

Lot #5  
Mead - Newmark Plat  
Section 3  
P.B. 124, Pg. 23

**LOT 18A**  
Tract 1  
Mead Realty Group  
6.085 Ac.  
Deed MF# 76-586B10  
Parcel 10  
(181.889 Ac.) Deed

**LOT 5**  
The Mead Corporation  
Deed MF# 98-313C05  
1.419 Ac.

Danis Properties Co., Inc.  
Deed MF# 89-483C12  
15.175 Ac.

Section 12, Town 2, Range 5 M.Rs.  
Section 11, Town 2, Range 5 M.Rs.

Lot #4  
Mead - Newmark Plat  
Section 2  
P.B. 123, Pg. 28

N 05°22'15" E  
~ 9.17'

S 81°58'24" E ~ 882.46'

R=380.00'  
I=64°15'28"  
A=426.17'  
LCh=N 37°28'21" E  
~ 404.19'

**LOT 18B**  
TRACT 2  
Mead Realty Group  
15.195 Ac.  
Deed MF# 76-586B10  
Parcel 10  
(181.889 Ac.) Deed

Lot #1  
Hunter's Chase II  
P.B. 126, Pg. 11

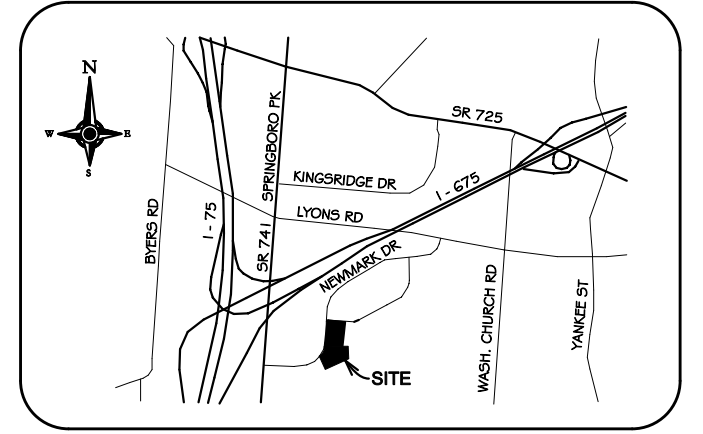
S 05°30'27" W ~ 466.66'

S 73°39'48" W ~ 959.49'

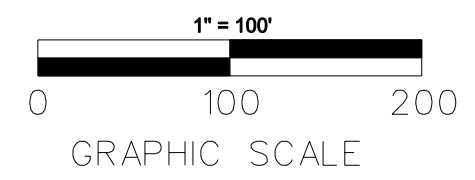
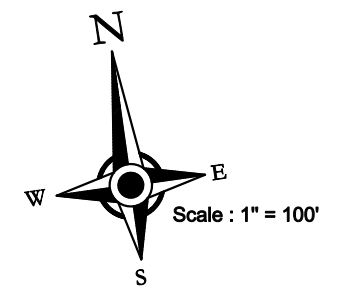
Lot #1  
Hunter's Chase  
P.B. 122, Pg. 4

NEWMARK DR. (60' R/W)

HUNT DR. (60' R/W)



