and described as follows:

Commencing at a monument box found at the intersection of the East line of said Section Three (3), having an assumed bearing of North Zero (00) degrees, Seventeen (17) minutes, Forty (40) seconds East, and the centerline of Airport Highway (Toledo-Wauseon Road);

Thence Southwesterly along the centerline of Airport Highway, having a bearing of South Sixty-Three (63) degrees, Thirty-Six (36) minutes, Zero (00) Seconds West, a distance of Three Thousand Three Hundred Twenty-Nine and Eighty-One Hundredths (3,329.81) feet to a P.K. nail set and the True Point Of Beginning;

Thence continuing Southwesterly along the centerline of Airport Highway, having a bearing of South Sixty-Three (63) degrees, Thirty-Six (36) minutes, Zero (00) Seconds West, a distance of One Hundred Sixty-Seven and Eighty-Nine Hundredths (167.89) feet to a P.K. nail set;

Thence Northerly along a line, having a bearing North Zero (00) degrees, Seventeen (17) minutes, Thirty (30) seconds East, and passing through an iron pipe set on the Northerly right-Of-way line of Airport Highway, a distance of Two Hundred Seventy-Eight and Seventy-Eight Hundredths (278.78) feet to a point;

Thence South Eighty-Nine (89) degrees, Twenty (20) minutes Eight (08) seconds West, a distance of Twenty-Seven and Fifty Hundredths (27.50) feet to a point,

Thence North Zero (00) degrees, Seventeen (17) minutes, Thirty (30) seconds East, a distance of One Hundred Seventy-Eight and Ninety Hundredths (178.90) feet to a point;

Thence North Eighty-Nine (89) degrees, Twenty (20) minutes, Eight (08) seconds East, a distance of One Hundred Seventy-Seven and Fifty Hundredths (177.50) feet to an iron pipe set;

Thence Southerly along a line, having a bearing of South Zero (00) degrees, Seventeen (17) minutes, Thirty (30) seconds West, and passing through an iron pipe set on the Northerly right-Of-way line of Airport Highway, a distance of Three Hundred Eighty-Four and Seventy-Nine

Hundredths (384.79) feet to the True Point Of Beginning.

Containing One and Five Hundred Fifty-Eight Thousandths (1.558) acres of land.

Subject to legal highways.

Parcel No. 72-01662

72-01662

PARCEL ID: 7201663
 MARKET AREA: 2801R
 LAND AIR LLC
 TAX YEAR: 2021

ASSESSOR#: 29001145
 ROLL: RP_OH
 11480 AIRPORT HWY
 STATUS: Active

Summary - General

| | |
|---------------------------|---|
| Tax District | SWANTON TWP-SWANTON LSD, PCVSD |
| Class | RESIDENTIAL |
| Land Use | 599 : R - OTHER RESIDENTIAL |
| Market Area | 2801R - Click here to view map |
| Zoning Code | 33-C4 - Click here for zoning details |
| Zoning Description | Highway Commercial Dist. |
| Water and Sewer | WELL WATER / SEPTIC SEWER |
| Traffic | MAIN - MAJOR ARTERY |
| Street Type | CONCRETE OR BLACKTOP |
| Owner | LAND AIR LLC |
| Property Address | 11480 AIRPORT HWY SWANTON OH 43558 |
| Mailing Address | 9072 COUNTY RD 424 NAPOLEON OH 43545 |
| Legal Desc. | 9 7 3 SW 1/4 SWLY 167.89 FT NELY 3497.7 0 FT AS MEAS FROM E LINE SEC SLY 384.79 FT AS MEAS ON E LINE THT PT NLY GEN AIRPORT HWY & MEAS 177.50 |
| Certified Delinquent Year | |
| Census Tract | 95 |

Summary - Most Recent Sale

| | |
|-------------|--|
| Prior Owner | GERKEN COMPANY AN OHIO CORPORATION (THE) |
| Sale Amount | \$137,500 |
| Deed | 20104281 |
| Sales Date | 14-JUL-20 |

