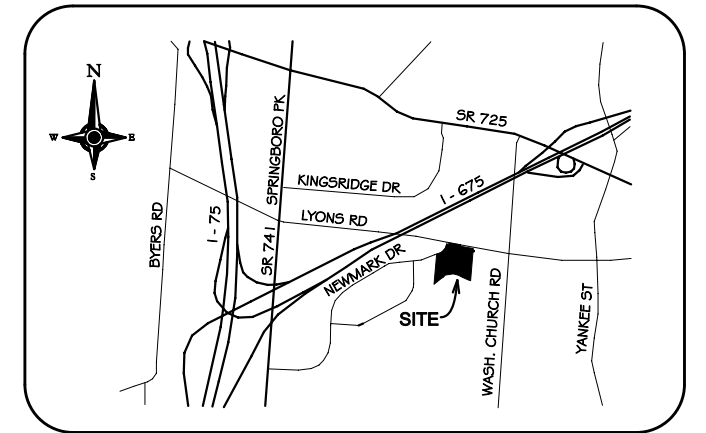
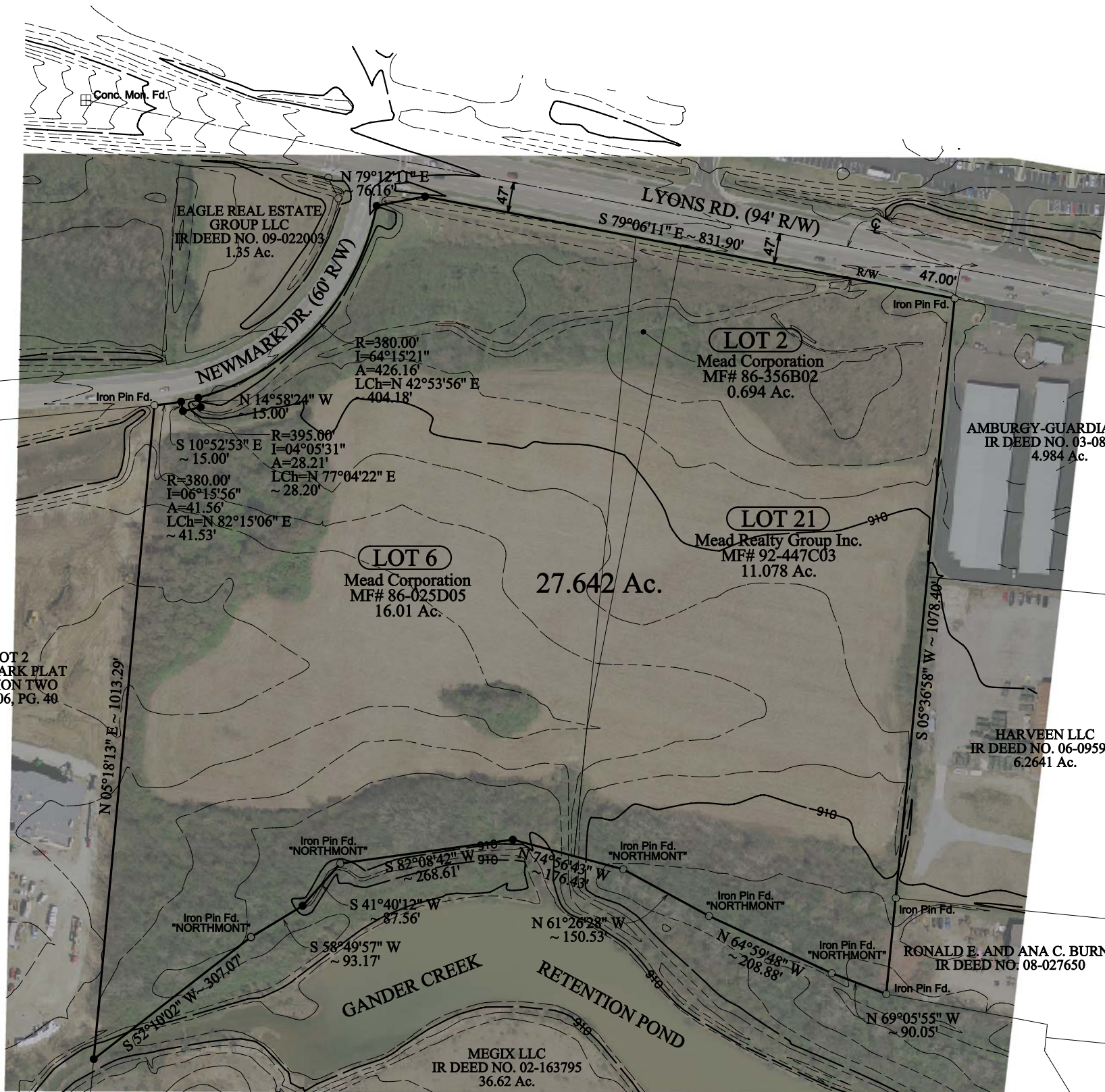
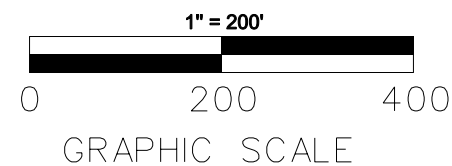
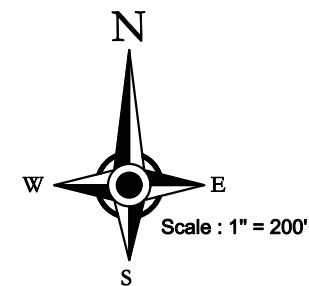
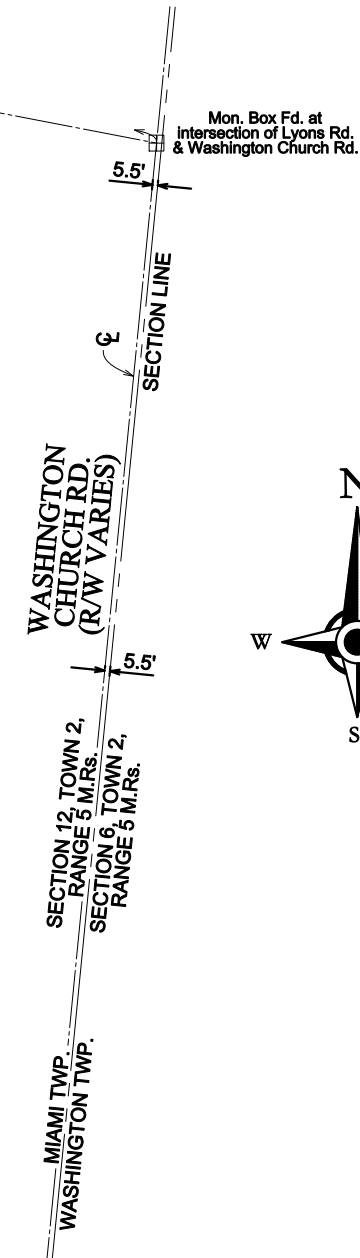