**VICINITY MAP**  
NOT TO SCALE

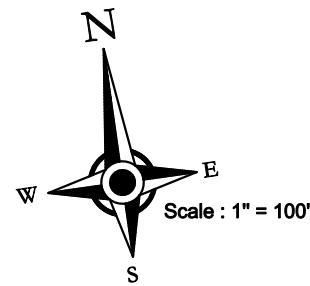
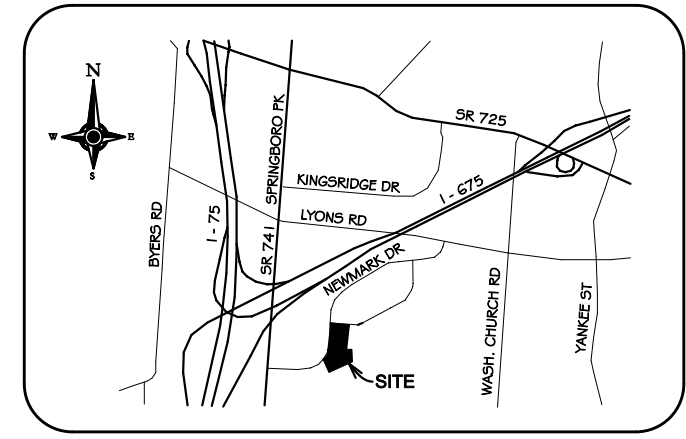
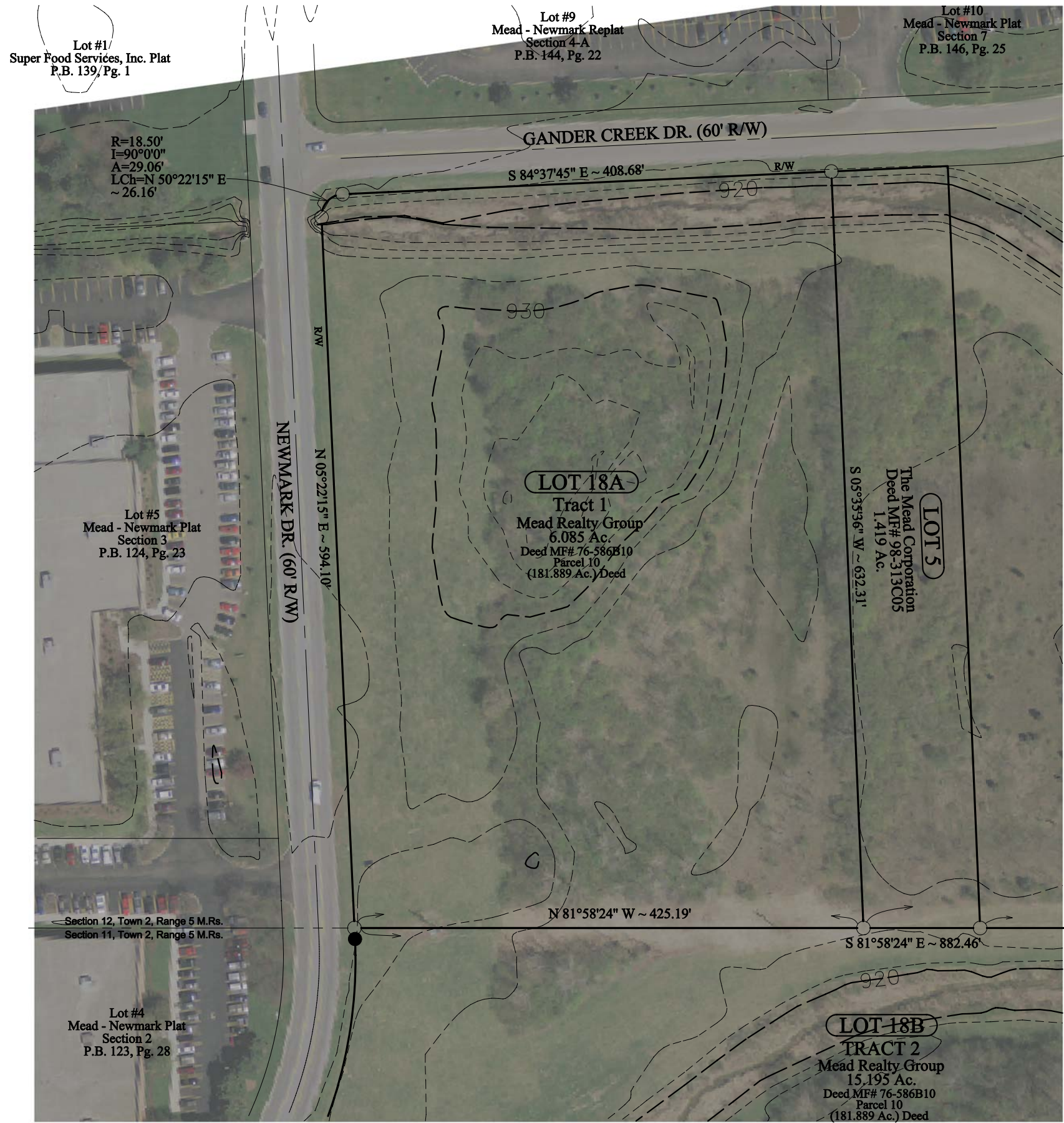


**LOT 18B**  
Mead Realty Group  
15.195 Ac.  
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO  
SECTION 11, TOWN 2, RANGE 5 M.Rs.

Prepared By:

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





Danis Properties Co., Inc.  
Deed MF# 89-483C12  
15.175 Ac.

N 81°58'24" W ~ 457.27'  
359.78'

Section 12, Town 2, Range 5 M.Rs.  
Section 11, Town 2, Range 5 M.Rs.

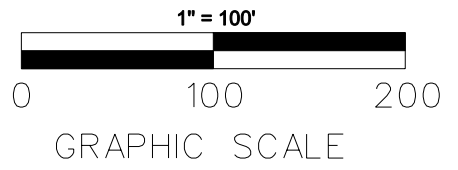
Lot #1  
Hunter's Chase II  
P.B. 126, Pg. 11

**LOTS 5 & 18A**  
**Mead Realty Group**  
7.504 Ac.

MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO  
SECTION 12, TOWN 2, RANGE 5 M.Rs.

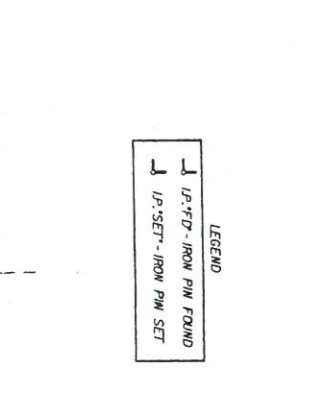
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SURVEYORS  
1253-G Lyons Road Dayton, Ohio 45458 Tel: (937) 434-5104



SUNSET REFERENCES:  
 MEAD - NEWARK PLAT - SECS. 8, P.B. 26, PG. 4  
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THE FOLLOWING DEETS:  
 MP# 9444895  
 MP# 9058907 CO  
 MP# 9625646  
 MP# 9625646  
 MP# 8964003  
 MP# 8964007, 898182  
 MP# 7658880  
 MP# 8433520, 8948318  
 MP# 8433520, 8948318  
 MP# 8713407  
 MP# 9048611



LEGEND  
 I.P. - IRON PIN FOUND  
 I.P. - SET - IRON PIN SET



Sur- 98-28  
 Bk 25 R, 7 MD 203 Miami  
 PLAT OF SURVEY  
 16,841 ACRE TRACT  
 AND  
 6,085 ACRE TRACT  
 LOCATED IN  
 SECTION 12, TOWN 2, RANGE 5 MRS.  
 MIAMI TOWNSHIP - MONTGOMERY COUNTY, OHIO  
 JANUARY, 1997  
 FOR  
 DANIS PROPERTIES CO., INC.  
 AN OHIO CORPORATION  
 AND  
 THE MEAD CORPORATION