Summary - Values

| | 35% Values | 100% Values | 35% Roll | 100% Roll |
|----------|------------|-------------|----------|-----------|
| Land | 4,480 | 12,800 | 3,680 | 10,500 |
| Building | 8,230 | 23,500 | 6,690 | 19,100 |
| Total | 12,710 | 36,300 | 10,370 | 29,600 |

Tax Credits

| | |
|-----------------------|----|
| Homestead Exemption | NO |
| Owner Occupied Credit | NO |
| CAUV | NO |
| Agricultural District | NO |

Printed on Friday, October 15, 2021, at 10:51:14 AM EST

Jul 14, 2020

TRANSFERRED BY: BT \$0.50
IN COMPLIANCE WITH SEC 319.202 R.C.
ANITA LOPEZ, AUDITOR
LUCAS COUNTY, OHIO



20200714-0028351

7/14/2020 2:57 PM
Pages:2 Fee:\$34.00
T20200020077
Phil Copeland
Lucas County Recorder DEED

FEE: \$ 550.00 EX: MULTI:
PARCEL: 72-01663 COUNT: 1
TRANS#: 20-104281

WARRANTY DEED

ELH/lrd

KNOW ALL MEN BY THESE PRESENTS THAT **The Gerken Company**, an Ohio corporation,
Grantor(s),
for valuable consideration paid, grant(s) and convey(s) with general warranty covenants to **Land-Air, LLC**, an Ohio limited liability company,
Grantee(s),
whose tax mailing address is 9072 County Road 424, Napoleon, Ohio 43545, all of its right, title, and interest in and to the following-described real property:

See Schedule A Attached Hereto

Subject to the following, if any: easements, restrictions, leases of record; zoning ordinances; legal highways; and real estate taxes and assessments for the year 2020 and thereafter.

This deed has been prepared and is being delivered and accepted without the benefit of a title examination.

Signed this 7th day of July, 2020.

The Gerken Company,
an Ohio corporation

By: *Brent Gerken*
Brent Gerken, President

STATE OF OHIO, COUNTY OF HENRY: The foregoing instrument was acknowledged before me this 7th day of July, 2020 by Brent Gerken, President of The Gerken Company, an Ohio corporation. This is an acknowledgment. No oath or affirmation was administered to the signer(s) with regard to this notarial act.

Andrea L. Thompson
Notary Public-State of Ohio

This instrument prepared by RUPP, HAGANS, BOHMER, NEWTON, HARMON & ROHRS, LLP
612 North Perry Street, Napoleon, Ohio 43545



ANDREA L. THOMPSON
Notary Public, State of Ohio
My Commission Expires Feb. 17, 2022

LEGAL DESCRIPTION APPROVED

By SRD Date: Jul 14, 2020

Lucas County Tax Map Dept.

SCHEDULE A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LUCAS, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

That part of the Southeast quarter (1/4) of the Southwest quarter (1/4) of Section three (3), Town seven (7) North, Range nine (9) East in Swanton Township, Lucas County, Ohio, bounded and described as follows:

Commencing at a monument box found at the intersection of the East line of said Section three (3), having an assumed bearing of North zero (0) degrees seventeen minutes (17) forty (40) seconds East, and the centerline of Airport Highway (Toledo-Wauseon Road); thence Southwesterly along the centerline of Airport Highway having a bearing of South sixty-three (63) degrees thirty-six (36) minutes zero (00) seconds West, a distance of three thousand three hundred twenty-nine and eighty-one hundredths (3,329.81) feet to a P.K. nail set and the True Point of Beginning; thence continuing Southwesterly along the centerline of Airport Highway, having a bearing of South sixty-three (63) degrees thirty-six (36) minutes zero (00) seconds West, a distance of one hundred sixty-seven and eighty-nine hundredths (167.89) feet to a P.K. nail set; thence northerly along a line having a bearing of north zero (0) degrees seventeen (17) minutes thirty (30) seconds East and passing through an iron pipe set on the northerly right-of-way line of Airport Highway, a distance of two hundred seventy-eight and seventy-eight hundredths (278.78) feet to a point; thence South eighty-nine (89) degrees twenty (20) minutes eight (08) seconds West, a distance of twenty-seven and fifty hundredths (27.50) feet to a point, thence North zero (0) degrees seventeen (17) minutes thirty (30) seconds East a distance of one hundred seventy-eight and ninety hundredths (178.90) feet to a point; thence North eighty-nine (89) degrees twenty (20) minutes eight (08) seconds East a distance of one hundred seventy-seven and fifty hundredths (177.50) feet to an iron pipe set; thence Southerly along a line having a bearing of South zero (0) degrees seventeen (17) minutes thirty (30) seconds West, and passing through an iron pipe set on the Northerly right-of-way line of Airport Highway, a distance of three hundred eighty-four and seventy-nine hundredths (384.79) feet to the True Point of Beginning. Subject to legal highways.