LOT 2  
NEWMARK PLAT  
SECTION TWO  
P.B. 206, PG. 40



VICINITY MAP  
NOT TO SCALE



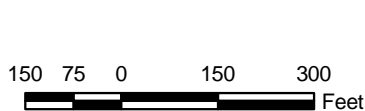
**LOTS 2, 6, & 21**  
**Mead Realty Group**  
27.642 Ac.  
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO  
SECTION 12, TOWN 2, RANGE 5 M.Rs.

Prepared By:





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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, HAMILTON 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 21

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

DWN. BY: MJB  
CHKD. BY: LFO

SCALE:  
AS NOTED

DATE:  
July 2006

PROJECT NO:  
061-158

FIGURE NO:  
Parcel 21

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



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

#### Areas of Concern - Parcel 6

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

DWN. BY: MJB

SCALE:

DATE:

PROJECT NO:

FIGURE NO:

CHKD. BY: LFO

AS NOTED

July 2006

061-158

Parcel 6



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



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

#### Areas of Concern - Parcel 2

**JONES LANG LASALLE**

501 Grant Street Suite 925  
Pittsburgh, PA.

DWN. BY: MJB

SCALE:

DATE:

PROJECT NO:

FIGURE NO:

CHKD. BY: LFO

AS NOTED

July 2006

061-158

Parcel 2

**Article 23**  
**"I-1" Light Industrial District**

**PREAMBLE**

This district has been established to accommodate industrial uses which will have a minimum impact upon their environment.