Schaeffer Engineering & Surveying  
 By: *[Signature]*  
 Civil Engineer, W. Schaeffer  
 Registered Surveyor - State of Ohio No. 781  
 1144 Montgomery - Cincinnati Road  
 Dayton, Ohio 45459  
 Phone: 971-44-000  
 Fax: 971-44-500  
 Dean B. O'Connell  
 300 W. 96th St.  
 Cincinnati, Ohio 45222



Print

Close

PARID: K45 02603 0003

PARCEL LOCATION: 2675 SPRING VALLEY PIKE

NBHD CODE: C1400000

**First Half Taxes**

| Tax Year | Real/Project          | Charge      | Adjustments | Payments     | Amount Due |
|----------|-----------------------|-------------|-------------|--------------|------------|
| 2013     | 41100-MCD/AP MCD/AQUI | \$8.13      | \$0.00      | -\$8.13      | \$0.00     |
| 2013     | <b>Real</b>           | \$13,740.40 | \$0.00      | -\$13,740.40 | \$0.00     |
|          |                       | \$13,748.53 | \$0.00      | -\$13,748.53 | \$0.00     |

**Second Half Taxes**

| Tax Year | Real/Project | Charge      | Adjustments | Payments     | Amount Due |
|----------|--------------|-------------|-------------|--------------|------------|
| 2013     | <b>Real</b>  | \$13,740.40 | \$0.00      | -\$13,740.40 | \$0.00     |
|          |              | \$13,740.40 | \$0.00      | -\$13,740.40 | \$0.00     |

**Prior Year Adjustments**

| Tax Year | Real/Project          | Charge      | Adjustments | Payments     | Amount Due |
|----------|-----------------------|-------------|-------------|--------------|------------|
| 2002     | 41100-MCD/AP MCD/AQUI | \$0.00      | \$1.15      | -\$1.15      | \$0.00     |
| 2002     | <b>Real</b>           | \$0.00      | \$1,466.80  | -\$1,466.80  | \$0.00     |
| 2003     | 41100-MCD/AP MCD/AQUI | \$10.95     | \$0.00      | -\$10.95     | \$0.00     |
| 2003     | <b>Real</b>           | \$30,577.68 | \$1,528.88  | -\$32,106.56 | \$0.00     |
|          |                       | \$30,588.63 | \$2,996.83  | -\$33,585.46 | \$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 |
|---------------------|-------------|-------------|--------------|------------|
| <b>Grand Totals</b> | \$27,488.93 | \$0.00      | -\$27,488.93 | \$0.00     |

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

\* Payments Posted thru March 25, 2014



Total Acres = 6.07  
Total Buildable = 5.32



- 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 18A**

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

DWN. BY: MJB  
CHKD. BY: LFO

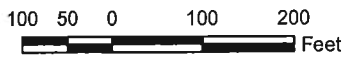
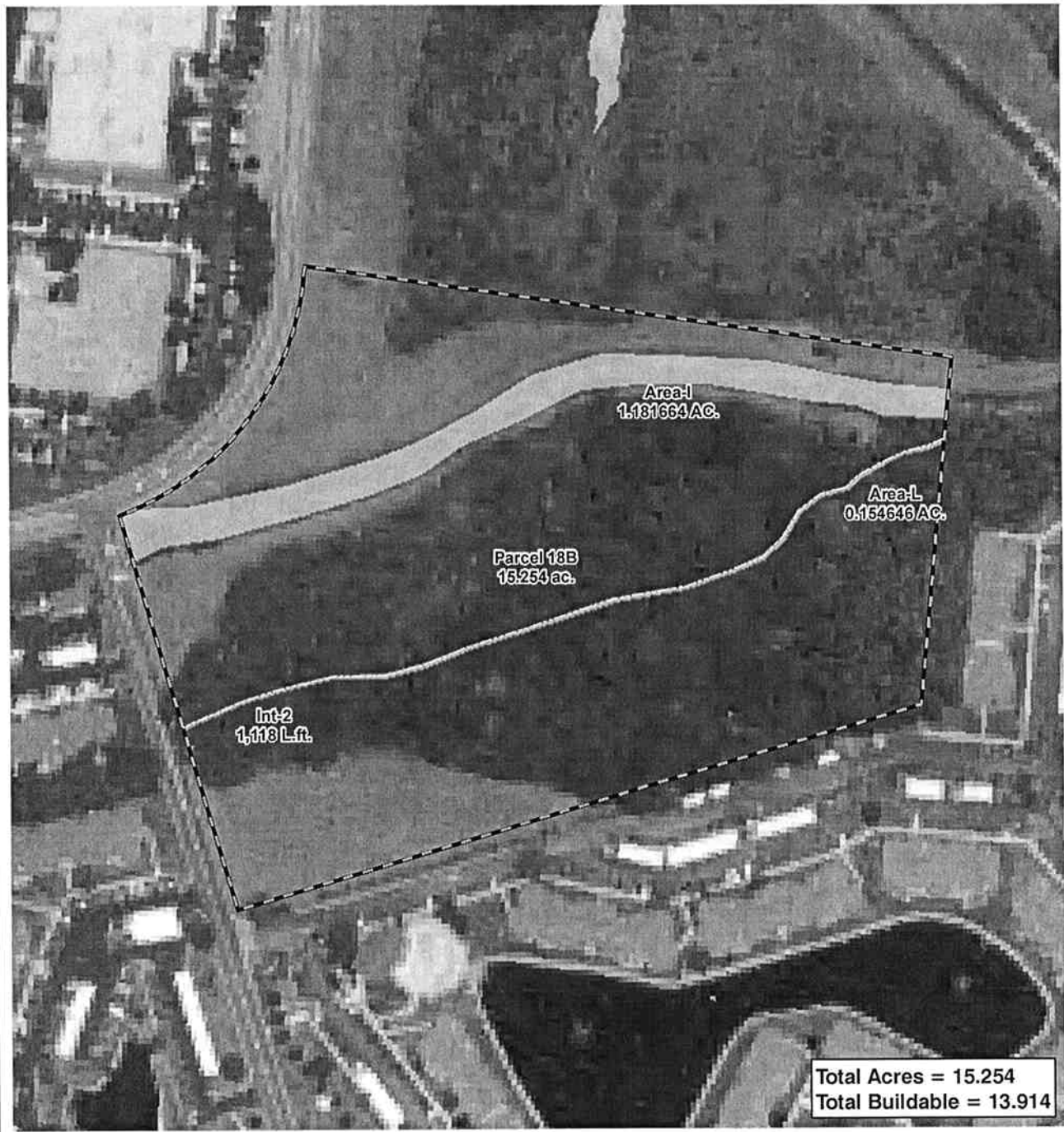
SCALE:  
AS NOTED

