

PH BK 131  
Pg 54

EXHIBIT "B-1"  
RECORD PLAN

301 W. FIRST STREET CONDOMINIUM  
Pt. LOTS 25, 26, 3075 Pt. Vac. STRATFORD AVE.

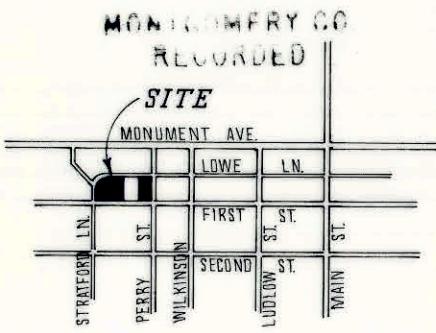
CITY OF DAYTON, OHIO

SCALE: 1"=30'

0.990 ACRES

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1987 AUG 24 PM 3:19

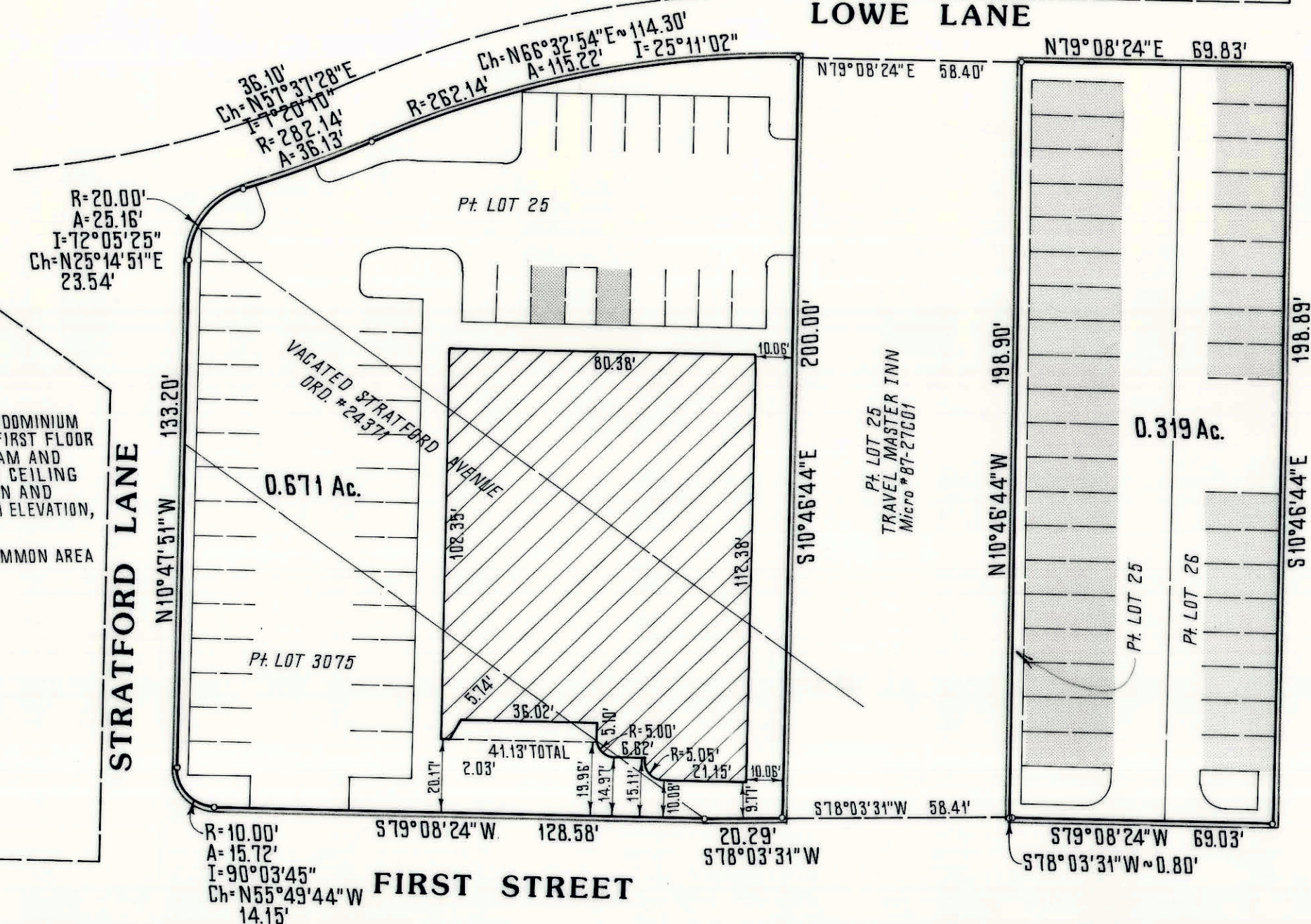
RECORDED  
AUG 24 3 35 PM '87



LOCATION MAP

FOR DECLARATION SEE  
87-493-001

CROSS-HATCHED AREA CONSTITUTES CONDOMINIUM UNITS, EXCEPT THAT ALL AREA BELOW FIRST FLOOR ELEVATION, BETWEEN CEILING "I" BEAM AND SECOND FLOOR ELEVATION, BETWEEN CEILING "I" BEAM AND THIRD FLOOR ELEVATION AND ABOVE THIRD FLOOR CEILING "I" BEAM ELEVATION, CONSTITUTES COMMON AREA.  
SHADED AREA INDICATES LIMITED COMMON AREA FOR THE EXCLUSIVE USE OF UNIT No. 1.



INDICATES IRON PIN

THE UNDERSIGNED OWNER SUBMITS THE LANDS HEREIN DESCRIBED AND THEIR INTERESTS THEREIN TO THE CONDOMINIUM PLAN KNOWN AS 301 W. FIRST STREET CONDOMINIUM IN THE DECLARATION OF SAID CONDOMINIUM AND THE BY-LAWS AND ARTICLES OF INCORPORATION OF THE UNIT OWNERS' ASSOCIATION FILED WITH THE RECORDER OF MONTGOMERY COUNTY, OHIO, UNDER THE CONDOMINIUM STATUTES OF THE STATE OF OHIO.  
THE PERCENTAGE OF INTEREST IN THE COMMON AREA WHICH IS OWNED BY EACH UNIT IS SET FORTH IN THE CONDOMINIUM DECLARATION TO WHICH THE SMALL SCALE COPY OF THIS DRAWING IS ATTACHED.  
THE DECLARATION OF 301 W. FIRST STREET CONDOMINIUM, THE BY-LAWS OF THE UNIT OWNERS' ASSOCIATION, AND THE ARTICLES OF INCORPORATION OF THAT ASSOCIATION, ARE RECORDED IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO AT MICROFICHE SMALL SCALE DRAWINGS OF SAID CONDOMINIUM ARE RECORDED WITH AND AS PART OF THE LEGAL DOCUMENTS REFERRED TO ABOVE AT THE SAME MICROFICHE NUMBER AND LARGE SCALE CONDOMINIUM DRAWINGS ARE RECORDED IN THE P.LAT RECORDS OF MONTGOMERY COUNTY, OHIO AS FOLLOWS:  
PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_

RIVERPLACE ASSOCIATES, AN OHIO GENERAL PARTNERSHIP, DULY SWORN, SAYS THAT ALL OWNERS OF THESE LANDS, HAVE UNITED IN THE EXECUTION OF THIS EXHIBIT "B-1" TO SAID CONDOMINIUM DECLARATION.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:  
WITNESS AS TO 1  
WITNESS AS TO 1  
WITNESS AS TO 2  
WITNESS AS TO 2

RIVERPLACE ASSOCIATES, an Ohio general partnership BY DANIS PROPERTIES CO., LTD. an Ohio limited partnership, its general partner BY DANIS REALTY CO., INC. an Ohio corporation, its general partner  
PETER A. DANIS, VICE PRESIDENT 1  
And By DEALEASE SERVICE CORPORATION, an Ohio Corporation, its general partner  
TIM WHITE, PRESIDENT 2

RIVERPLACE ASSOCIATES, an Ohio general partnership BY DANIS PROPERTIES CO., LTD. an Ohio limited partnership, its general partner BY DANIS REALTY CO., INC. an Ohio corporation, its general partner

BY: PETER A. DANIS, VICE PRESIDENT 1  
And By DEALEASE SERVICE CORPORATION, an Ohio Corporation, its general partner  
BY: TIM WHITE, PRESIDENT 2

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 1987, BY TIM WHITE, PRESIDENT, OF DEALEASE SERVICE CORPORATION, AN OHIO CORPORATION, AS GENERAL PARTNER ON BEHALF OF RIVERPLACE ASSOCIATES, AN OHIO GENERAL PARTNERSHIP AND BY PETER A. DANIS, VICE PRESIDENT OF DANIS REALTY CO., INC. AN OHIO CORPORATION ON BEHALF OF THE CORPORATION AS GENERAL PARTNER OF DANIS PROPERTIES CO., LTD., AN OHIO LIMITED PARTNERSHIP, AS GENERAL PARTNER OF RIVERPLACE ASSOCIATES, AN OHIO GENERAL PARTNERSHIP.