Permanent Parcel Number: 72-01663

Prior Instrument Reference: 201312180064462 Lucas County deeds
83-419-C05 Lucas County deeds

PARCEL ID: 7201894
 MARKET AREA: 2801R
 LAND-AIR LLC
 TAX YEAR: 2021

ASSESSOR#: 29001081
 ROLL: RP_OH
 2425 S BERKEY SOUTHERN RD
 STATUS: Active

Summary - General

| | |
|---------------------------|---|
| Tax District | SWANTON TWP-SWANTON LSD, PCVSD |
| Class | RESIDENTIAL |
| Land Use | 599 : R - OTHER RESIDENTIAL |
| Market Area | 2801R - Click here to view map |
| Zoning Code | 33-M1 - Click here for zoning details |
| Zoning Description | Limited Industrial |
| Water and Sewer | NO WATER / NO SEWER |
| Traffic | SECONDARY ROAD |
| Street Type | CONCRETE OR BLACKTOP |
| Owner | LAND-AIR LLC |
| Property Address | 2425 S BERKEY SOUTHERN RD SWANTON OH 43558 |
| Mailing Address | 9072 COUNTY RD 424 NAPOLEON OH 43545 |
| Legal Desc. | 9 7 3 SW 1/4 N 166 FT W1/2 |
| Certified Delinquent Year | |
| Census Tract | 95 |

Summary - Most Recent Sale

| | |
|-------------|----------------|
| Prior Owner | LANG R O & S L |
| Sale Amount | \$300,000 |
| Deed | 19105311 |
| Sales Date | 19-JUL-19 |

Summary - Values

| | 35% Values | 100% Values | 35% Roll | 100% Roll |
|----------|------------|-------------|----------|-----------|
| Land | 14,700 | 42,000 | 5,150 | 14,700 |
| Building | 1,300 | 3,700 | 0 | 0 |
| Total | 16,000 | 45,700 | 5,150 | 14,700 |

Tax Credits

| | |
|-----------------------|----|
| Homestead Exemption | NO |
| Owner Occupied Credit | NO |
| CAUV | NO |
| Agricultural District | NO |

Printed on Friday, October 15, 2021, at 10:40:51 AM EST

Jul 19, 2019
TRANSFERRED BY: SH \$1.00
IN COMPLIANCE WITH SEC 319.202 R.C.
ANITA LÓPEZ, AUDITOR
LUCAS COUNTY, OHIO



20190719-0028152

7/19/2019 2:16 PM
Pages: 2 Fee: \$28.00
T20190019191
Phil Copeland
Lucas County Recorder DEED

FEE: \$ 1200.00 EX: MULTI: X
PARCEL: 72-01907 COUNT: 2
TRANS#: 19-105311

GENERAL WARRANTY DEED
Statutory form, O.R.C. 5302.05
File #: ncs-968564

After Recording mail to:

Ronald O. Lang and Susan L. Lang, husband and wife, of the State of Ohio, County of Lucas, for valuable consideration paid grant(s) with General Warranty Covenants to Land-Air, LLC, whose tax mailing address is: 9072 County Rd 424 Napoleon, OH 43545, the following described property:

See exhibit "A" attached hereto and incorporated herein by reference

Subject to: Zoning ordinances, easements, restrictions of record, legal highways and taxes and assessments due and payable after date hereof.

Prior instrument reference: Deed Volume 2391, Page 238

Executed this 19 day of July, 2019.

