

EMERGENCY RESOLUTION NO. 65-95  
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER BROOKS COMPTON  
ON THE 18th DAY OF SEPT., 1995

A RESOLUTION DECLARING IT NECESSARY TO IMPROVE YANKEE TRACE DRIVE, SOCIAL ROW ROAD, EASEMENTS OF THE CITY, HOMESTEAD DRIVE, OLD GATE CROSSING, AND GATEKEEPER WAY BETWEEN CERTAIN TERMINI BY GRADING, DRAINING, CURBING, PAVING AND INSTALLATION OF STORM AND SANITARY SEWERS, CONSTRUCTING A WATER MAIN AND SANITARY SEWER, AND INSTALLING GAS STREET LIGHTS, AND PROVIDING ALL RELATED WORK AND NECESSARY APPURTENANCES WITH RESPECT TO THOSE IMPROVEMENTS, AND DECLARING AN EMERGENCY.

THE MUNICIPALITY OF CENTERVILLE HEREBY RESOLVES:

SECTION 1. That this Council hereby declares that an emergency exists affecting the public welfare, in that the improvements authorized by this emergency resolution must be commenced at the earliest possible date in order to utilize a portion of the 1995 construction season and thereby enable the improvements to be completed at the earliest possible date in order to provide for the public welfare and safety public streets, drainage facilities, sanitary sewers, water mains, and street lighting.

SECTION 2. That it is declared necessary to provide for the following improvements:

1. The improvement of a public right of way (Yankee Trace Drive) commencing at Social Row Road (approximately 1200 feet southeast of Yankee Street) to a point approximately 2200 feet northeasterly of Social Row Road by grading, draining, curbing, paving, and installation of storm and sanitary sewers and all related work and necessary appurtenances thereto.

2. The improvement of Social Row Road from the intersection of Yankee Street and Social Row Road to the aforesaid Yankee Trace Drive right of way and Yankee Trace Drive from the intersection of Social Row Road north approximately 2200 feet by the construction of a public water main and all related work and necessary appurtenances.

3. The improvement of public easements beginning at a point approximately 200 feet north of the intersection of Yankee Street and Social Row Road, and approximately 450 feet east of Yankee Street easterly in the easement approximately 900 feet to Yankee Trace Drive right of way by the construction of a sanitary sewer and all related work and necessary appurtenances thereto.

4. The installation of gas street lights and all related work and necessary appurtenances thereto in the following locations:

On Homestead Drive, Old Gate Crossing, and Gatekeeper Way; approximately 30 lights.

On the east and west side of Yankee Street from the northern portion of the property now or formerly owned by the City of Centerville south to the approximate location of the old Spires Property; at the intersection of Yankee Street and Social Row Road; on Social Row Road at the approximate intersection of the entry point of Yankee Trace Drive continuing along both sides of Yankee Trace Drive through the access point for Parcel 18; approximately 44 lights.

SECTION 3. That the plans, specifications, profiles and estimate of cost of the improvement, now on file in the office of the Clerk of Council, are approved. The improvement shall be made in accordance with, and the grade of the improvement and of the street shall be the grade as shown on, the plans, specifications and profiles for the improvement, provided that,

as authorized by the petition for the improvement, additions to or deductions from the length of Yankee Trace Drive or the location and number of gas street lights may be made at the time of letting contracts for the improvement or during the course of construction which are required in the reasonable judgment of the City Manager so that the annual principal amount of the special assessment and interest thereon will be as close as possible to and not exceed \$660.

SECTION 4. That this Council finds and determines that (i) the improvement is conducive to the public health, convenience and welfare of this City and the inhabitants thereof and (ii) the lots and lands to be assessed as described in Section 4 hereof are specially benefitted by the improvement. This Council further finds and determines that the streets and easements to be improved are so situated in relation to each other that, in order to complete the improvement thereof in the most practical and economical manner, they may, at the option of the City Manager, be improved at the same time, with the same kind of materials and in the same manner and they may, at the option of the City Manager, be treated as a single improvement and included in the same legislation and contract. This Council further finds and determines that the improvement has been petitioned for by the owners of 100% of the lots and lands to be assessed for the improvement.

SECTION 5. The whole cost of the improvement shall be assessed in proportion to the benefits that may result from the improvement upon the following lots and lands, to-wit: the lots and lands described in Exhibit A attached to and made a part of this resolution.

SECTION 6. That the cost of the improvement shall include the cost of preliminary and other surveys, plans, specifications, profiles and estimates and of printing, serving and publishing notices, resolutions and ordinances, the amount of any damages resulting from the

improvement and the interest thereon, the costs incurred in connection with the preparation, levy and collection of the special assessments, the cost of purchasing, appropriating, and otherwise acquiring any real estate or interests therein required for the improvement, expenses of legal services including obtaining approving legal opinions, cost of labor and material, and interest on bonds and notes issued in anticipation of the levy and collection of the special assessments, together with all other necessary expenditures.

SECTION 7. That James P. Sullivan is authorized and directed to prepare and file in the office of the Clerk of Council the estimated special assessments of the cost of the improvement described in this resolution. Those estimated special assessments shall be based upon the estimate of cost of the improvement now on file in the office of the Clerk of Council and shall be prepared pursuant to the provisions of this resolution.

SECTION 8. That the special assessments to be levied shall be paid in thirty annual installments of principal and interest, with interest on the unpaid principal amount of each special assessment at the same rate as shall be borne by the bonds to be issued in anticipation of the collection of the total of the unpaid special assessments; provided that in accordance with the petition for the improvement there may be certified to and collected by the County up to two additional annual installments of interest only.