**SECTION 2301      PRINCIPAL PERMITTED USES.**

- A. The manufacturing, compounding, assembling or treatment (or any combination of such processes) of articles or products from the following substances: bone, canvas, cellophane, clay, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal, shell, textiles, tobacco, wax, wire, and wood, but not including as a principal operation, the manufacturing of such substances.
- B. Any industrial activity, such as those enumerated below as examples, which fulfills all the requirements of the other sections of this article, and is not listed initially as a permitted use in Article 24 and 25.
  - 1. The manufacturing or assembling of the following:
    - a. Medical, dental, optical and similar precision instruments.
    - b. Musical instruments.
    - c. Novelties, toys, rubber products.
    - d. Orthopedic or medical appliances.
    - e. Watches, clocks, including clock operated devices.
  - 2. Machine shops and tool and die shops.
  - 3. Manufacturing, assembling or repairing of electrical and electronic products, components and equipment.
  - 4. Compounding, processing and packaging of meat, dairy and food products, exclusive of slaughtering.
  - 5. Automobile service stations as regulated by Subsection 2004-F.
  - 6. Awning company.
  - 7. Bakeries, wholesale.

8. Beverage distributors manufacturing, bottling plants.
9. Carpenter and cabinet shops.
10. Carpet and rug cleaning plants.
11. Commercial radio and television transmitting stations, antenna towers and other electronic equipment requiring outdoor towers.
12. Electric supply company.
13. Fence company.
14. Glass distributors.
15. Labor union meeting halls.
16. Laundries, dry cleaning plants and linen supply.
17. Mail order houses.
18. Monument sales and finishing.
19. Offices.
20. Printing, publishing, binding and typesetting plants.
21. Research and engineering laboratories.
22. Sign painting and manufacturing.
23. Wholesale houses and storage facilities.
24. Warehouses which may have a maximum lot coverage of 75% and a maximum floor area ratio of 0.75.

**SECTION 2302      ACCESSORY USES.**

- A. Accessory uses, buildings or other structures customarily incidental to any aforesaid permitted use.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- C. Accessory storage and use of chemical products, i. e. housekeeping products, small quantities of lubricants for machinery, and

other products not used as a primary component of any process or stored as part of a warehousing operation or for resale as a finished product, except for items sold in conjunction with an onsite cafeteria or infirmary. Ammonia and other hazardous substances used as part of large-scale refrigeration equipment or similar processes is not to be considered an accessory use.

#### **SECTION 2303      *CONDITIONAL USES.***

The following Conditional Uses subject to approval in accordance with Article 4, Section 406.

- A. Truck and motor freight terminals and hauling services.
- B. Equipment rental, sales and service, including automobiles, trucks and trailers, in accordance with the following:
  - 1. A ten (10) foot landscaping strip shall be provided along all property lines.
  - 2. Landscaping shall be provided around all buildings and in all unpaved areas, consistent with the character of the site and its relation to the general area in which it is located.
  - 3. Appropriate screening shall be provided for service areas, and the areas for storage and collection of trash and garbage.
  - 4. Unpaved areas shall not be used for sales, rental, service or storage of vehicles.
- C. Eating places No. 1 and No.2 that are directed towards the local industrial service area.
  - 1. Landscaping shall be provided per Article 45, Section 45-A01 through 45-A04.
  - 2. Appropriate screening shall be provided for service areas, and the areas for storage and collection of trash and garbage.

3. Signage and other building features that identify the establishment must be appropriately screened from Federal highways.
- D. Manufacturing, compounding, processing, packaging, warehousing, or bulk storage (other than accessory storage or utilization) of chemical products, but not including any materials which decompose by detonation.
1. At the time of application for a conditional use certificate, the applicant shall provide a letter certifying that the facility will meet the required conditions of Section 2304.
  2. Any future expansion, which involves an enlargement or increase in intensity of chemical manufacturing, compounding, processing, packaging, warehousing, or bulk storage (other than accessory storage or utilization) shall require a new conditional use certificate.

#### **SECTION 2304 REQUIRED CONDITIONS.**

No zoning certificate shall be issued for a "I-1" use until the applicant shall have certified to the Zoning Inspector that:

- A. The industrial activity will be conducted wholly within a completely enclosed building, except for automobile service stations; drive-in restaurants; equipment rental, sales and service, including automobiles, trucks and trailers; truck and motor freight terminals and hauling services.
- B. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 44.
- C. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the industry involved shall be taken.