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 1987, BY PETER A. DANIS, VICE-PRESIDENT OF DANIS REALTY CO., INC., AN OHIO CORPORATION ON BEHALF OF THE CORPORATION AS GENERAL PARTNER OF DANIS PROPERTIES CO., LTD., AN OHIO LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED PARTNERSHIP AS GENERAL PARTNER OF RIVERPLACE ASSOCIATES, AN OHIO GENERAL PARTNERSHIP.

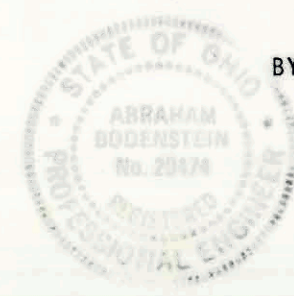
NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO

CERTIFICATION:  
THE WITHIN DRAWINGS OF 301 W. FIRST STREET CONDOMINIUM IS ALL OF THE LANDS CONVEYED TO RIVERPLACE ASSOCIATES, AN OHIO GENERAL PARTNERSHIP, BY DEEDS RECORDED IN MICRO 86-737E03 AND 86-755A04 BOTH IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO. THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS ARE SET AS SHOWN.  
THESE DRAWINGS SHOW GRAPHICALLY, INSOFAR AS IS POSSIBLE, ALL OF THE PARTICULARS OF THE LAND, BUILDINGS, AND OTHER IMPROVEMENTS INCLUDED IN THE CONDOMINIUM, INCLUDING BUT NOT LIMITED TO, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF EACH UNIT, THE LAYOUT, LOCATION AND DIMENSIONS OF COMMON AREA AND FACILITIES AND LIMITED COMMON AREA AND FACILITIES, THE LOCATION AND DIMENSIONS OF ALL APPURTENANT EASEMENTS OR ENCROACHMENTS, AND, IF THE CONDOMINIUM PROPERTY IS NOT CONTIGUOUS, THE DISTANCES BETWEEN ANY PARCELS OF LAND. THE DRAWINGS ALSO SUBSTANTIALLY COMPLETED BY USE OF THE PHRASE '(NOT YET COMPLETED)'.  
THESE DRAWINGS ACCURATELY SHOW THE BUILDING OR BUILDINGS AS CONSTRUCTED.  
TRI-CITY ENGINEERING COMPANY

BY: REGISTERED SURVEYOR OF OHIO NO. 5057  
BY: REGISTERED ENGINEER OF OHIO NO. 4255

STATE OF OHIO, COUNTY OF MONTGOMERY, S.S.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 1987, BY TIM WHITE, PRESIDENT OF DEALEASE SERVICE CORPORATION, AN OHIO CORPORATION, AS GENERAL PARTNER ON BEHALF OF RIVERPLACE ASSOCIATES, AN OHIO GENERAL PARTNERSHIP.

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, OHIO



APPROVED FOR DESCRIPTION AND OWNERSHIP  
FRED F. FRECKER  
MONTGOMERY COUNTY ENGINEER  
DATE: 8-21-87  
CHECKED BY: IRENE

