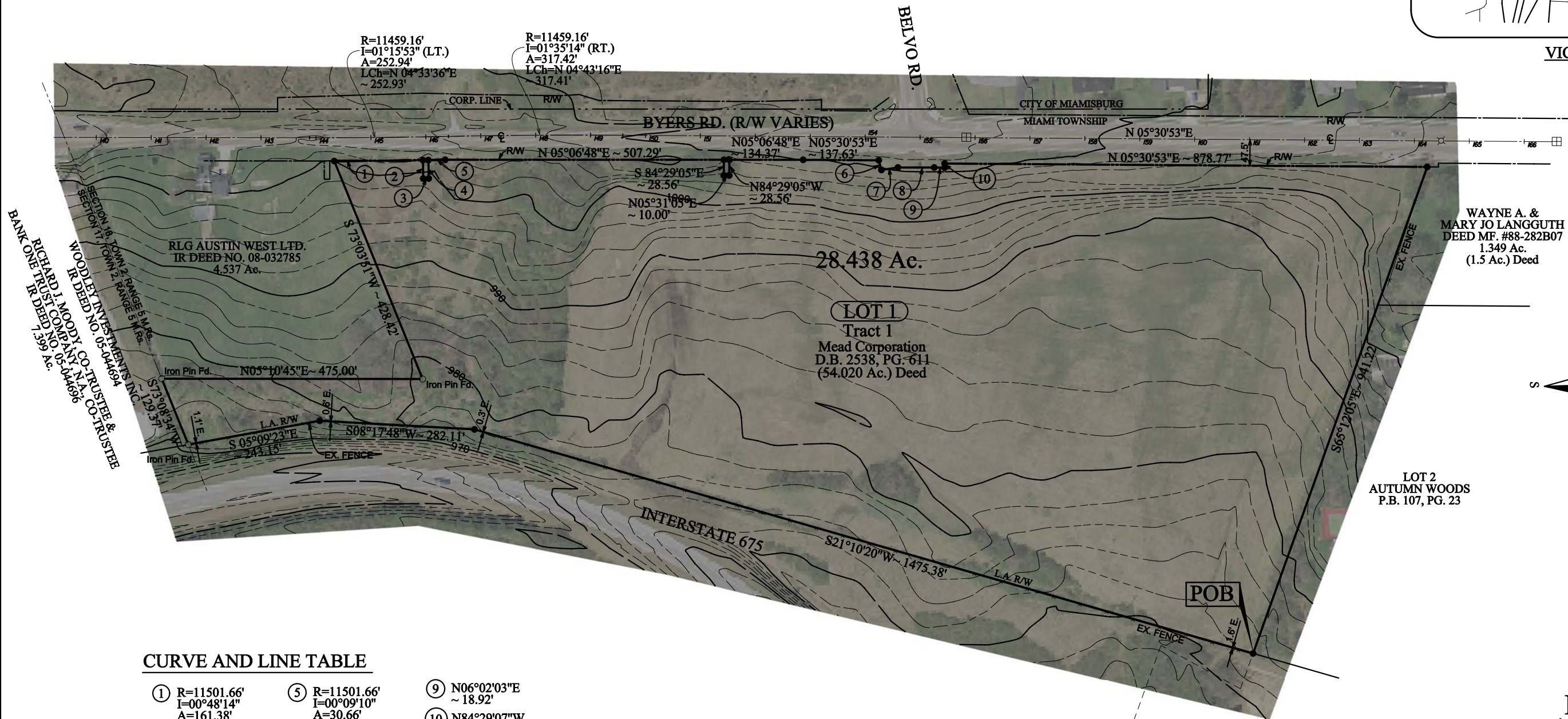


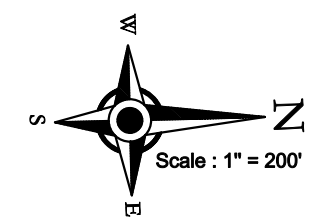
VICINITY MAP
NOT TO SCALE



WAYNE A. & MARY JO LANGGUTH
DEED MF. #88-282B07
1.349 Ac.
(1.5 Ac.) Deed

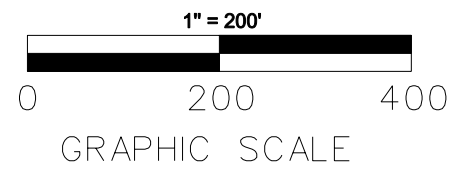
28.438 Ac.
LOT 1
Tract 1
Mead Corporation
D.B. 2538, PG. 611
(54.020 Ac.) Deed