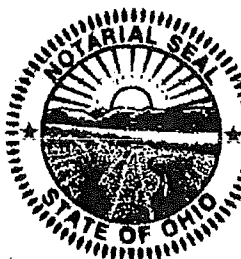
Ronald O. Lang
Ronald O. Lang

Susan L. Lang
Susan L. Lang

STATE OF OHIO, COUNTY OF LUCAS, ss:

The foregoing instrument was acknowledged before me this 19 day of July, 2019, by Ronald O. Lang and Susan L. Lang, husband and wife.

[Signature]
Notary Public



CRAIG J CALEVRO
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
01-01-2024

Instrument prepared by:
Tam E. Salsberry, Esq.
2350 Townley Rd., Toledo, Ohio 43614

When Recorded Return To:
First American Title Insurance Company
National Commercial Services
4 Seagate, Suite 101
Toledo, OH 43604
File No: NCS 968564

EXHIBIT "A"
File# NCS-968564

The Land referred to herein below is situated in the County of Lucas, State of Ohio, and is described as follows:

PARCEL 1:

The North 166 feet of the North 60 acres of the West 1/2 of the Southwest 1/4 of Section 3, Town 7 North, Range 9 East, Swanton Township, Lucas County, Ohio. Subject to legal highways.

Parcel No. 72-01894

PARCEL 2:

The South 166 feet of the North 332 feet of the North 60 acres of the West 1/2 of the Southwest 1/4 of Section 3, Town 7 North, Range 9 East, Swanton Township, Lucas County, Ohio. Subject to legal highways.

Parcel No. 72-01907

LEGAL DESCRIPTION APPROVED

By SS Date: Jul 19, 2019

Lucas County Tax Map Dept.

PARCEL ID: 7201907
 MARKET AREA: 2801R
 LAND-AIR LLC
 TAX YEAR: 2021

ASSESSOR#: 29001079
 ROLL: RP_OH
 2425 S BERKEY SOUTHERN RD
 STATUS: Active

Summary - General

| | |
|---------------------------|---|
| Tax District | SWANTON TWP-SWANTON LSD, PCVSD |
| Class | RESIDENTIAL |
| Land Use | 501 : R - RESIDENTIAL, 0-9.999 AC |
| Market Area | 2801R - Click here to view map |
| Zoning Code | 33-M1 - Click here for zoning details |
| Zoning Description | Limited Industrial |
| Water and Sewer | WELL WATER / SEPTIC SEWER |
| Traffic | SECONDARY ROAD |
| Street Type | CONCRETE OR BLACKTOP |
| Owner | LAND-AIR LLC |
| Property Address | 2425 S BERKEY SOUTHERN RD SWANTON OH 43558 |
| Mailing Address | 9072 COUNTY RD 424 NAPOLEON OH 43545 |
| Legal Desc. | 9 7 3 SW 1/4 S 166 FT N 332 FT N 60 A C W 1H |
| Certified Delinquent Year | |
| Census Tract | 95 |

Summary - Most Recent Sale

| | |
|-------------|----------------|
| Prior Owner | LANG R O & S L |
| Sale Amount | \$300,000 |
| Deed | 19105311 |
| Sales Date | 19-JUL-19 |

Summary - Values

| | 35% Values | 100% Values | 35% Roll | 100% Roll |
|----------|------------|-------------|----------|-----------|
| Land | 12,570 | 35,900 | 4,240 | 12,100 |
| Building | 0 | 0 | 0 | 0 |
| Total | 12,570 | 35,900 | 4,240 | 12,100 |

Tax Credits

| | |
|-----------------------|----|
| Homestead Exemption | NO |
| Owner Occupied Credit | NO |
| CAUV | NO |
| Agricultural District | NO |

Printed on Friday, October 15, 2021, at 10:43:49 AM EST

Jul 19, 2019
TRANSFERRED BY: SH \$1.00
IN COMPLIANCE WITH SEC 319.202 R.C.
ANITA LÓPEZ, AUDITOR
LUCAS COUNTY, OHIO



20190719-0028152

7/19/2019 2:16 PM
Pages: 2 Fee: \$28.00
T20190019191
Phil Copeland
Lucas County Recorder DEED

FEE: \$ 1200.00 EX: MULTI: X
PARCEL: 72-01907 COUNT: 2
TRANS#: 19-105311

GENERAL WARRANTY DEED
Statutory form, O.R.C. 5302.05
File #: ncs-968564

After Recording mail to:

Ronald O. Lang and Susan L. Lang, husband and wife, of the State of Ohio, County of Lucas, for valuable consideration paid grant(s) with General Warranty Covenants to Land-Air, LLC, whose tax mailing address is: 9072 County Rd 424 Napoleon, OH 43545, the following described property:

See exhibit "A" attached hereto and incorporated herein by reference

Subject to: Zoning ordinances, easements, restrictions of record, legal highways and taxes and assessments due and payable after date hereof.