8-24-87  
C. Malley

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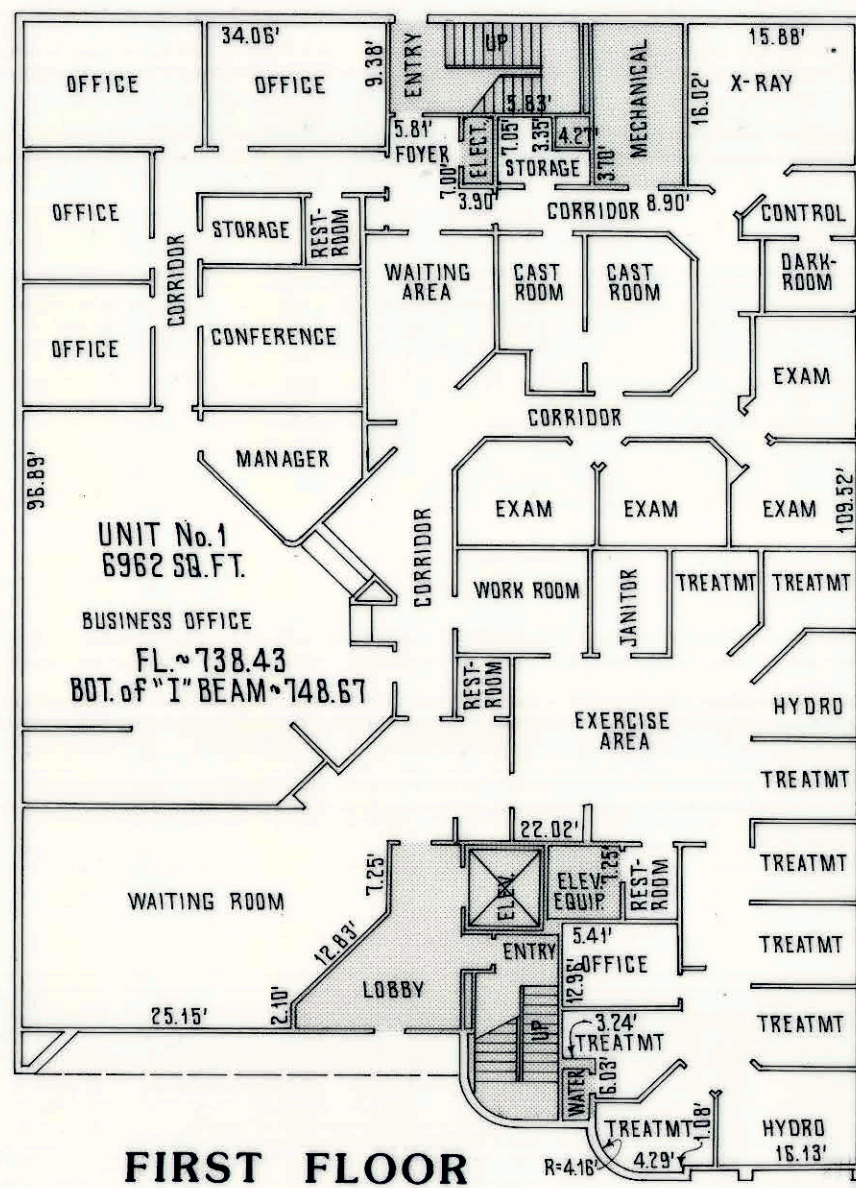