DATE:  
August 2006

PROJECT NO:  
061-158

FIGURE NO:  
Parcel 18A

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- 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

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

**Areas of Concern - Parcel 18B**

**JONES LANG LASALLE**

501 Grant Street Suite 925  
Pittsburgh, PA.

DWN. BY: MJB  
CHKD. BY: LFO

SCALE:  
AS NOTED

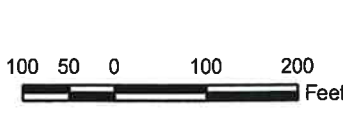
DATE:  
August 2006

PROJECT NO:  
061-158

FIGURE NO:  
Parcel 18B

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- 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 5**

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

|                      |                        |                          |                            |                            |
|----------------------|------------------------|--------------------------|----------------------------|----------------------------|
| <b>DWN. BY:</b> MJB  | <b>SCALE:</b> AS NOTED | <b>DATE:</b> August 2006 | <b>PROJECT NO:</b> 061-158 | <b>FIGURE NO:</b> Parcel 5 |
| <b>CHKD. BY:</b> LFO |                        |                          |                            |                            |

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**Article 35-A**  
**"PD-5" Planned Mixed-Use District**

**SECTION 35-A01 PRINCIPAL PERMITTED USES.**

Mixed uses developed in a unified manner in accordance with the approved Final Development Plan.

**SECTION 35-A02 DEVELOPMENT STANDARDS.**

In addition to the provisions of Chapters VIII and IX, General Regulations and Special Regulations, the Final Development Plan must comply with the following:

**35-A02.01 AREA REQUIREMENTS.**

No minimum land area shall be required.

**35-A02.02 LAND OCCUPANCY BY BUILDINGS.**

Total land occupancy by all buildings for a Mixed-Use Planned Development shall not exceed sixty (60) per cent of the area of the tract, provided, however, that underground parking structures, the highest portions of which are not more than thirty (30) inches above the level of the centerline of the nearest adjacent street, shall not be included in computations of land occupancy by buildings.

**35-A02.03 OPEN SPACE REQUIREMENTS.**

An open space of at least twenty-five (25) feet shall be provided from any public road right-of-way line, and shall not be used for parking. The open space strip may be reduced in size upon specific recommendation for approval by the Zoning Commission and approval by the Board of Trustees, provided suitable alternative areas are designated within the site for open space improvement and the primary reasons for relaxation of this requirement are to provide for placement of buildings near public roadways and to improve the pedestrian accessibility and experience within the site. The appropriate controlling authority of the roadway in question should review relaxation of this standard and any concerns should be appropriately addressed. Such space shall be reserved for landscaping, and its location, use and other improvements shall be consistent with the character of the site and its relation to the general area in which it is located.



**35-A02.04 RELATION TO MAJOR TRANSPORTATION FACILITIES.**

There shall be direct access to at least one major thoroughfare, as established on the Official Thoroughfare Plan for Montgomery County, Ohio.

**35-A02.05 SITE PLANNING.**

The Site Plan shall provide, among other things, for the following:

- A. The physical character of the site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site from probability of flooding, erosion, subsidence, slipping of the soil or other dangers, annoyances, or inconveniences.
- B. The site must have direct access to a major street without creating traffic on minor residential streets outside the district. It must either be so located in relation to utilities and public facilities existing or to be developed so that no additional public expense will be involved.
- C. Efficient, safe, convenient, and harmonious grouping of structures, uses, and facilities.
- D. Appropriate relation of space inside and outside buildings to intended uses and structural features.
- E. Pedestrian ways and vehicular access to streets.
- F. Protection of pedestrian and traffic visibility.
- G. Location of common open space.
- H. Screening of off-street parking areas, service areas for loading and unloading vehicles, and areas for storage and collection of trash and garbage.

**Article 36**  
**Existing and Nonconforming Uses**

**SECTION 3601 CONFORMANCE REQUIRED.**

Except as hereinafter specified, no land, building, structure or premises shall hereafter be used, and no building or part thereof, or other structure, shall be located, erected, moved, reconstructed, extended, enlarged or altered except in conformity with the regulations herein specified for the district in which it is located.

**SECTION 3602 NONCONFORMING VACANT LOTS.**

**3602.01 NONCONFORMING VACANT LOTS IN RESIDENTIAL DISTRICTS.**

In any district other than the "R-9" Residential District where dwellings are permitted, a single family detached dwelling may be erected on any lot of official record as of the effective date of the Zoning Resolution of Miami Township when by reason of its lot area, width or depth it does not meet minimum requirements for a lot under these regulations; provided, however, that no lot shall be deemed to be less than forty (40) feet wide for the calculation of yard requirements and provided, further:

- A. The sum of the yard widths on any such lot of record shall be at least twenty-five (25) percent of the width of the lot.
- B. In no case shall the width of any side yard be less than ten (10) percent of the width of the lot, except that on a corner lot, the width of side yard adjoining the side street lot line shall be not less than ten (10) feet.
- C. The depth of the rear yard of any such lot need not exceed twenty (20) percent of the depth of the lot, but in no case shall it be less than twenty (20) feet.