- D. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Montgomery County Combined Health District. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, oiling, or other acceptable means.
- E. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- F. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
- G. Where the property lines separate an Industrial District from a residentially used property, or portion thereof, a visual and mechanical barrier, a minimum of six (6) feet in height, shall be provided along the common lot line, which shall consist of the following:
  - 1. A line of evergreen trees per Article 45-A, Section 45A-03; and,
  - 2. A fence of non-deteriorating material; or,
  - 3. A masonry wall.
- H. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon property located in any Residential District or upon any public street.
- I. No building or structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- J. No raw materials shall be processed into any of the following basic products: metal of any kind, glass, plastic, textiles, leather or paper.
- K. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or portland cement concrete, wood, tile, terrazzo, or similar material, and except for parking areas, the grounds shall be planted and landscaped.

L. The storage, utilization and manufacture of solid, liquid and gaseous chemicals and other materials shall be permitted subject to the following conditions and Section 2303, if listed as a conditional use:

1. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted; but only if said materials or products are stored, utilized or manufactured within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.
2. All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards of fire and explosion, as well as with adequate fire fighting and suppression equipment and devices standard to the industry involved.
3. The storage, utilization or manufacture or pyrophoric and explosive powders and dusts, and of materials and products which decompose by detonation is prohibited.
4. The manufacture of flammable liquids or materials which produce flammable or explosive vapors or gases is prohibited.
5. The storage and utilization of flammable liquids or materials that produce flammable or explosive vapors or gases shall be in strict conformance with the applicable regulations set forth in the "Ohio Rules and Regulations of the Division of the State Fire Marshal for the Manufacture, Storage, Handling, Sale and Transportation of Flammable and Combustible Liquids." The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in strict conformance with:
  - (1) The applicable regulations of the Nuclear Regulatory Commission and/or Department of Energy.

(2) The applicable regulations of any instrumentality of the State of Ohio.

M. Prohibited is the open storage of (but not limited to): junk, refuse, miscellaneous discarded items, inoperative items, inoperative or unlicensed motor vehicles and recreational equipment, auto parts and accessories, or inoperative appliances.

N. Except as provided for in Section 2303, no commercial vehicle over one (1) ton rated capacity and more than seven (7) feet in height, and not owned by or associated with an existing business on a subject property, may be parked on any industrial lot, except for commercial vehicles making service calls or deliveries to or from a subject property.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this Resolution.

#### **SECTION 2305 DEVELOPMENT STANDARDS.**

In addition to provisions of Chapters VIII and IX, General Regulations and Special Regulations, the following standards for arrangement and development of land and buildings are required in the "I-1" Light Industrial District.

##### **2305.01 HEIGHT REGULATIONS.**

No structure shall exceed forty (40) feet or four (4) stories, whichever is the greater.

##### **2305.02 LOT AREA, FRONTAGE AND YARD REQUIREMENTS.**

The following minimum requirements shall be observed.

Lot Area.....	None
Lot Frontage.....	100 ft.*
Front Yard Depth.....	25 ft.**

*Side Yard:* A side yard shall be required adjacent to a Residential or a Planned Residential District. Such side yard shall be equal to twice the height of the structure with a minimum requirement of twenty (20) feet and a maximum requirement of forty (40) feet.

*Rear Yard:* A rear yard shall be required adjacent to a Residential or a Planned Residential District. Such rear yard shall be equal to twice the height of the structure with a minimum requirement of twenty (20) feet and a maximum requirement of fifty (50) feet.

**2305.03 MAXIMUM LOT COVERAGE.**

*Fifty (50) percent of lot area.*

**2305.04 MAXIMUM FLOOR AREA RATIO.**

*0.5*

*\* Or such lesser frontage as will permit compliance with the Side Yard and Off-street Parking Requirements.*

*\*\* The front yard depth shall be measured from the established right-of-way lines as shown on the Official Thoroughfare Plan for Montgomery County.*



**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 0158

PARCEL LOCATION: 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>	\$21.85	\$0.00	-\$21.85	\$0.00
		\$22.85	\$0.00	-\$22.85	\$0.00

## Second Half Taxes

Tax Year	Real/Project	Charge	Adjustments	Payments	Amount Due
2013	<b>Real</b>	\$21.85	\$0.00	-\$21.85	\$0.00
		\$21.85	\$0.00	-\$21.85	\$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	\$0.47	-\$0.47	\$0.00
2003	41100-MCD/AP MCD/AQUI	\$1.00	\$0.00	-\$1.00	\$0.00
2003	<b>Real</b>	\$9.82	\$0.49	-\$10.31	\$0.00
		\$10.82	\$1.06	-\$11.88	\$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