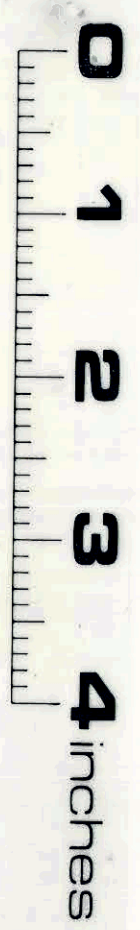
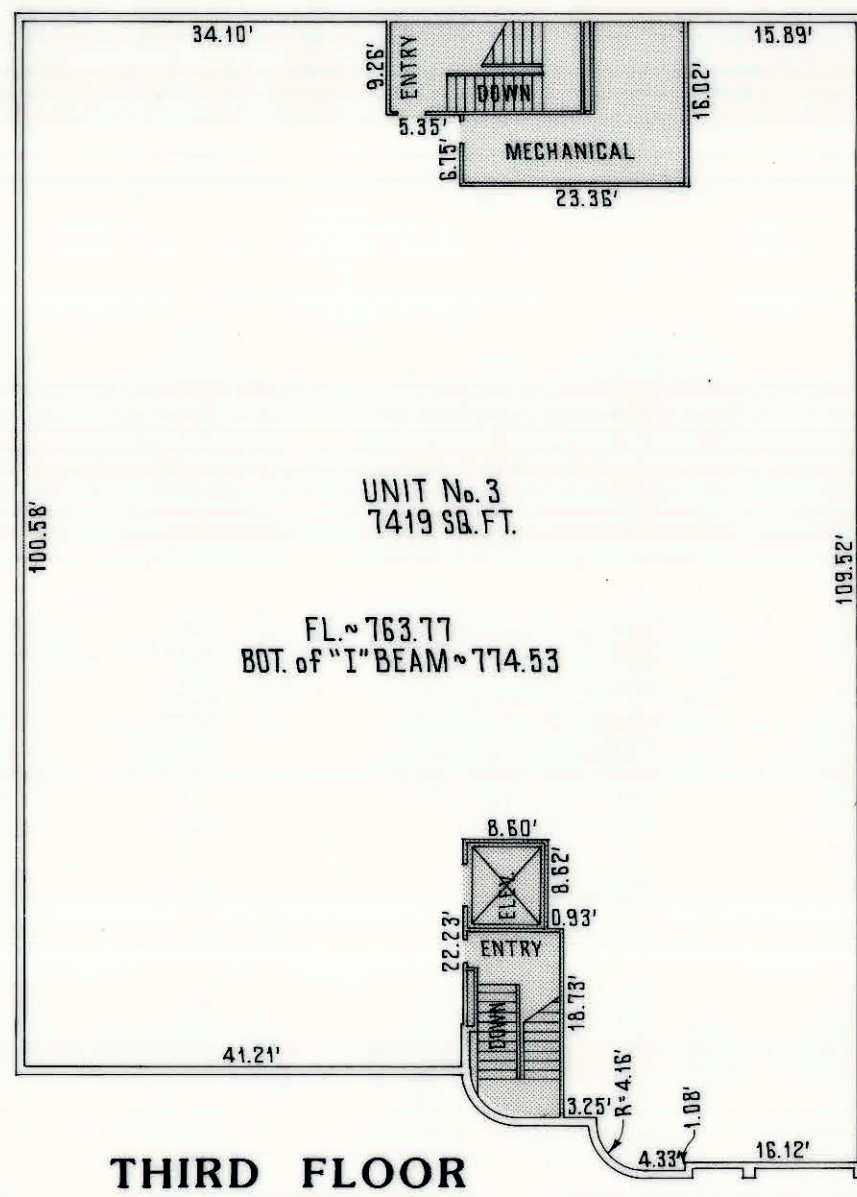
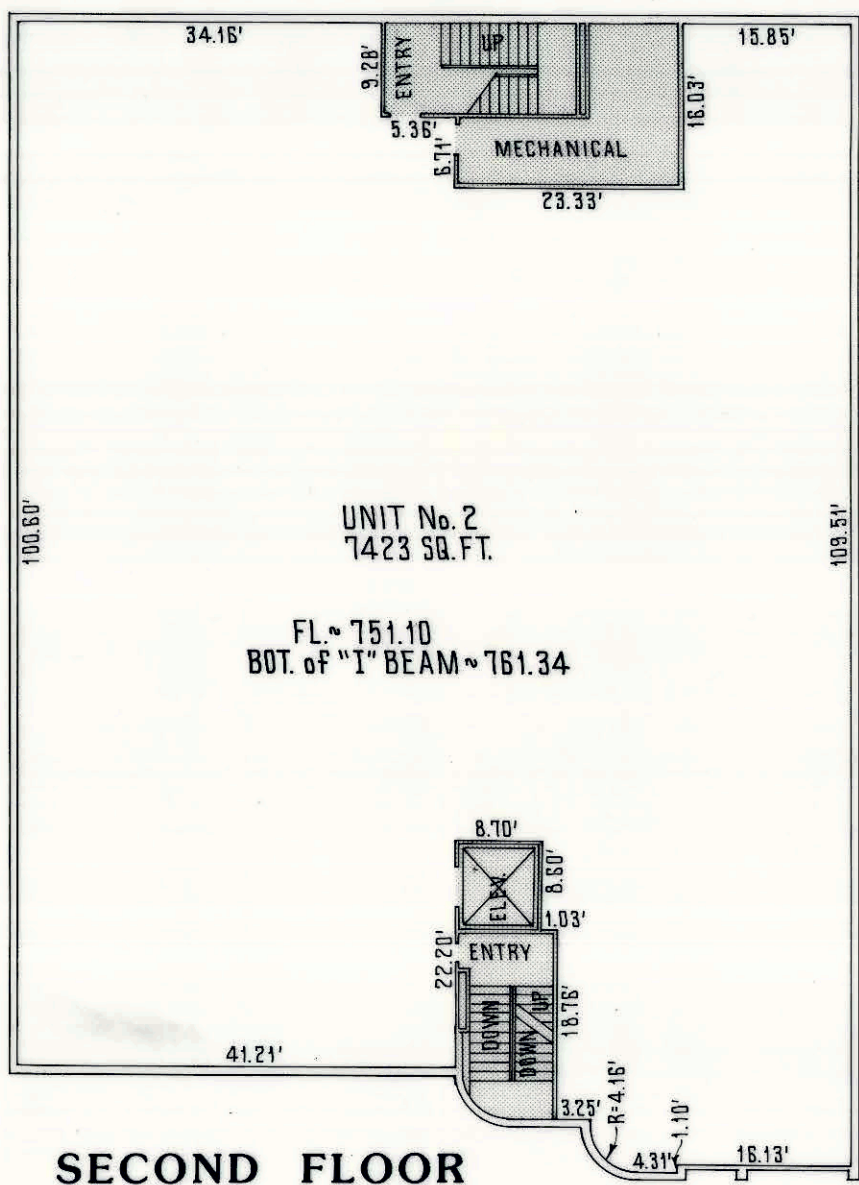