- D. *If the width of such lot meets the standards of this Resolution but the depth is such that the total area is less than seven thousand five hundred (7,500) square feet, the rear yard for such lot shall have a minimum of thirty (30) percent of the lot but in no case shall it be less than thirty (30) feet.*

**3602.02 NONCONFORMING VACANT LOTS IN OTHER DISTRICTS.**

In any district, other than a Residential District, a building designed for any permitted use in such district may be erected on any lot of official record as of the effective date of the Zoning Resolution of the Township provided that:

- A. Such building shall comply with all regulations applicable in the district in which the lot in question is located; provided, however, the width of any required side yard need not be greater than that derived by applying the following equation, where "X" = the required side yard width:

$$\frac{X}{\text{actual lot width}} = \frac{\text{minimum side yard required by district regulations}}{\text{minimum lot width required by district regulations}}$$

**SECTION 3603 NONCONFORMING STRUCTURES.****3603.01 CONTINUATION.**

Any structure which is devoted to a use which is permitted in the zoning district in which it is located, but which is located on a lot which does not comply with the applicable lot size requirements and/or development standards, may be continued, so long as it remains otherwise lawful, subject to the restrictions of Subsections 3603.02 through 3603.04.

**3603.02 ENLARGEMENT, REPAIR, ALTERATIONS.**

Any such structure described in Subsection 3603.01 may be enlarged, maintained, repaired or structurally altered; provided, however, that no such enlargement, maintenance, repair or structural alteration shall either create any additional nonconformity or increase the degree of existing nonconformity of all or any part of such structures; except that as to structures located on a lot that does not



comply with the applicable lot size requirements, the side yard requirements shall be determined by Subsection 3602.01 or 3602.02, whichever is applicable.

**3603.03 DAMAGE OR DESTRUCTION.**

In the event that any such structure described in Subsection 3603.01 is damaged or destroyed by any means, to the extent of more than fifty (50) percent of the current replacement cost of the entire structure, such structure shall not be restored unless it shall thereafter conform to the regulations for the zoning district in which it is located; provided, that structures located on a lot that does not comply with the applicable lot size requirements shall not in any event be required to provide a side yard that exceeds the yard requirements in Subsection 3602.01 or 3602.02, whichever is applicable. When a structure is damaged to the extent of fifty (50) percent or less, no repairs or restoration shall be made unless a zoning certificate is obtained and restoration is actually begun within one year after the date of such partial destruction.

**3603.04 MOVING.**

No structure described in Subsection 3603.01 shall be moved in whole or in part for any distance whatever, to any other location on the same or any other lot unless the entire structure shall thereafter conform to the regulations of the zoning district in which it will be located after being moved.

**SECTION 3604 NONCONFORMING USES.****3604.01 CONTINUATION.**

Any lawfully existing nonconforming use of part or all of a structure or any lawfully existing nonconforming use of land, not involving a structure, may be continued, so long as otherwise lawful, subject to the restrictions of Subsection 3604.02 through 3604.09.

**3604.02 REPAIR AND MAINTENANCE.**

- A. Work may be done on ordinary maintenance and repairs, or on repair or replacement of walls, fixtures, wiring or plumbing; provided, however, that this paragraph "A" shall not be deemed to authorize any violation of Subsection 3604.03 through 3604.09.
- B. Nothing in this Resolution shall be deemed to prevent the strengthening or restoring to a safe condition any building or other structure (other than a damaged or destroyed building or other structure subject to the provisions of Subsection 3604.05) in accordance with the order of a public official who is charged with protecting the public safety and who declares such building or other structure to be unsafe and orders its restoration to a safe condition.
- C. All nonconforming residential buildings in a Business or Industrial District may be maintained, repaired, improved, modernized or enlarged; provided, however, that no increase in the number of dwelling units shall be permitted. Nonconforming single family residences within any zoning district other than the "R-9" Residential District may be



*maintained, repaired, improved, modernized or enlarged in accordance with the development standards of Section 1204.*

**3604.03 STRUCTURAL ALTERATION.**

- A. *Structural alterations to nonconforming single family residences within any zoning district other than the "R-9" Residential District shall be permitted in accordance with the development standards of Section 1204, provided, however, that no increase in the number of dwelling units shall be permitted.*

- B. No structural alteration to structures other than single family residences shall be made unless the entire building or other structure and the use thereof shall thereafter conform to the regulations of the district in which such structure is located except as provided in Subsections 3604.04, 3604.05 and 3604.07.

**3604.04 EXTENSION AND ENLARGEMENT.**

The Board of Zoning Appeals may permit a nonconforming building or structure to be extended, expanded, enlarged, or increased in intensity subject to the following conditions:

- A. A nonconforming use may be extended throughout any part of such building or other structure that was lawfully and manifestly designed or arranged for such use on the effective date of this Resolution.
- B. The Board may permit either an expansion of a nonconforming building or structure, or a substitution of a nonconforming use in such a building or structure, but not both.
- C. A nonconforming building or structure may be extended or enlarged upon the lot occupied by such building on the effective date of this Resolution or on an adjoining lot, provided such lot was under the same ownership as the lot in question on the effective date of this Resolution. Such nonconforming building may be enlarged or extended to an extent not exceeding twenty-five (25) percent of the gross floor area of such nonconforming structure or building lawfully existing at the time of adoption of this Resolution.
- D. The extension or enlargement of a nonconforming building or structure may not occupy ground space suitable and otherwise available for meeting the off-street parking requirements of this Resolution.
- E. A nonconforming use of land may not be extended, enlarged or increased in intensity.