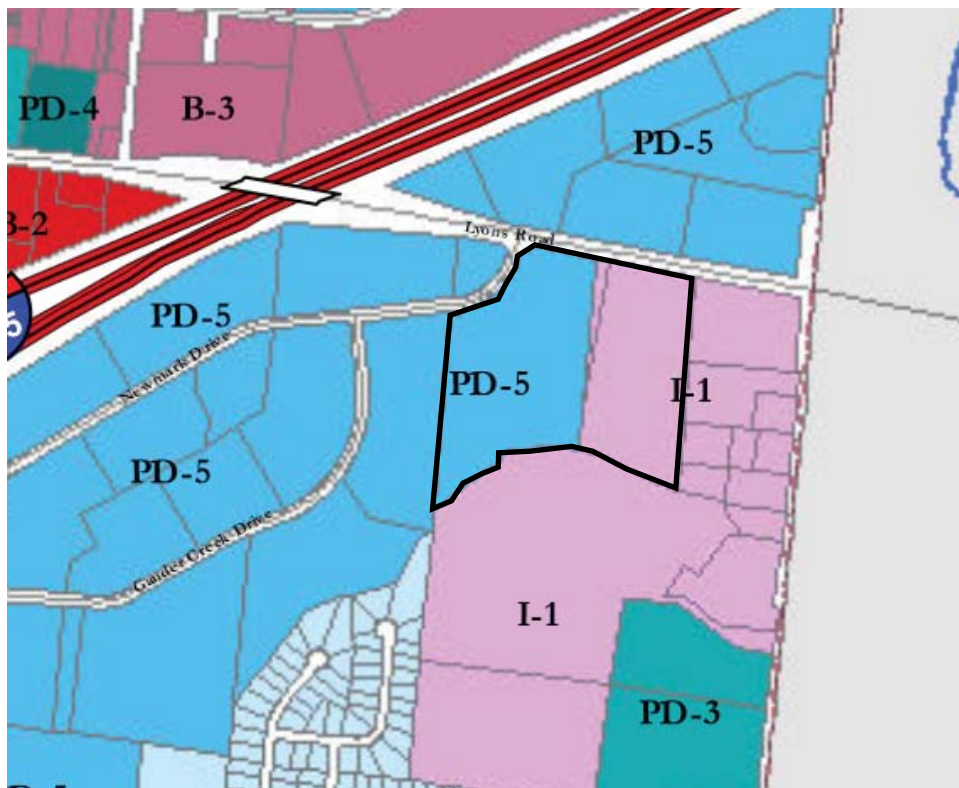
Tax Year	Real/Project	Charge	Adjustments	Payments	Amount Due
		\$0.00	\$0.00	\$0.00	\$0.00

## Grand Totals

	Charge	Adjustments	Payments	Amount Due
<b>Grand Totals</b>	\$44.70	\$0.00	-\$44.70	\$0.00

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

\* Payments Posted thru March 25, 2014



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PARID: K45 02604 0184

PARCEL LOCATION: 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>	\$211.11	\$0.00	-\$211.11	\$0.00
		\$212.11	\$0.00	-\$212.11	\$0.00

## Second Half Taxes

Tax Year	Real/Project	Charge	Adjustments	Payments	Amount Due
2013	<b>Real</b>	\$211.11	\$0.00	-\$211.11	\$0.00
		\$211.11	\$0.00	-\$211.11	\$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	\$5.48	-\$5.48	\$0.00
2003	41100-MCD/AP MCD/AQUI	\$1.00	\$0.00	-\$1.00	\$0.00
2003	<b>Real</b>	\$114.32	\$5.72	-\$120.04	\$0.00
		\$115.32	\$11.30	-\$126.62	\$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>	\$423.22	\$0.00	-\$423.22	\$0.00

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

\* Payments Posted thru March 20, 2014

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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