PH BK 131  
Pg 54 A

VICKI D. PEGG  
RECORDER  
Aug 24 3 35 PM '87  
MONTGOMERY CO.  
RECORDED

**EXHIBIT "B-1"**  
**301 W. FIRST STREET CONDOMINIUM**  
Pt. LOTS 25,26,3075 Pt. Vac. STRATFORD AVE.  
CITY OF DAYTON, OHIO

TRANSFERRED  
1987 AUG 24 PM 3:19  
EVAL A. STANT  
MONT. COUNTY REC'D



INDICATES COMMON AREA

TRANSFERRED  
1987 AUG 24 PM 3:20

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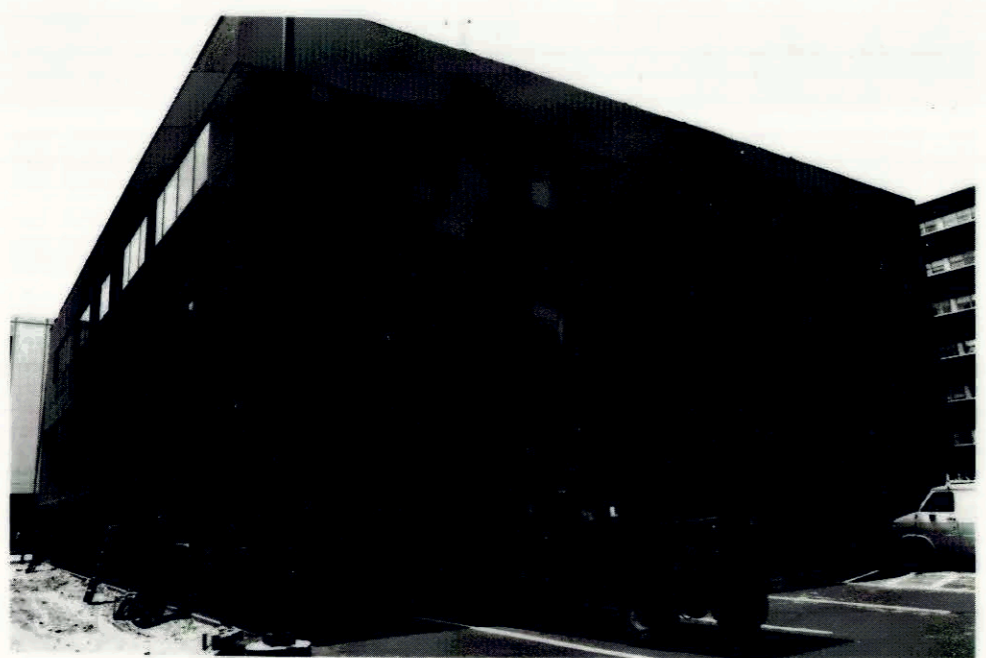
\*87-95-RML



