



CITY OF NAPOLEON – Building & Zoning Division
255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545
Phone: 419-592-4010 - Fax: 419-599-8393

BUILDING & ZONING DIVISION June 9th, 2004

Zoning Administrator
Building Commissioner
Nuisance Officer
Housing Officer
Brent N. Damman

Ms. Kim Elrod
Chernesky, Heyman & Kress
10 Courthouse Plaza SW, Suite 1100
Dayton, Ohio 45401

Re. Letter of Zoning Compliance for 2400 Glen Arbors Drive Napoleon, Ohio

Dear Ms. Elrod

The subject property is located within a C-4 Planned Commercial Zoning District in which Planned Apartment Developments are considered a permissible use through the approval of a Conditional Use Permit. A public hearing was held December 09, 1997 being hearing # PC 97/15 and a conditional use was approved. We are not aware of any changes to the property since its approval.

The City of Napoleon contracts with Wood County Building Inspection of Bowling Green, Ohio to issue permits & perform inspections related to the requirements of the Ohio Building Code. The subject property is subject to the requirements of the Ohio Building Code. Therefore, we are not able to answer any questions related to building code compliance.

If you have questions regarding this letter please call.

Sincerely



Brent N Damman
Zoning Administrator

CHERNESKY, HEYMAN & KRESS P.L.L.
ATTORNEYS AT LAW10 COURTHOUSE PLAZA SW, SUITE 1100
DAYTON, OHIO 45402
P.O. BOX 3808
DAYTON, OHIO 45401-3808
937/449-2800WRITER'S DIRECT DIAL
937/449-3806WRITER'S DIRECT FAX
937/449-2834www.chklaw.com
kelrod@chklaw.com

June 8, 2004

Via Facsimile 419-599-8393Brent Damman
Building/Zoning Administrator
255 W. Riverview, P.O. Box 151
Napoleon, Ohio 43545RE: Statement of Zoning Compliance for the
Glen Arbor Apartments located at 2400 Glen Arbor Drive
Napoleon, Ohio 43545

Dear Sir:

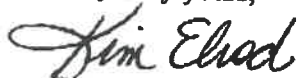
Pursuant to my telephone conversation with your office and in connection with our re-financing efforts for the Glen Arbor Apartments, I am requesting a zoning compliance letter for the above location.

In addition to the zoning compliance letter, the lender has requested a statement on your letterhead with reference to any known building code violations against Glen Arbor Apartments. If you cannot provide such a statement, please state this on your letterhead.

I would appreciate receiving this information by facsimile and by mail. Please direct any correspondence to: **U.S. Bank National Association, c/o Karen R. Adams, Esq. at 1100 Courthouse Plaza SW, Dayton, Ohio 45402.** Our closing is scheduled for June 16, 2004. I would appreciate receiving a copy of the zoning letter and statement as to any building code violations as soon as time permits.

If you have any questions, please let me know. Thank you for your assistance on this matter.

Very truly yours,

Kimberly K. Mader-Elrod
Paralegal17666
:56243