LOT 2
AUTUMN WOODS
P.B. 107, PG. 23



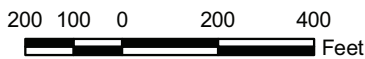
CURVE AND LINE TABLE






① R=11501.66' I=00°48'14" A=161.38' LCh=N 04°33'56"E ~ 161.38'	⑤ R=11501.66' I=00°09'10" A=30.66' LCh=N04°02'15"E ~ 30.66'	⑨ N06°02'03"E ~ 18.92'
② S85°51'52"E ~ 33.50'	⑥ N79°34'09"E ~ 18.20'	⑩ N84°29'07"W ~ 7.50'
③ N 04°08'08"E ~ 10.00'	⑦ N03°24'20"W ~ 30.37'	
④ N85°51'52"W ~ 33.50'	⑧ N 05°06'49"E ~ 66.08'	



LOT 1
Mead Realty Group
28.438 Ac.
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO
SECTION 18, TOWN 2, RANGE 5 M.Rs.

Prepared By:
SCHAEFFER ENGINEERING
ENGINEERS
SURVEYORS
1253-G Lyons Road Dayton, Ohio 45458 Tel: (937) 434-5104



-  Perennial Stream
-  Intermittent Stream
-  Ephemeral Stream
-  Wetland Feature (Area)
-  Approximate Parcel Boundary

SOURCE: PORTION OF A NATIONAL AGRICULTURAL IMAGERY PROGRAM (NAIP) COLOR AERIAL, MONTGOMERY COUNTY, OHIO, 2005.



Civil & Environmental Consultants, Inc.
 Cincinnati, OH
 (513) 985-0226 (800) 759-5614

Pittsburgh, PA Columbus, OH Indianapolis, IN
 Nashville, TN Chicago, IL St. Louis, MO Export, PA

Areas of Concern - Parcel 1

JONES LANG LASALLE
 501 Grant Street Suite 925
 Pittsburgh, PA.

DWN. BY: MJB

SCALE:

DATE:

PROJECT NO:

FIGURE NO:

CHKD. BY: LFO

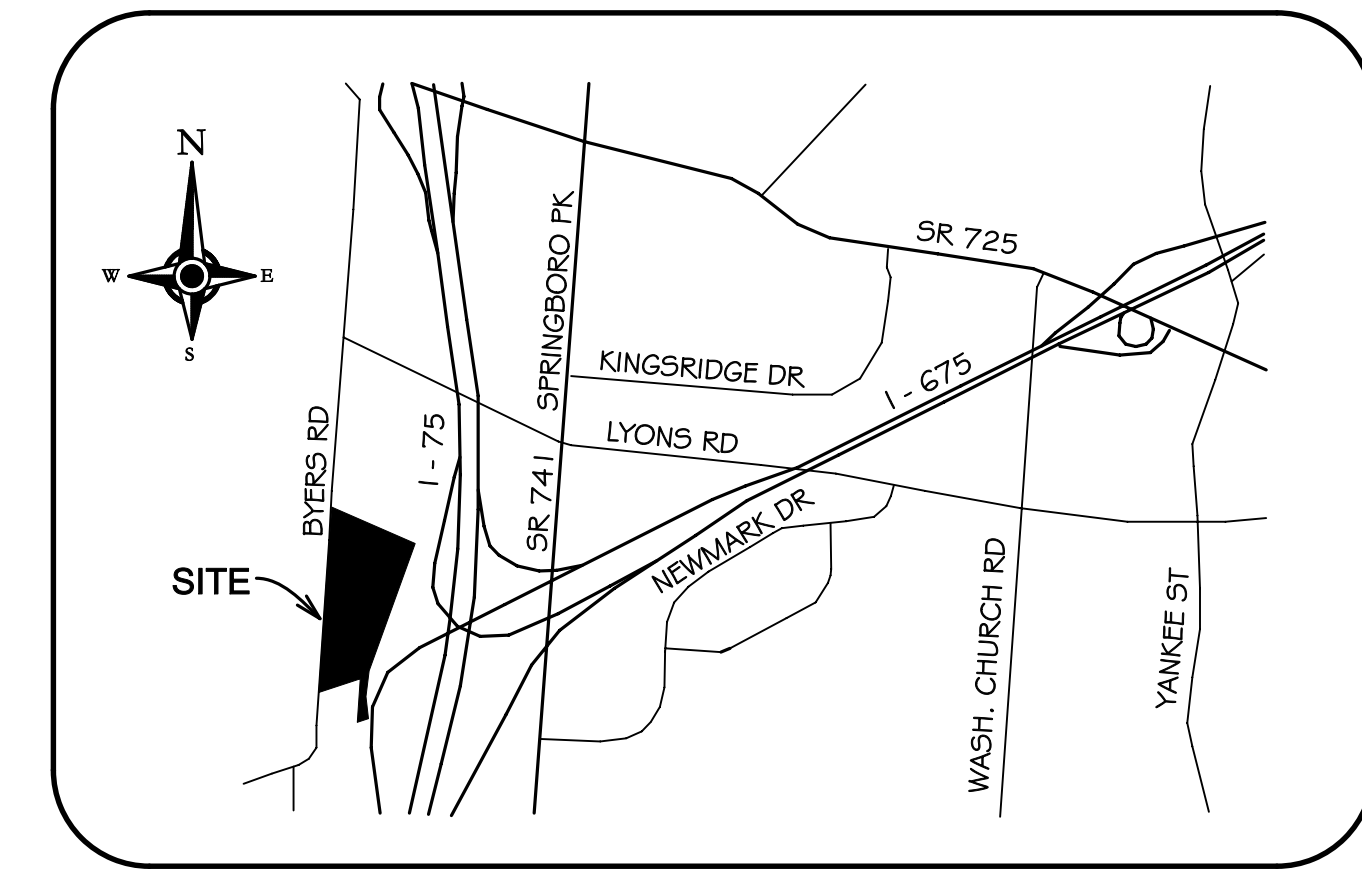
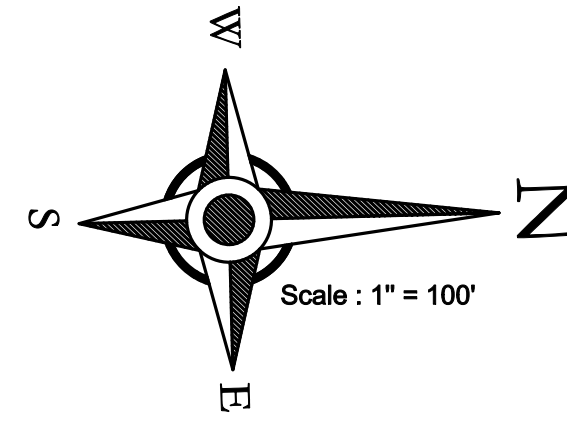
AS NOTED