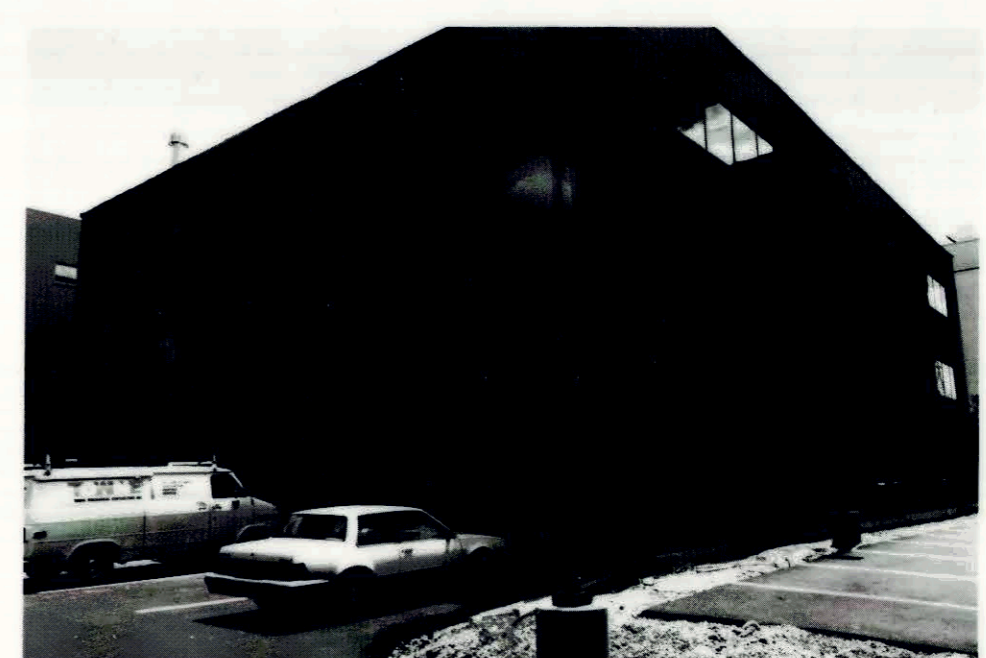
Plt Bk 131  
Pg. 54B  
AUG 24 3 35 PM '87  
MORNING  
RECORDED

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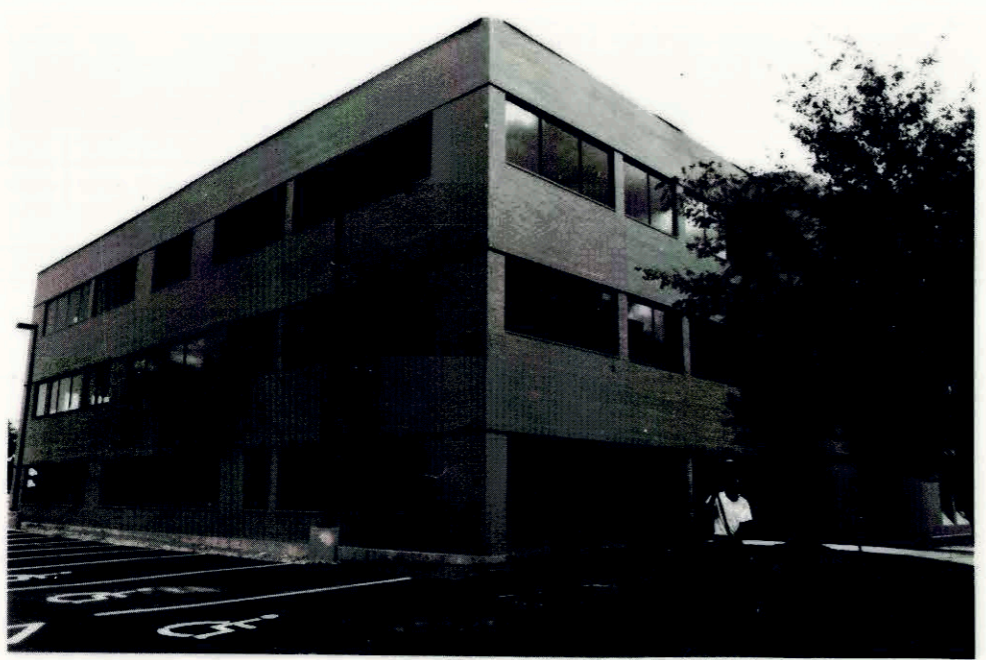
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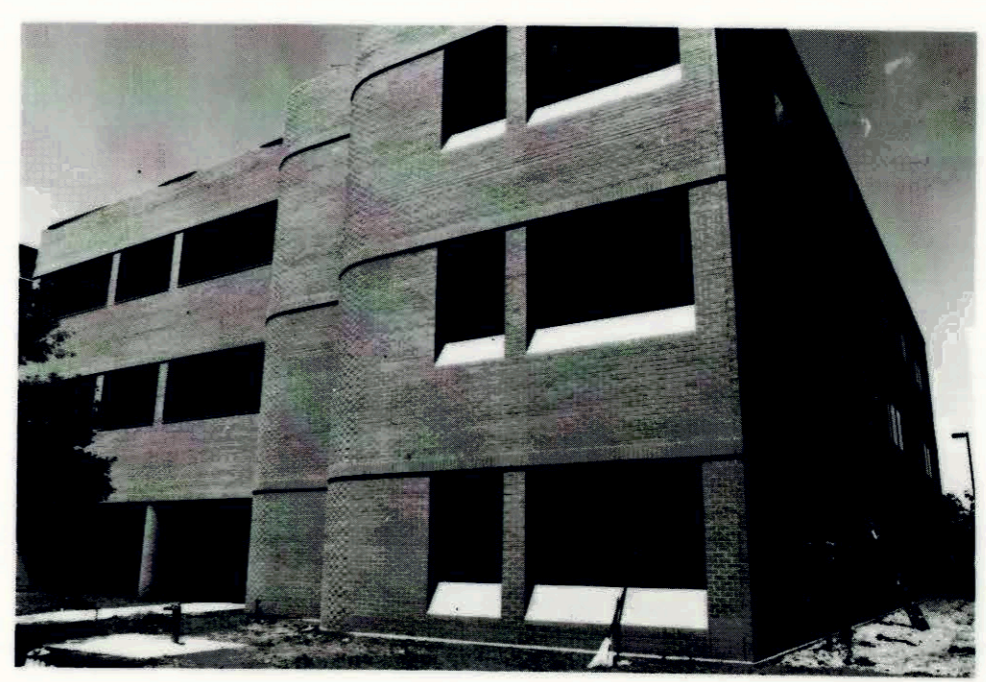
BACK & RIGHT SIDE OF BUILDING