Prior instrument reference: Deed Volume 2391, Page 238

Executed this 19 day of July, 2019.

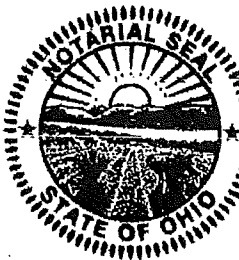
Ronald O. Lang
Ronald O. Lang

Susan L. Lang
Susan L. Lang

STATE OF OHIO, COUNTY OF LUCAS, ss:

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[Signature]
Notary Public



CRAIG J CALEVRO
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
01-01-2024

Instrument prepared by:
Tam E. Salsberry, Esq.
2350 Townley Rd., Toledo, Ohio 43614

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Parcel No. 72-01894

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Parcel No. 72-01907

LEGAL DESCRIPTION APPROVED

By SS Date: Jul 19, 2019

Lucas County Tax Map Dept.

ORAVECZ & ASSOCIATES, LLC
Surveyors & Engineers
5333 Secor Road, Suite 2, Toledo, Ohio, 43623
Office: (419) 474-6664
Email: goravec@oraveczassociates.com

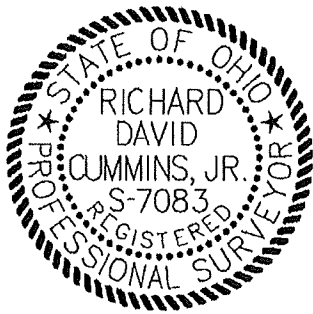
October 20, 2021
Land Air, LLC
Land Air, LLC, JEDD Parcel

That part of the East 4.63 acres of the West 24.63 acres of that part of the West 1/2 of the Southeast 1/4 of Section 3, Town 7 North, Range 9 East, Swanton Township, Lucas County, Ohio lying North of the Centerline of the Toledo-Wauseon Road (aka Airport Highway, State Route 2) and South of the North Right-of-Way line of Crosswinds Drive (80 foot wide right-of-way), as shown on the record plat of Land Air Commerce Center Plat 1, as recorded in Official Record 20190924-0038627, Lucas County, Ohio records.

Containing 3.9136 acres of land, more or less, of which 0.1018 acres lies within Parcel 72-01625, 0.8770 of an acre lies within Parcel 72-01626, 1.9005 acres lies within Parcel 72-01627, 0.0694 of an acre lies within Parcel 72-00871 and 1.0565 acres lies within the Right-of-Way of Crosswinds Road, Aviation Drive and Toledo-Wauseon Road (aka Airport Highway, State Route 2), the herein described parcel of land is subject to all legal highways, legal easements, restrictions, leases of record, records in respective utility offices and other conveyances, if any

Prior Deed reference: Official Record 20080507-0023347, Lucas County, Ohio records

Prior Deed reference: Official Record 20190826-0034226, Lucas County, Ohio records



ORAVECZ & ASSOCIATES, LLC

R. D. Cummins Jr. 10/22/2021
Richard D. Cummins, Jr. Date
Ohio Registered Surveyor No. 7083
Job Number: 19580

ORAVECZ & ASSOCIATES, LLC
Surveyors & Engineers
5333 Secor Road, Suite 2, Toledo, Ohio, 43623
Office: (419) 474-6664
Email: goravec@oraveczassociates.com

October 20, 2021
Land Air, LLC
Santus JEDD Parcel

A parcel of land being all of Lot 4 and being part of Lot 1, Lot 2 and Lot 3 and being part of Crosswinds Drive (80 foot wide right-of-way), Land Air Commerce Center Plat 1, as recorded in Official Record 20190924-0038627, Lucas County, Ohio records, Land Air Commerce Center Plat 1, being part of the Southeast 1/4 of Section 3, Town 7 North, Range 9 East, situated in Swanton Township, Lucas County, Ohio;