August 2006

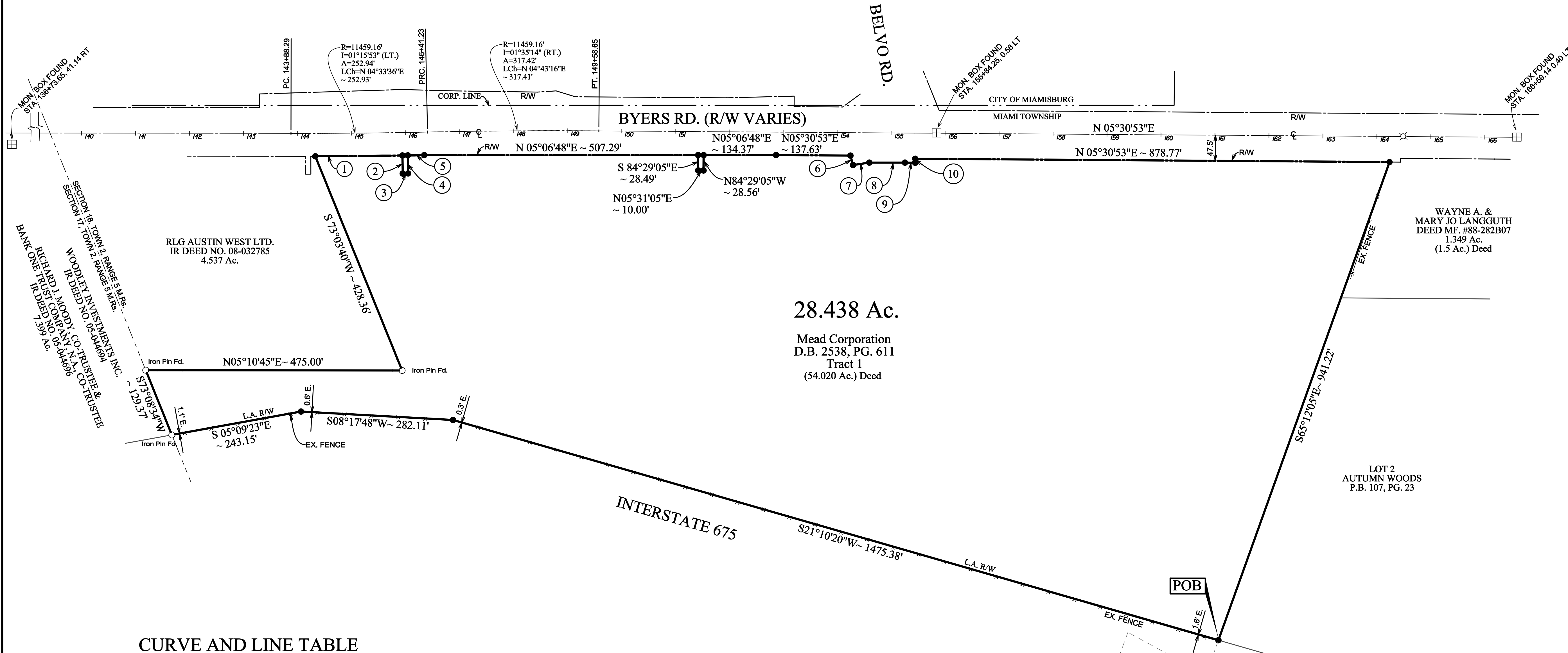
061-158

Parcel 1

J:\Projects\2006\061158\Maps\Fig_Parcel_1.mxd - 8/15/2006 @ 10:31:36 AM



VICINITY MAP
NOT TO SCALE



- NOTES:**
1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
 2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
 3. IRON PINS SET ARE 5/8" DIA. X 30" L. REBAR WITH PLASTIC CAP STAMPED "SCHAEFFER 7161".
 4. BYERS ROAD STATIONING BASED ON DEED MF 96-681E07.

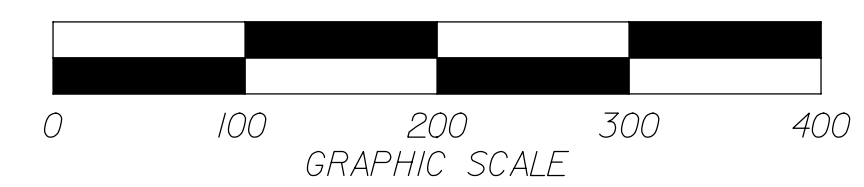
- REFERENCES**
- ALL DEED, SURVEY AND PLAT RECORDS SHOWN ON SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY AS WELL AS THE FOLLOWING:
- DEEDS:
DEED MF. #79-156A05
DEED MF. #96-681E07
- PLATS:
P.B. 107, Pg. 23
P.B. 212, Pg. 32
- TAX MAPS:
MIAMI TWP.
BOOK 26, Pg. 6
BOOK 26, Pg. 7 2nd Pg.
- RAW PLANS:
BYERS ROAD R/W PLANS
BY LJB, INC. DATED: 6/18/09
- MONTGOMERY COUNTY COURT OF COMMON PLEAS:
CASE NO. 09-10066

BASIS OF BEARINGS

CENTERLINE OF BYERS ROAD AS SHOWN ON BYERS ROAD R/W PLANS BY LJB, INC. DATED: 6/18/09 BEARING: N 05°30'53" E.