- F. Nothing contained in this section shall in any way prohibit a nonconforming use from acquiring additional off-street parking space.
- G. Application for an extension or enlargement in accordance with paragraphs A through F shall be noticed and heard in the manner prescribed for appeals in Section 404 hereof.

#### **3604.05 DAMAGE OR DESTRUCTION.**

- A. Nothing in this Resolution shall be deemed to prevent the total restoration of any legal nonconforming single family residence, so long as such restoration is actually begun within one year after the date of its damage or destruction.
- B. In the event that any building or structure that is devoted in whole or in part to a nonconforming use, other than that of a single family residence, is damaged or destroyed, by any means, to such an extent that the cost of restoration to the condition in which it was before such damage or destruction exceeds fifty (50) percent of the current replacement cost of the entire building or other structure, exclusive of foundation, such building or other structure shall not be restored unless such building or other structure and the use thereof shall thereafter conform to the regulations of the district in which it is located. Moreover, even if such damage is fifty (50) percent or less, no repair or restoration shall be made unless a building permit is obtained, and restoration is actually begun, within one year after the date of such partial destruction.

#### **3604.06 MOVING.**

No structure devoted in whole or in part to a nonconforming use, shall be moved to any other location on the same lot or any other lot unless the entire structure and the use thereof shall thereafter conform to the regulations of the district in which it will be located after being so moved. Moreover, no nonconforming land use shall be relocated, in whole or in part, to any other location on the



same or any other lot unless such use shall thereafter conform to the regulations of the district in which it is located after being moved.

**3604.07 CHANGE.**

The Board of Zoning Appeals may permit a substitution for a nonconforming use in a building or structure lawfully existing at the time of the adoption of this Resolution subject to the following conditions:

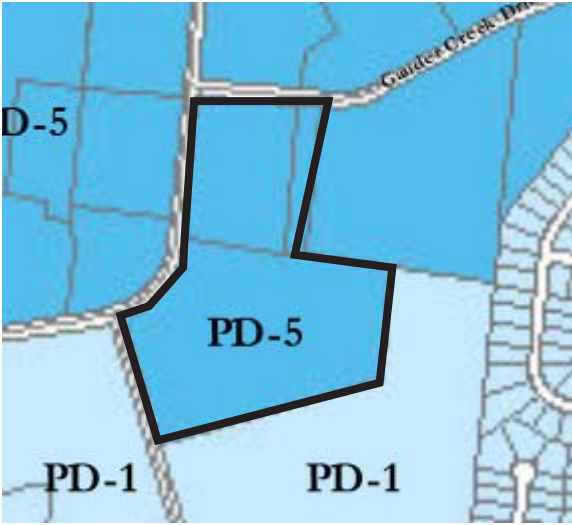
- A. The Board may permit either an expansion of a nonconforming building or structure or a substitution of a nonconforming use, but not both.
- B. A nonconforming use of land (as opposed to a building or structure) may not be changed.
- C. Application for a substitution in accordance with paragraph "A" shall be noted and heard in the manner prescribed for appeals in Section 404 hereof.

**3604.08 DISCONTINUANCE.**

- A. Discontinuance of nonconforming use of land: In the event that operation of a nonconforming use of land is voluntarily discontinued for a period of two (2) years, such nonconforming use shall not thereafter be reestablished and any subsequent use or occupancy of such land shall conform to the regulations of the district in which it is located.
- B. Discontinuance of nonconforming use of buildings or structures: In the event that operation of a nonconforming use of all or part of a building or other structure is voluntarily discontinued for a period of two (2) years, such nonconforming use shall not thereafter be reestablished, and any subsequent use or occupancy of such building or other structure shall conform to the regulations of the district in which it is located.

**3604.09 NONCONFORMING ACCESSORY USES.**

No nonconforming accessory use shall continue after the principal use to which it is accessory has been discontinued.



Print

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PARID: K45 02604 0203

PARCEL LOCATION: GANDER CREEK

NBHD CODE: C1400000

**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     | <b>Real</b>           | \$708.62 | \$0.00      | -\$708.62 | \$0.00     |
|          |                       | \$709.62 | \$0.00      | -\$709.62 | \$0.00     |

**Second Half Taxes**

| Tax Year | Real/Project | Charge   | Adjustments | Payments  | Amount Due |
|----------|--------------|----------|-------------|-----------|------------|
| 2013     | <b>Real</b>  | \$708.62 | \$0.00      | -\$708.62 | \$0.00     |
|          |              | \$708.62 | \$0.00      | -\$708.62 | \$0.00     |

**Prior Year Adjustments**

| Tax Year | Real/Project          | Charge     | Adjustments | Payments    | Amount Due |
|----------|-----------------------|------------|-------------|-------------|------------|
| 1998     | 41100-MCD/AP MCD/AQUI | \$0.00     | \$0.10      | -\$0.10     | \$0.00     |
| 1998     | <b>Real</b>           | \$0.00     | \$81.63     | -\$81.63    | \$0.00     |
| 2003     | 41100-MCD/AP MCD/AQUI | \$1.00     | \$0.00      | -\$1.00     | \$0.00     |
| 2003     | <b>Real</b>           | \$1,487.66 | \$74.38     | -\$1,562.04 | \$0.00     |
| 2008     | 41100-MCD/AP MCD/AQUI | \$0.00     | \$0.00      | \$0.00      | \$0.00     |
| 2008     | <b>Real</b>           | \$0.00     | \$0.00      | \$0.00      | \$0.00     |
| 2010     | 41100-MCD/AP MCD/AQUI | \$0.00     | \$0.00      | \$0.00      | \$0.00     |
| 2010     | <b>Real</b>           | \$0.00     | \$0.00      | \$0.00      | \$0.00     |
|          |                       | \$1,488.66 | \$156.11    | -\$1,644.77 | \$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 |
|---------------------|------------|-------------|-------------|------------|
| <b>Grand Totals</b> | \$1,418.24 | \$0.00      | -\$1,418.24 | \$0.00     |