BACK & LEFT SIDE OF BUILDING

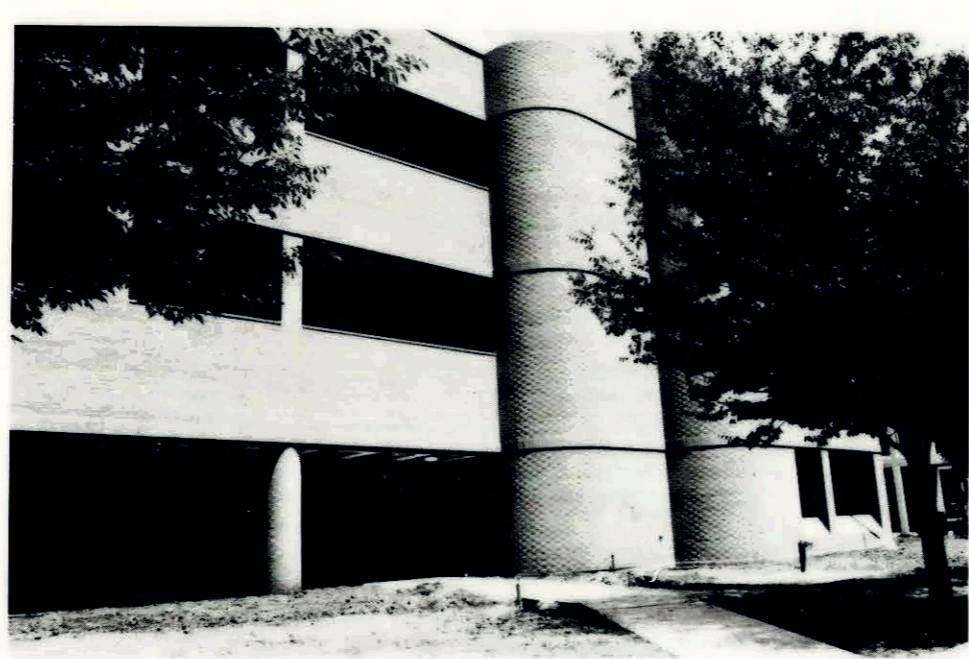


FRONT & LEFT SIDE OF BUILDING



FRONT & RIGHT SIDE OF BUILDING

0  
1  
2  
3  
4 inches



FRONT OF BUILDING

TRANSFERRED  
1987 AUG 24 PM 3:19

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\*87-95-RML