LEGEND

- MAG NAIL (SET)
- ⊗ PK NAIL (FOUND)
- 5/8" IRON PIN (SET)
- 5/8" IRON PIN (FOUND)
- ⊘ 1/2" IRON PIPE (FOUND)
- ⊗ R.R. SPIKE (FOUND)
- ⊠ CONC. MON./MON. BOX (FOUND)
- ⊙ STONE (FOUND)
- INDICATES SECTION LINE



CURVE AND LINE TABLE

① R=11501.66' I=00°48'14" A=161.38' LCh=N 04°33'56"E ~ 161.38'	⑤ R=11501.66' I=00°09'10" A=30.66' LCh=N04°02'15"E ~ 30.66'	⑨ N06°02'03"E ~ 18.92'
② S85°51'52"E ~ 33.50'	⑥ N79°34'09"E ~ 18.20'	⑩ N84°29'07"W ~ 7.50'
③ N 04°08'08"E ~ 10.00'	⑦ N03°24'20"W ~ 30.37'	
④ N85°51'52"W ~ 33.50'	⑧ N 05°06'49"E ~ 66.08'	

CERTIFICATION:

THIS PLAT IS A RESULT OF AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH SEC. 4733-37 O.A.C. "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" IN FEBRUARY, 2010.

THE MEASUREMENTS ARE CERTIFIED CORRECT. IRON PINS AND MONUMENTS WILL BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ALONG THE ARC.



SCHAEFFER ENGINEERING

CHRISTOPHER W. SCHAEFFER
OHIO REGISTERED
SURVEYOR #7161

3/16/2010
DATE

SURVEY VOLUME 2010, PAGE 0056

PLAT OF SURVEY
Mead Corporation
28.438 Ac.
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO
SECTION 18, TOWN 2, RANGE 5 M.Rs.

Scale: 1" = 100' Date: 3/16/2010

Des. ELH	<p>SCHAEFFER ENGINEERING ENGINEERS SURVEYORS 1253-G Lyons Road Dayton, Ohio 45458 Tel: (937) 434-5104</p>	Job No. 10-2143.A
Dm. JGL		Sheet No.
Ckd. CWS		1 of 1

Mead Corporation
28.438 acres

Situate in Section 18, Town 2, Range 5 M.Rs., Miami Township, Montgomery County, State of Ohio, being 28.438 acres out of a 54.020 acre parcel conveyed to the Mead Corporation by deed recorded in Deed Book 2538, Page 611 of the Deed Records of said County and State, and being bounded and described more fully as follows:

Beginning at a 5/8" iron pin set in the west limited-access right-of-way line of Interstate 675 as conveyed to the State of Ohio by deed recorded in Deed MF 79-156A05 of the Deed Records of said County and State, and at the southeast corner of Lot 2 of Autumn Woods as recorded in Plat Book 107, Page 23 of the Plat Records of said County and State;

Thence, along the west limited-access right-of-way line of said Interstate 675 for the following three courses:

- 1.) South 21°10'20" West for 1475.38 feet to a 5/8" iron pin set;
- 2.) South 08°17'48" West for 282.11 feet to a 5/8" iron pin set;
- 3.) South 05°09'23" East for 243.15 feet to a 5/8" iron pin found in the south line of said Section 18 and at the northeast corner of a 7.399 acre parcel conveyed to Woodley Investments Inc. by deed recorded in IR Deed 05-044694 and Richard J. Moody, Co-trustee and Bank One Trust Company, N.A., Co-trustee by deed recorded in IR Deed 05-044696, both of the Deed Records of said County and State;

Thence, leaving the west limited-access right-of-way line of said Interstate 675, along the south line of said Section 18 and the north line of said 7.339 acre parcel, South 73°08'34" West for 129.37 feet to a 5/8" iron pin found at the southeast corner of a 4.537 acre parcel conveyed to RLG Austin West Ltd. By deed recorded in IR Deed 08-032785 of the Deed Records of said County and State;

Thence, leaving the south line of said Section 18 and the north line of said 7.339 acre parcel, along the east line of said 4.537 acre parcel, North 05°10'45" East for 475.00 feet to a 5/8" iron pin found at the northeast corner of said 4.537 acre parcel;