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

\* Payments Posted thru March 25, 2014



Print

Close

PARID: K45 02604 0149

PARCEL LOCATION: NEWMARK & LYONS RD

NBHD CODE: C1400000

**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     | <b>Real</b>           | \$417.08 | \$0.00      | -\$417.08 | \$0.00     |
|          |                       | \$418.08 | \$0.00      | -\$418.08 | \$0.00     |

**Second Half Taxes**

| Tax Year | Real/Project | Charge   | Adjustments | Payments  | Amount Due |
|----------|--------------|----------|-------------|-----------|------------|
| 2013     | <b>Real</b>  | \$417.08 | \$0.00      | -\$417.08 | \$0.00     |
|          |              | \$417.08 | \$0.00      | -\$417.08 | \$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     | <b>Real</b>           | \$0.00   | \$8.34      | -\$8.34   | \$0.00     |
| 2003     | 41100-MCD/AP MCD/AQUI | \$1.00   | \$0.00      | -\$1.00   | \$0.00     |
| 2003     | <b>Real</b>           | \$173.88 | \$8.69      | -\$182.57 | \$0.00     |
|          |                       | \$174.88 | \$17.13     | -\$192.01 | \$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 |
|---------------------|----------|-------------|-----------|------------|
| <b>Grand Totals</b> | \$835.16 | \$0.00      | -\$835.16 | \$0.00     |

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

\* Payments Posted thru March 20, 2014

**Tract 1**  
**Mead Realty Group**  
**6.085 acres**

Situate in Section 12, Town 2, Range 5 M.Rs., Miami Township, Montgomery County, State of Ohio, being 6.085 acres out of a 181.889 acre parcel conveyed to Mead Realty Group by deed recorded in Deed MF 76-586B10 Parcel 10 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 south line of said Section 12, in the south line of land conveyed to Danis Properties Co., Inc. by deed recorded in Deed MF 89-483C12, at a northeast corner of land conveyed to Mead Realty Group by deed recorded in Deed MF 76-586B10 Parcel 10, both of the Deed Records of said County and State, and at the northwest corner of Hunters Chase II as recorded in Plat Book 126, Page 11 of the Plat Records of said County and State;

Thence, along the south line of said Section 12, a north line of said Mead Realty Group Land, the south line of said Danis Properties Co., Inc. land, and the south line of a 1.419 acre parcel conveyed to The Mead Corporation by deed recorded in Deed MF 98-313C05 of the Deed Records of said County and State, North 81°58'24" West for 457.27 feet (passing a 5/8" iron pin found at 359.78 feet with cap labeled "Schaeffer-7161") to a 5/8" iron pin found (with cap labeled "WOOLPERT") at the southwest corner of said 1.419 acre parcel, said point being the True Point of Beginning;

Thence along the south line of said Section 12 and along a new division line, North 81°58'24" West for 425.19 feet to a 5/8" iron pin found in the east right-of-way line of Newmark Drive (60' right-of-way), as recorded on the Mead-Newmark Plat Section 2 in Plat Book 123, Page 28 of the Plat Records of said County and State;

Thence, along the east right-of-way line of said Newmark Drive, as recorded on said Mead-Newmark Plat Section 2 and on the Mead-Newmark Plat Section 3 in Plat Book 124, Page 23 of the Plat Records of said County and State, North 05°22'15" East for 594.10 feet to a 5/8" iron pin found in the east right-of-way line of said Newmark Drive and the south right-of-way line of Gander Creek Drive (60' right-of-way), as recorded on the Mead-Newmark Plat Section 7 in Plat Book 146, Page 25 of the Plat Records of said County and State;

Tract 1  
Mead Realty Group  
6.085 acres  
Page 2

Thence, along the south right-of-way line of said Gander Creek Drive for the following two courses:

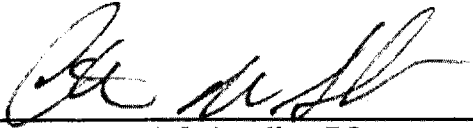
- 1.) On a curve to the right, having a radius of 18.50 feet, (Internal angle of 90°00'00", long chord bearing North 50°22'15" East a distance of 26.16 feet) for an arc length of 29.06 feet to a 5/8" iron pin found;
- 2.) South 84°37'45" East for 408.68 feet to a 5/8" iron pin found at the northwest corner of said 1.419 acre parcel;

Thence, leaving the south right-of-way line of said Gander Creek Drive, along the west line of said 1.419 acre parcel, South 05°35'36" West for 632.31 feet to the True Point of Beginning.

Containing 6.085 acres, more or less, subject to all legal highways, easements and restrictions of record.

Bearings based upon the east line of Lot 5 of the Mead-Newmark Plat Section 3 as recorded in Plat Book 124, Page 23 of the Plat Records of said County and State, bearing North 05°22'15" East.


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 0051.



