

[FORM OF NOTICE TO SCHOOL DISTRICTS PURSUANT TO OHIO REVISED CODE
SECTIONS 5709.40 AND 5709.83]

[CITY OF PATASKALA, OHIO LETTERHEAD]

[Date of Notice], 2023

To: Board of Education of the Licking Heights Local School District
6539 Summit Road
Pataskala, Ohio 43062

and

Board of Education of the C-TEC Career And Technology Education Centers of Licking
County
150 Price Road
Newark, Ohio 43055

Subject: Notice pursuant to Ohio Revised Code Sections 5709.40 and 5709.83 of Proposed
Tax Increment Financing

This is notice that the City of Pataskala, Ohio intends to declare certain hereinafter described Improvements to the Property described below to be a public purpose under Section 5709.40 of the Revised Code. The following information is provided pursuant to that Section and Section 5709.83 of the Revised Code:

Description of Property: See Exhibit A

Description of Improvements: See Exhibit B

Estimate of the True Value of the Improvements: \$3,165,309.40

Period for Which the Improvements Will Be Exempted from Taxation: The exemption as to each Parcel (as defined in the TIF Ordinance attached hereto as Exhibit C) commences with the tax year in which any Improvements attributable to new structures on that Parcel first appears on the tax list and duplicate of real and public utility property for such Parcel and that begins after the effective date of the TIF Ordinance (even if the result is that the exemptions will commence in different tax years on a Parcel-by-Parcel basis) and ending on the earlier of (i) thirty years (30) years after such date or (ii) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of Ohio Revised Code Sections 5709.40 and 5709.42.

Percentage of the Improvements to be Exempted: 100% of the increase in the assessed value of the Improvements made to each Parcel.

The proposed TIF Ordinance will be considered by Council on: _____, 2023
and is attached hereto as Exhibit C.

Sincerely,

Timothy Hickin, City Administrator

EXHIBIT A

PROPERTY

“Property” shall mean the following real property located in the Licking Heights Local School District:

PARCEL 1
8.715 ACRES

Situated in the Lot 20, 3rd Quarter, Township 1N, Range 15W, U.S.M.L., City of Pataskala, County of Licking, State of Ohio, and being all of the Coughlin Properties of Pataskala, LLC., parcel as recorded in Instrument Number 202207140017275 and being all of the Coughlin Properties of Pataskala, LLC., parcel as recorded in Instrument Number 202207140017277, all references are the Records of the Licking County Recorder, said parcel being further described as follows:

Beginning at the centerline intersection of Summit Road SW, (Varies in width) and Broad Street SW, a.k.a. State Route 16, (Varies in width), said point being the **True Point of Beginning** for the parcel herein described;

Thence, North 04° 01' 06" East, 497.95 feet, along the centerline of said Summit Road SW, to a point, said point being at the southwest corner of the Board of Education of the Licking Heights Local School District parcel, as recorded in Instrument Number 200407150025821;

Thence, South 86° 00' 05" East, 371.31 feet, along the south line of said School District parcel, passing a 5/8" dia. iron pin found at 40.06 feet, to an iron pin set at a point of curvature;

Thence, along a curve to the left, having a Delta of 24° 48' 43", a Radius of 380.00 feet, an arc length of 164.56 feet, a chord length of 163.28 feet which bears North 81° 35' 34" East, continuing along the south line of said School District parcel, to an iron pin set at a point of tangency;

Thence, North 69° 11' 12" East, 29.16 feet, continuing along said School District parcel, to a 5/8" dia. iron pin found at the southeast corner of said School District parcel;

Thence, North 20° 48' 48" West, 60.00 feet, along the east line of said School District parcel, to a 5/8" dia. iron pin found at the northeast corner of said School District parcel, said point also being on the south line of the Board of Education of the Licking Heights Local School District parcel, as recorded in Instrument Number 200405280019361;

Thence, North 69° 11' 12" East, 70.84 feet, along the south line of said School District parcel, to a 5/8" dia. iron pin found at a point of curvature;