Thence, along the north line of said 4.537 acre parcel, South 73°03'40" West for 428.36 feet to a 5/8" iron pin set in the east right-of-way line of Byers Road as conveyed to The Board of County Commissioners of Montgomery County, Ohio by deed recorded in Case 2009 CV 10056 of the Records of the Court of Common Pleas of said County and State;

Thence, along the east right-of-way line of said Byers Road for the following seventeen courses:

- 1.) On a curve to the left, having a radius of 11501.66 feet, (Internal angle of $0^{\circ}48'14''$, long chord bearing North $4^{\circ}33'56''$ East a distance of 161.38 feet) for an arc length of 161.38 feet to a $5/8''$ iron pin set;
- 2.) South $85^{\circ}51'52''$ East for 33.50 feet to a $5/8''$ iron pin set;
- 3.) North $4^{\circ}08'08''$ East for 10.00 feet to a $5/8''$ iron pin set;
- 4.) North $85^{\circ}51'52''$ West for 33.50 feet to a $5/8''$ iron pin set;
- 5.) On a curve to the right, having a radius of 11501.66 feet, (Internal angle of $0^{\circ}09'10''$, long chord bearing North $4^{\circ}02'15''$ East a distance of 30.66 feet) for an arc length of 30.66 feet to a $5/8''$ iron pin set;
- 6.) North $5^{\circ}06'48''$ East for 507.29 feet to a $5/8''$ iron pin set;
- 7.) South $84^{\circ}29'05''$ East for 28.49 feet to a $5/8''$ iron pin set;
- 8.) North $5^{\circ}31'05''$ East for 10.00 feet to a $5/8''$ iron pin set;
- 9.) North $84^{\circ}29'05''$ West for 28.56 feet to a $5/8''$ iron pin set;
- 10.) North $5^{\circ}06'48''$ East for 134.37 feet to a $5/8''$ iron pin set;
- 11.) North $5^{\circ}30'53''$ East for 137.63 feet to a $5/8''$ iron pin set;
- 12.) North $79^{\circ}34'09''$ West for 18.20 feet to a $5/8''$ iron pin set;
- 13.) North $3^{\circ}24'20''$ West for 30.37 feet to a $5/8''$ iron pin set;
- 14.) North $5^{\circ}06'49''$ East for 66.08 feet to a $5/8''$ iron pin set;
- 15.) North $6^{\circ}02'03''$ East for 18.92 feet to a $5/8''$ iron pin set;
- 16.) North $84^{\circ}29'07''$ West for 7.50 feet to a $5/8''$ iron pin set;
- 17.) North $05^{\circ}30'53''$ East for 878.77 feet to a $5/8''$ iron pin set in the south line of land conveyed to Wayne A. and Mary Jo Langguth by deed recorded in Deed MF 88-282B07 of the Deed Records of said County and State;

Thence, leaving the east right-of-way line of said Byers Road, along the south line of said Wayne A. and Mary Jo Langguth land and the south line of said Lot 2 of Autumn Woods, South $65^{\circ}12'05''$ East for 941.22 feet to the Point of Beginning.

Containing 28.438 acres, more or less, subject to all legal highways, easements and restrictions of record.

Bearings based upon the centerline of Byers Road as recorded in Plat Book 212 Page 32, bearing North $05^{\circ}30'53''$ East.

Mead Corporation
28.611 acres
Page 3

As surveyed by Schaeffer Engineering under my supervision, Christopher W. Schaeffer, Ohio Registered Surveyor No. 7161, in February 2010 and filed in the Montgomery County Engineer's Record of Land Surveys as Volume 2010, Page 0056.

Christopher W. Schaeffer, PS
Ohio Registered Surveyor No. 7161

Date

Article 27-C
AC-3 Austin Center Business Park District

PREAMBLE

The purpose of the Austin Center Business Park District is to establish areas where industrial activities, laboratories, and clean, quiet operations can coexist with office uses within the context of a master planned, business park setting. Manufacturing uses involving the primary production of commodities from raw materials shall be expressly prohibited in the AC-3 District. Greater flexibility in use controls is desired to allow greater responsiveness to regional business markets and land needs and to increase the competitiveness of Austin Center as an employment node.