3-12-2010

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

Date

BY:   
JOSEPH L. VITALE, P.L.L.C.,  
MONTGOMERY COUNTY ENGINEER  
APPROVED FOR POINT OF BEGINNING,  
ACREAGE AND CLOSURE ONLY  
DATE 03-12-10 FILE NO. 2010-0051





**Tract 2**  
**Mead Realty Group**  
**15.195 acres**

Situate in Section 11, Town 2, Range 5 M.Rs., Miami Township, Montgomery County, State of Ohio, being 15.195 acres out of a 181.889 acre parcel conveyed to Mead Realty Group by deed recorded in Deed MF 76-586B10 Parcel 10 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 north line of said Section 11 and at the northwest corner of Hunters Chase II as recorded in Plat Book 126, Page 11 of the Plat Records of said County and State;

Thence, leaving the north line of said Section 11, along the west line of said Hunters Chase II for the following two courses:

- 1.) South 05°30'27" West for 466.66 feet to a 5/8" iron pin found (with cap labeled "TRI-CITY");
- 2.) South 73°39'48" West for 959.49 feet to a 5/8" iron pin set in the east right-of-way line of Hunt Drive (60' right-of-way), as recorded on the Hunters Chase Plat in Plat Book 122, Page 4 of the Plat Records of said County and State;

Thence leaving the west line of said Hunters Chase II, along the east right-of-way line of said Hunt Drive, North 16°22'19" West for 550.00 feet to a 5/8" iron pin set in the south right-of-way line of Newmark Drive (60' right-of-way), as recorded on the Mead-Newmark Plat Section 2 in Plat Book 123, Page 28 of the Plat Records of said County and State;

Thence leaving the east right-of-way line of said Hunt Drive, along the south right-of-way line of said Newmark Drive for the following two courses:

- 1.) On a curve to the left, having a radius of 380.00 feet, (Internal angle of 64°15'28", long chord bearing North 37°28'21" East a distance of 404.19 feet) for an arc length of 426.17 feet to a 5/8" iron pin set;
- 2.) North 05°22'15" East for 9.17 feet to a 5/8" iron pin found in the north line of said Section 11 and a new division line;

Thence, leaving the east right-of-way line of said Nemark Drive, along the north line of said Section 11 and along a new division line, the south line of a 1.419 acre parcel conveyed to The Mead Corporation by deed recorded in Deed MF 98-313C05 and the south line of land conveyed to Danis Properties Co., Inc. by

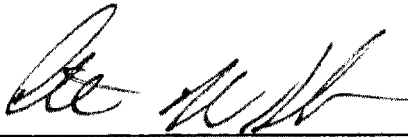
Tract 2  
Mead Realty Group  
15.195 acres  
Page 2

deed recorded in Deed MF 89-483C12, both of the Deed Records of said County and State, South 81°58'24" East for 882.46 feet to the True Point of Beginning.

Containing 15.195 acres, more or less, subject to all legal highways, easements and restrictions of record.

Bearings based upon the east line of Lot 5 of the Mead-Newmark Plat Section 3 as recorded in Plat Book 124, Page 23 of the Plat Records of said County and State, bearing North 05°22'15" East.

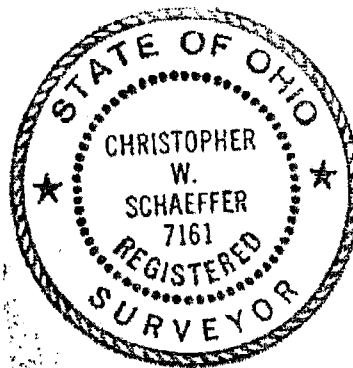
As surveyed by Schaeffer Engineering under my supervision, Christopher W. Schaeffer, Ohio Registered Surveyor No. 7161, in February 2010 and filed in the Montgomery County Engineer's Record of Land Surveys as Volume 2010, Page 0051.



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

3-12-2010

Date



JOSEPH LITVIN, P.E., P.S.  
MONTGOMERY COUNTY ENGINEER  
APPROVED FOR POINT OF BEGINNING,  
ACREAGE AND CLOSURE ONLY  
DATE 03-15-10 FILE NO. 2010-0051

BY 

EXHIBIT A

**NEWMARK CENTRE  
PARCEL 1  
1.419 ACRES**

LOCATED IN SECTION 12, TOWN 2, RANGE 5, M.R.S., MIAMI TOWNSHIP, MONTGOMERY COUNTY, STATE OF OHIO, BEING PART OF THAT LAND CONVEYED TO DANIS PROPERTIES, CO., INC., BY DEED RECORDED IN MF 89-483 C12 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO, AS SURVEYED BY SCHAEFFER ENGINEERING & SURVEYING IN JANUARY, 1997, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF HUNTER'S CHASE TWO, AS RECORDED IN PLAT BOOK 126, PAGE 11 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE WEST HALF OF SAID SECTION 12; THENCE ALONG THE SOUTH LINE OF SAID SECTION 12 NORTH 81°58'24" WEST FOR 798.89 FEET TO AN IRON PIN SET, BEING THE TRUE POINT OF BEGINNING FOR THE LAND HEREIN DESCRIBED; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 12, NORTH 81°58'24" WEST FOR 97.49 FEET TO AN IRON PIN IN FOUND IN AN EAST LINE OF LAND CONVEYED TO THE MEAD CORPORATION BY DEED RECORDED IN MF 76-586 B10 OF THE DEED RECORDS OF SAID COUNTY; THENCE LEAVING SAID SECTION LINE AND ALONG SAID EAST LINE NORTH 5°35'36" EAST FOR 632.31 FEET TO AN IRON PIN SET IN THE SOUTH RIGHT-OF-WAY LINE OF GANDER CREEK DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 84°37'45" EAST FOR 97.40 FEET TO AN IRON PIN SET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ON A NEW LINE SOUTH 5°35'36" WEST FOR 636.83 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.419 ACRES, MORE OR LESS.

DEED 98-0313 C06