BEGINNING at the intersection of the East line of Lot 5 Land Air Commerce Center Plat 1 and the North Right-of-Way line of Crosswinds Drive;

thence South $00^{\circ}52'29''$ West, along the East line of Crosswinds Drive and also being the Southwesterly line of a parcel of land now or formerly owned by the State of Ohio, recorded as Parcel 3A-1, WD-1 of M.F. 92-00419-B07, Lucas County, Ohio records, a distance of 24.16 feet to a point;

thence South $47^{\circ}00'32''$ East, continuing along the East line of Crosswinds Drive and also the Southwesterly line of Parcel 3A-1, WD-1 of M.F. 92-00419-B07, a distance of 88.30 feet to its point of intersection with the East line of Lot 4 Land Air Commerce Center Plat 1;

thence along the Westerly line of a parcel of land now or formerly owned by the State of Ohio recorded as Parcel 1 of M.F. 91-00112-D03, Lucas County, Ohio records and being along the East lines of Lot 4 and Lot 1 Land Air Commerce Center Plat 1, being along a curve to the Left having a radius of 463.50 feet, arc length of 349.19 feet, a chord length of 340.99 feet, a chord bearing of South $03^{\circ}37'48''$ East and a delta angle of $43^{\circ}09'56''$ to a point;

Page 2

October 20, 2021
Land Air, LLC
Santus JEDD Parcel

thence South 25°12'46" East, along the East line of Lot 1 Land Air Commerce Center Plat 1, also being along the Westerly line of said Parcel 1 of M.F. 91-00112-D03, a distance of 111.69 feet to a point;

thence South 19°48'54" West, along the East line of Lot 1 Land Air Commerce Center Plat 1, also being along the Westerly line of said Parcel 1 of M.F. 91-00112-D03, a distance of 126.04 feet to a point;

thence South 64°46'45" West, along the Southeasterly line of Lot 1 and part of Lot 2 Land Air Commerce Center Plat 1, said Southeasterly line being 75 feet by rectangular measurement Northwesterly of and parallel to the Centerline of Airport Highway (State Route 2), a distance of 602.86 feet to its intersection with the West line of Parcel of land recorded as Parcel 1 of Official Record 20170222-0007601, Lucas County, Ohio records;

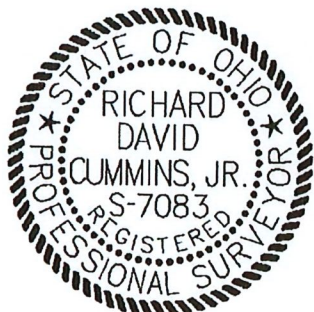
thence North 01°07'58" East, along the West line of said Parcel 1 of Official Record 20170222-0007601, a distance of 906.36 feet to its point of intersection with the North Right-of-Way of Crosswinds Drive;

thence South 89°20'45" East, along the North Right-of-Way Line of Crosswinds Drive and also being the South line of Lot 6 and Lot 5 Land Air Commerce Drive Plat 1, a distance of 436.84 feet to the point of BEGINNING.

Containing 9.1928 acres of land, more or less, of which 4.111 acres lies within Parcel 72-01625, 0.3765 of an acre lies within Parcel 72-01626, 0.4273 of an acre lies within Parcel 72-01627, 3.436 acres lies within Parcel 72-01628 and 0.842 of an acre lies within the Right-of-Way of Crosswinds Road, the herein described parcel of land is subject to all legal highways, legal easements, restrictions, leases of record, records in respective utility offices and other conveyances, if any

Prior Deed reference: Official Record 20170222-0007601, Lucas County, Ohio records

The bearings hereon are based on an assumed bearing of South 89°20'45" East for the Centerline of Right-of-Way of Crosswinds Drive.