SECTION 27-C01 PERMITTED USES.

- A. All uses permitted in Section 2704.
- B. Non-nuisance manufacturing and fabrication that can meet the minimum performance standards of Section 2712.
- C. Manufacturing, assembling, testing and repair of component devices, equipment and systems of an electrical, electronic or electromagnetic nature.
- D. Manufacture testing, repair and assembly of optical devices, equipment and systems.
- E. Manufacture testing, repair and assembly of testing equipment.
- F. Testing laboratories and facilities.
- G. Prototype development.
- H. Industrial Research and development uses including research relating to product development in conjunction with testing, laboratory, and minor fabricating and assembly operations.
- I. Telephone or telegraph communications operations including service and repair operations.
- J. Medical equipment supply.
- K. Education supply.
- L. Commercial trades and services, excluding personal services.
- M. Bakeries.

- N. Food catering services, not including banquet halls.

SECTION 27-C02 ACCESSORY STRUCTURES AND USES.

Uses, buildings and structures customarily incidental to any of the foregoing permitted uses are permitted as specifically permitted in Section 2705.

SECTION 27-C03 REQUIRED CONDITIONS.

In all areas zoned AC-3, no building shall be erected, modified or used unless it is in conformance with Section 2712 Required Conditions.

SECTION 27-C04 DESIGN AND DEVELOPMENT STANDARDS.

All development in the AC-3 District shall meet the Design and Development Standards contained in Section 2713 along with the following additional provisions:

- A. Retail developed in the AC-3 District shall be centrally located to provide convenient pedestrian access from adjacent office and clean industrial complexes.
- B. Retail shall be highly integrated into the overall office park campus design with well defined but separated pedestrian and vehicular connections.
- C. Four sided architecture with consistent building materials used on all building elevations is required.

SECTION 27-C05 AREA, HEIGHT, BULK, AND PLACEMENT REQUIREMENTS.

Buildings and uses in the AC-3 District are subject to the yard, bulk, height, and placement requirements of Section 2713F.

SECTION 27-C06 DEVELOPMENT PLAN REQUIRED.

Development Plan review and approval is required for all buildings and uses subject to the requirements of Section 2709.

Print

Close

PARID: K45 02607 0090

PARCEL LOCATION: BYERS RD

NBHD CODE: 97030000

First Half Taxes

Tax Year	Real/Project	Charge	Adjustments	Payments	Amount Due
2013	41100-MCD/AP MCD/AQUI	\$1.00	\$0.00	-\$1.00	\$0.00
2013	Real	\$392.51	\$0.00	-\$392.51	\$0.00
		\$393.51	\$0.00	-\$393.51	\$0.00

Second Half Taxes

Tax Year	Real/Project	Charge	Adjustments	Payments	Amount Due
2013	Real	\$392.51	\$0.00	-\$392.51	\$0.00
		\$392.51	\$0.00	-\$392.51	\$0.00

Prior Year Adjustments

Tax Year	Real/Project	Charge	Adjustments	Payments	Amount Due
2002	41100-MCD/AP MCD/AQUI	\$0.00	\$0.10	-\$0.10	\$0.00
2002	Real	\$0.00	\$8.50	-\$8.50	\$0.00
2003	41100-MCD/AP MCD/AQUI	\$1.00	\$0.00	-\$1.00	\$0.00
2003	Real	\$179.44	\$8.97	-\$188.41	\$0.00
		\$180.44	\$17.57	-\$198.01	\$0.00

Prior Year Charges/Delinquent Taxes

Tax Year	Real/Project	Charge	Adjustments	Payments	Amount Due
		\$0.00	\$0.00	\$0.00	\$0.00

5/10% Payments

Tax Year	Real/Project	Charge	Adjustments	Payments	Amount Due
		\$0.00	\$0.00	\$0.00	\$0.00

Grand Totals

	Charge	Adjustments	Payments	Amount Due
Grand Totals	\$786.02	\$0.00	-\$786.02	\$0.00

TAX PAYMENTS MAY BE MAILED TO MONTGOMERY COUNTY TREASURER, 451 WEST THIRD ST., DAYTON OH 45422

* Payments Posted thru March 20, 2014