**Mead Realty Group**  
**27.642 acres**

Situate in Section 12, Town 2, Range 5 M.Rs., Miami Township, Montgomery County, State of Ohio, being all of a 16.01 acre parcel conveyed to Mead Corporation by deed recorded in MF Deed 86-025D05, all of a 0.694 acre parcel conveyed to Mead Corporation by deed recorded in MF Deed 86-356B02, and all of a 11.078 acre parcel conveyed to Mead Realty Group Inc. by deed recorded in MF Deed 92-447C03, all 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 found in the south right-of-way line of Newmark Drive (60' right-of-way) at the northeast corner of Lot 2 of Newmark Plat Section Two as recorded in Plat Book 206, Page 40 of the Plat Records of said County and State;

Thence, along the south right-of-way line of said Newmark Drive the following six courses:

- 1.) On a curve to the left, having a radius of 380.00 feet, (Long chord bearing North 82°15'06" East a distance of 41.53 feet) for an arc length of 41.56 feet to a 5/8" iron pin set;
- 2.) South 10°52'53" East for 15.00 feet to a 5/8" iron pin set;
- 3.) On a curve to the left, having a radius of 395.00 feet, (Long chord bearing North 77°04'22" East a distance of 28.20 feet) for an arc length of 28.21 feet to a 5/8" iron pin set;
- 4.) North 14°58'24" West for 15.00 feet to a 5/8" iron pin set;
- 5.) On a curve to the left, having a radius of 380.00 feet, (Long chord bearing North 42°53'56" East a distance of 404.18 feet) for an arc length of 426.16 feet to a 5/8" iron pin set;
- 6.) North 79°12'11" East for 76.16 feet to a 5/8" iron pin set in the south right-of-way line of Lyons Road (94' right-of-way);

Thence, leaving the south right-of-way line of said Newmark Drive, along the south right-of-way of said Lyons Road, South 79°06'11" East for 831.90 feet to a 5/8" iron pin found at the northwest corner of a 4.984 acre parcel conveyed to Amburgy-Guardian LLC by deed recorded in IR Deed 03-085682 of the Deed Records of said County and State;

Thence, leaving the south right-of-way line of said Lyons Road, along the west line of said 4.984 acre parcel, the west line of a 6.2641 acre parcel conveyed to Harveen LLC by deed recorded in IR Deed 06-095933, and the west line of land conveyed to Ronald E. and Ana C. Burns by deed recorded in IR Deed 08-027650, all of the Deed Records of said County and State, South 05°36'58" West

Mead Realty Group  
27.642 acres  
Page 2

for 1078.40 feet (passing a 5/8" iron pin found at 929.58 feet) to a 5/8" iron pin found at the southwest corner of said Ronald E. and Ana C. Burns land and at an angle point in the north line of land conveyed to Megix LLC by deed recorded in IR Deed 02-163795 of the Deed Records of said County and State;

Thence along the north line of said Megix LLC land for the following eight courses:

- 1.) North 69°05'55" West for 90.05 feet to a 5/8" iron pin found (with cap labeled "NORTHMONT");
- 2.) North 64°59'48" West for 208.88 feet to a 5/8" iron pin found (with cap labeled "NORTHMONT");
- 3.) North 61°26'28" West for 150.53 feet to a 5/8" iron pin found (with cap labeled "NORTHMONT");
- 4.) North 74°56'43" West for 176.43 feet to a 5/8" iron pin set;
- 5.) South 82°08'42" West for 268.61 feet to a 5/8" iron pin found (with cap labeled "NORTHMONT");
- 6.) South 41°40'12" West for 87.56 feet to a 5/8" iron pin set;
- 7.) South 58°49'57" West for 93.17 feet to a 5/8" iron pin found (with cap labeled "NORTHMONT");
- 8.) South 52°10'02" West for 307.07 feet to a 5/8 iron pin set in the east line of said Lot 2 of Newmark Plat Section Two;


Thence, leaving the north line of said Megix LLC land, along the east line of said Lot 2 of Newmark Plat Section Two, North 05°18'13" East for 1013.29 feet to the Point of Beginning.

Containing 27.642 acres, more or less, subject to all legal highways, easements and restrictions of record.

Bearings based upon the east line of Lot 2 of the Newmark Plat Section Two as recorded in Plat Book 206, Page 40 of the Plat Records of said County and State, bearing South 05°18'13" West.

Mead Realty Group  
27.642 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 0053.

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

3-2-2010  
Date

JOSEPH CIVVIN, P.E., P.S.  
MONTGOMERY COUNTY ENGINEER  
APPROVED FOR POINT OF BEGINNING  
ACREAGE AND CLOSURE ONLY  
DATE 3-03-10 FILE NO. 2010-0053

BY 