ORAVECZ & ASSOCIATES, LLC

R.D. Cummins, Jr. 10/22/2021

Richard D. Cummins, Jr. Date
Ohio Registered Surveyor No. 7083
Job Number: 19580

TAB C

MONCLOVA TOWNSHIP TRUSTEES

RESOLUTION OF INTENT TO AMEND JOINT ECONOMIC DEVELOPMENT DISTRICT AND TO ESTABLISH A PUBLIC HEARING

Resolution No. _____

Trustee _____ moved the adoption of the following Resolution:

WHEREAS, it is the intention of the Board of Trustees to enter into a Third Amended Joint Economic Development District with the City of Toledo and Swanton Township for the purpose for the purpose of adding areas to the existing Joint Economic Development District (JEDD) pursuant to R.C. 715.70, which shall be known as the Third Amended Toledo Express Airport Joint Economic Development District (AIRPORT JEDD); and

WHEREAS, the amendment of the JEDD requires public notice and a hearing prior to the adoption of a Resolution approving the AIRPORT JEDD Contract;

WHEREAS, prior to said public hearing, documentation required by R.C. 715.70 must be available for public inspection in the Office of the Township Fiscal Officer for at least 30 days prior to the hearing and until the filing is made under R.C. 715.70;

NOW THEREFORE, BE IT RESOLVED, that pursuant to R.C. 715.70 et seq. and all other lawful authority; the Board of Trustees of Monclova Township, Lucas County, Ohio do hereby establish by resolution the following:

1. That a public hearing will be held on _____ 2023 at 5:45 p.m. at the Monclova Township Hall, 4335 Albon Road, Monclova, Ohio for such purpose.
2. That the proposed THIRD AMENDED AIRPORT JEDD Contract and such other documents as are required by law shall be available to the public at the office of the Monclova Township Fiscal Officer, 4335 Albon Road, Monclova, Ohio, during normal business hours for at least 30 days prior to the hearing and until the filing is made under R.C. 715.70.
3. That at the public hearing, the Board of Trustees shall allow for public comment and recommendations on the Contract and the District.
4. That the Township Administrative Assistant shall cause to be published a notice of the meeting, in compliance with R.C. 715.70.
5. That the Township Legal Counsel shall cause a copy of the proposed Third Amended Airport Jedd Contract and such other documents as are required by law to be delivered to the Township Fiscal Officer for the purpose set forth in paragraph 2 of this Resolution.

BE IT FURTHER RESOLVED, that it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of this Board and that all deliberations of this Board that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio.

Trustee _____ seconded the motion and the roll being called, the vote resulted as follows:

Trudy Vicary _____ Barbara S. Lang _____ Charles V. Hoecherl _____

I hereby certify that this is a true copy of Resolution No. **Resolution No.** _____, adopted at a regular meeting of the Board of Trustees on _____.

ATTEST:

Gavin S. Pike, Monclova Township Fiscal Officer

TAB D

Notice of Public Hearing
Monclova Township Trustees

Pursuant to Ohio Revised Code Sections 715.70, the Board of Trustees of Monclova Township, Lucas County, Ohio will hold a public hearing on a Contract to amend the Toledo Express Airport Joint Economic Development District (AIRPORT JEDD) on _____, 2023 at _____ p.m. at the Monclova Township Hall, 4335 Albon Road, Monclova, Ohio. The proposed Contract and Exhibits, including all documentation required by law are available to the public at the office of the Monclova Township Fiscal Officer, 4335 Albon Road, Monclova, Ohio, during normal business hours, on and after _____, 2023. The public hearing shall be for the purpose of allowing public comment and recommendations on the Contract and the District in accordance with RC 715.70.

TAB E

**PETITION OF PROPERTY OWNER FOR AMENDMENT TO THE
TOLEDO EXPRESS AIRPORT
JOINT ECONOMIC DEVELOPMENT DISTRICT**

WHEREAS, the signer of this Petition is the owner of property ("Property Owner") located within the area proposed to be included in the Amended Toledo Express Airport Joint Economic Development District ("District") in Monclova Township and Swanton Township, in Lucas County, Ohio;

WHEREAS, all of the documents required of section 715.72 et seq of the Ohio Revised Code, pertaining to the Amendment of the District are available for public inspection in the office of the Clerk of Council for the City of Toledo and the offices of the Fiscal Officers for Monclova Township and Swanton Township; and

WHEREAS, the undersigned Property Owner supports the inclusion of property in the Amended District:

NOW THEREFORE, be it hereby known that the Property Owner, by its signature affixed hereto, petitions for the properties identified in the description attached hereto and incorporated herein ("Property"), to be included in the Amended District; and

FURTHERMORE, Property Owner warrants that no portion of the Property contains a structure fit for residential habitation and no portion of the Property has an elector residing thereon.