Thence, along a curve to the right, having a Delta of 22° 29' 55", a Radius of 380.00 feet, an arc length of 149.22 feet, a chord length of 148.26 feet which bears North 80° 26' 10" East, continuing along the south line of said School District parcel, to an iron pin set at a point of tangency;

Thence, South 88° 18' 53" East, 132.53 feet, continuing along the south line of said School District parcel, to a 5/8" dia. iron pin found on the west line of the Donald R. Stewart, Sr., parcel as recorded in Instrument Number 200601090000965;

Thence, South 01° 41' 07" West, 409.45 feet, along the west line of said Stewart parcel, passing a 5/8" dia. iron pin found at 362.61 feet, to a point on the centerline of said Broad Street SW;

Thence, South 77° 40' 48" West, 926.96 feet, along the centerline of said Broad Street SW, to the **True Point of Beginning**.

PARCEL 2
2.280 ACRES

Situated in the Lot 29 and Lot 30, 3rd Quarter, Township 1N, Range 15W, U.S.M.L., City of Pataskala, County of Licking, State of Ohio, and being all of the Crown East Properties, Inc., as recorded in Volume 865 at Page 722 of the Official Records and being all of the Crown East Properties, Inc., , (Parcel One, Parcel Two and Parcel Three), as recorded in Instrument Number 202001070000477, all references are the Records of the Licking County Recorder, said parcel being further described as follows:

Beginning at the centerline intersection of Summit Road SW, (Varies in width) and Broad Street SW, a.k.a. State Route 16, (Varies in width) ,said point being the **True Point of Beginning** for the parcel herein described;

Thence, South 03° 24' 31" West, 500.01 feet, along the centerline of said Summit Road SW, to a point, said point being the northeast corner of the Charles McClellan parcel, as recorded in Instrument Number 201705260011020;

Thence, North 86° 39' 12" West, 204.60 feet, along the north line of said McClellan parcel, passing a 3/4" O.D. iron pipe found at 29.98 feet, to an iron pint set at the southeast corner of The PAB Building, LLC, as recorded in Instrument Number 201010070020112;

Thence, North 03° 24' 31" East, 199.99 feet, along the east line of said PAB Building, LLC, to an iron pin set;

Thence, North 86° 39' 26" West, 11.98 feet, along a north line of said PAB Building, LLC, to an iron pin set;

Thence, North 03° 24' 31" East, 239.26 feet, along the east line of said PAB Building, LLC, passing an iron pin set at 207.21 feet, to a point on the centerline of East Broad Street, a.k.a. State Route 16, (Varies in Width);

Thence, North 77° 40' 48" East, 225.00 feet, along the centerline of said East Broad Street, to the **True Point of Beginning**.

PARCEL 3
0.81 ACRES

Situated in the City of Pataskala, County of Licking, State of Ohio is described as follows:

Being a part of Lot Number 20 in the Third Quarter of the First Township in the 15th Range of the U.S.M. Lands and more particularly bounded and described as follows:

Beginning at a point in the centerline of State Route 16, said point being North 73 degrees 43' East, 220 feet from the centerline of County Road 26 (Summit Station Road), said point being the true point of beginning for the following described parcel of land; thence North 16 degrees 17' West, passing an iron pin at 190 feet, a distance of 220 feet to a point; thence North 73 degrees 43' East 160 feet to a point; thence South 16 degrees 17' East, passing an iron pin at 30 feet, a distance of 220 feet to a point in the centerline of State Route 16; thence along the centerline of State Route 16, South 73 degrees 43' West 160 feet to the true point of beginning, containing 0.81 acres, more or less.