By: 

Printed name: Daniel C Brown

Its: Member

Signed on: 1-19, 2023

**PETITION OF PROPERTY OWNER FOR AMENDMENT TO THE
TOLEDO EXPRESS AIRPORT
JOINT ECONOMIC DEVELOPMENT DISTRICT**

WHEREAS, the signer of this Petition is the owner of property ("Property Owner") located within the area proposed to be included in the Amended Toledo Express Airport Joint Economic Development District ("District") in Monclova Township and Swanton Township, in Lucas County, Ohio;

WHEREAS, all of the documents required of section 715.72 et seq of the Ohio Revised Code, pertaining to the Amendment of the District are available for public inspection in the office of the Clerk of Council for the City of Toledo and the offices of the Fiscal Officers for Monclova Township and Swanton Township; and

WHEREAS, the undersigned Property Owner supports the inclusion of property in the Amended District;

NOW THEREFORE, be it hereby known that the Property Owner, by its signature affixed hereto, petitions for the properties identified in the description attached hereto and incorporated herein ("Property"), to be included in the Amended District; and

FURTHERMORE, Property Owner warrants that no portion of the Property contains a structure fit for residential habitation and no portion of the Property has an elector residing thereon.

LAND AIR, LLC
By: *Paul Mulvan*
Its: *PRESIDENT*

Printed name: *SPENT GERKEN*

Signed on: *Nov. 15*, 2021

TAB F

City of Toledo Ordinance

TAB G

Swanton and Monclova
Township Resolutions

MONCLOVA TOWNSHIP BOARD OF TRUSTEES
RESOLUTION APPROVING AND ADOPTING THIRD AMENDED TOLEDO EXPRESS AIRPORT
JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT

Resolution No. _____

Trustee _____ moved the adoption of the following Resolution:

WHEREAS, subsequent to a public hearing held for such purpose on _____, 2023, at _____ p.m. at the Monclova Township Hall, 4335 Albon Road, Monclova, Ohio for such purpose, the Board gave consideration to the adoption and ratification of that certain Third Amended Toledo Express Airport Joint Economic Development District Contract (TEA JEDD); and performance of all actions necessary to place the same in full force and effect; and

NOW THEREFORE BE IT RESOLVED, pursuant to lawful authority:

1. That the Board of Trustees is not required to submit this resolution, approving the Third Amended TEA JEDD Contract, to the electors of Monclova Township in accordance with Ohio Rev. Code Section 715.70 F (4).
2. That the Third Amended TEA JEDD Contract is hereby approved, adopted and ratified.
3. That the Third Amended TEA JEDD Contract shall be effective immediately upon final approval of the legislative authorities of the parties.

BE IT FURTHER RESOLVED, that it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of this Board and that all deliberations of this Board that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio.

Trustee _____ seconded the Resolution and the roll being called upon its adoption, the vote resulted as follows:

Charles V. Hoecherl --- Trudy Vicary ---- Barbara S. Lang -----

I hereby certify that this is a true copy of Resolution No. _____ adopted at a regular meeting of the Board of Trustees on _____.

ATTEST:

Gavin S. Pike
Monclova Township Fiscal Officer

TAB H

DATE

BOARD OF LUCAS COUNTY COMMISSIONERS
c/o Jody L. Balogh, Clerk
One Government Center, Suite 800
Toledo, Ohio 43604

RE: Statutory Filing - R.C. §715.70
Third Amended Toledo Express Airport JEDD

Dear Ms. Balogh:

Enclosed please find a copy of the Third Amended Toledo Express Airport Joint Economic Development District Contract, which is being delivered in accordance with statutory requirements.

Very truly yours,

XXXXXXXXXXXXXXXXXXXX