PARCEL 4
7.805 ACRES

Situated in the State of Ohio, County of Licking, City of Pataskala, being in Lot 20, Quarter Township 3, Township 1, Range 15, United States Military Lands, being a part of the tract conveyed to Saverio and Kay Capuano of record in Deed Book 816, Page 793, Recorder's Office, Licking County, Ohio, and being more particularly described as follows:

Beginning for reference at a railroad spike found in the centerline of Summit Road (Formerly Summit Station Rd, established as 60 feet wide by Road Record 2, page 29), at the northwest corner of said Lot 20;

Thence, along the centerline of said Summit Road, South $04^{\circ}07'52''$ West, 854.03 feet to a found MAG nail at the southwest corner of the 0.760 acre tract conveyed to the Board of Education of the Licking Heights Local School District (Instrument Number 200407150025821, said Recorder's Office) and the **TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT**;

Thence, along the south line of said 0.760 acre tract, South $85^{\circ}52'08''$ East, 371.31 feet to a found 1" iron pipe at a point of curvature, passing a MAG nail set at 40.00 feet;

Thence, continuing along the south line of said 0.760 acre tract, along a curve to the left with an arc length of 164.56 feet, radius of 380.00 feet, delta of $24^{\circ}48'45''$, tangent of 83.59 feet and a chord bearing of North $81^{\circ}43'30''$ East, 163.28 feet to a found 1" iron pin at a point of tangency;

Thence, continuing along the south line of said 0.760 acre tract, North $69^{\circ}19'09''$ East, 29.16 feet to a found 1" iron pin at the southeast corner of said 0.760 acre tract;

Thence, along the east line of said 0.760 acre tract, North $20^{\circ}40'51''$ West, 60.00 feet to a set iron pin at the northeast corner of said 0.760 acre tract, and in the southerly line of the 15.042 acre tract conveyed to the Board of Education of the Licking Heights Local School District (Instrument Number 200405280019361, said Recorder's Office);

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Thence, along the southerly line of said 15.042 acre tract, North 69°19'09" East, 70.84 feet to a set iron pin at a point of curvature;

Thence, continuing along the southerly line of said 15.042 acre tract, along a curve to the right with an arc length of 149.22 feet, radius of 380.00 feet, delta of 22°29'55", tangent of 75.58 feet, and a chord bearing of North 80°34'07" East, 148.26 feet to a set iron pin at a point of tangency;

Thence, continuing along the southerly line of said 15.042 acre tract, South 88°10'56" East, 132.54 feet to a found 1" iron pin in the west line of the 6.911 acre tract conveyed to Donald R. Stewart, Sr. (Instrument Number 200601090000965, said Recorder's Office);

Thence, along the west line of said 6.911 acre tract, South 01°49'04" West, 409.40 feet to a point in the centerline of State Route 16 (also known as Broad Street), at the southwest corner of said 6.911 acre tract, passing a found iron pin set at 362.71 feet;

Thence, along the centerline of State Route 16 South 77°48'45" West, 525.68 feet to a point at the southeast corner of the 0.81 acre tract conveyed to RP Ohio Investments, LLC (Instrument Number 201112160024683, said Recorder's Office);

Thence, along the east line of said 0.81 acre tract, North 12°11'15" West, 220.00 feet to a found 1" iron pin at the northeast corner of said 0.81 acre tract, passing a found iron pin at 58.69 feet;

Thence, along the north line of said 0.81 acre tract, South 77°48'45" West 180.00 feet to a found 1" iron pin at the northwest corner of said 0.81 acre tract;

Thence, along the west line of said 0.81 acre tract, South 12°11'15" East, 220.00 feet to a point in the centerline of State Route 16, at the southwest corner of said 0.81 acre tract, passing a rebar found at 29.88 feet and a found 1" iron pipe at 185.00 feet;

Thence, along the centerline of State Route 16 South 77°48'45" West, 221.10 feet to a point at the intersection of the centerline of State Route 16 with the centerline of Summit Road;

Thence, along the centerline of Summit Road, North 04°07'52" East, 497.85 feet to the place of beginning, **CONTAINING 7.805 ACRES**, and subject to all easements and rights-of-ways of record.

EXHIBIT B
IMPROVEMENTS

“Improvements” consist of retail and office buildings and to include adjacent parking and ingress and egress facilities.

EXHIBIT C

PROPOSED TIF ORDINANCE

[To be attached]