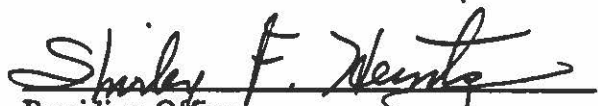
SECTION 9. That bonds of the City shall be issued in anticipation of the collection of annual installments of the special assessments and in an amount equal to the total of the special assessments.

SECTION 10. That this Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this resolution were adopted in an open

meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 11. That this resolution shall become effective upon its adoption, in accordance with Section 5.05 of the Charter of the City and by reason of Sections 5.05 and 8.11 of the Charter of the City shall not stand repealed as of the 75th day after adoption.

ADOPTED this 18th day of September, 1995.

  
Presiding Officer

Attest:   
Clerk of Council

**SCHEDULE OF ESTIMATED ASSESSMENT**

<u>Owner Name</u>	<u>Lot No.</u>	<u>Legal Reference</u>	<u>Address of Property</u>	<u>Assessment</u>
Ashford Estate Homes, Inc.	11	Section 1, Plat Bk 158 Pages 38, 38A, 38B	1275 Water's Edge Drive	\$9,090.91
Ashford Estate Homes, Inc.	44	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1161 Charter Place	\$9,090.91
M.J. Coates Const. Co., Inc.	19	Section 1, Plat Bk 158 Pages 38, 38A, 38B	1282 Water's Edge Drive	\$9,090.91
R.L. Diorio Custom Homes, Inc.	21	Section 1, Plat Bk 158 Pages 38, 38A, 38B	1306 Water's Edge Drive	\$9,090.91
Donald W. Dunnington	1	Section 1, Plat Bk 158 Pages 38, 38A, 38B	9690 Preserve Place	\$9,090.91
Norma J. Baker, Trustee	22	Section 1, Plat Bk 158 Pages 38, 38A, 38B	1318 Water's Edge Drive	\$9,090.91
Michael's Custom Homes, Inc.	12	Section 1, Plat Bk 158 Pages 38, 38A, 38B	1229 Water's Edge Drive	\$9,090.91
Roger E. and Elizabeth B. Vignolo	30	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1122 Charter Place	\$9,090.91
Stephen A. Swanson	14	Section 1, Plat Bk 158 Pages 38, 38A, 38B	1222 Water's Edge Drive	\$9,090.91
Nick A. Peth Builders	2	Section 1, Plat Bk 158 Pages 38, 38A, 38B	9679 Preserve Place	\$9,090.91
Ravlin Construction Co., Inc.	4	Section 1, Plat Bk 158 Pages 38, 38A, 38B	9643 Preserve Place	\$9,090.91
R.A. Rhoads, Inc.	15	Section 1, Plat Bk 158 Pages 38, 38A, 38B	1234 Water's Edge Drive	\$9,090.91
R.A. Rhoads, Inc.	33	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1068 Charter Place	\$9,090.91
WM. A. Simms Jr. Builders Inc.	18	Section 1, Plat Bk 158 Pages 38, 38A, 38B	1270 Water's Edge Drive	\$9,090.91
Tom Peebles Builders, Inc.	59	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1554 Heritage Lake Drive	\$9,090.91
John G. Black Enterprises, Inc.	60	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1570 Heritage Lake Drive	\$9,090.91

<u>Owner Name</u>	<u>Lot No.</u>	<u>Legal Reference</u>	<u>Address of Property</u>	<u>Assessment</u>
Williamsburg Properties, Inc.	61	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1586 Heritage Lake Drive	\$9,090.91
Hickey Building Company	51	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1603 Heritage Lake Drive	\$9,090.91
Steve and Joan Beinlich	94	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1614 Gatekeeper Way	\$9,090.91
Hickey Building Company	58	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1538 Heritage Lake Drive	\$9,090.91
Cameo Construction Company	62	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1602 Heritage Lake Drive	\$9,090.91
Yankee Trace Development, Inc.	3	Section 1, Plat Bk 158 Pages 38, 38A, 38B	9661 Preserve Place	\$9,090.91
Yankee Trace Development, Inc.	5	Section 1, Plat Bk 158 Pages 38, 38A, 38B	9625 Preserve Place	\$9,090.91
Yankee Trace Development, Inc.	6	Section 1, Plat Bk 158 Pages 38, 38A, 38B	9607 Preserve Place	\$9,090.91
Yankee Trace Development, Inc.	7	Section 1, Plat Bk 158 Pages 38, 38A, 38B	9620 Preserve Place	\$9,090.91
Yankee Trace Development, Inc.	8	Section 1, Plat Bk 158 Pages 38, 38A, 38B	9638 Preserve Place	\$9,090.91
Yankee Trace Development, Inc.	9	Section 1, Plat Bk 158 Pages 38, 38A, 38B	9668 Preserve Place	\$9,090.91
Yankee Trace Development, Inc.	10	Section 1, Plat Bk 158 Pages 38, 38A, 38B	9694 Preserve Place	\$9,090.91
Yankee Trace Development, Inc.	13	Section 1, Plat Bk 158 Pages 38, 38A, 38B	1210 Water's Edge Drive	\$9,090.91
Yankee Trace Development, Inc.	16	Section 1, Plat Bk 158 Pages 38, 38A, 38B	1246 Water's Edge Drive	\$9,090.91
Yankee Trace Development, Inc.	17	Section 1, Plat Bk 158 Pages 38, 38A, 38B	1258 Water's Edge Drive	\$9,090.91
Yankee Trace Development, Inc.	20	Section 1, Plat Bk 158 Pages 38, 38A, 38B	1294 Water's Edge Drive	\$9,090.91
Yankee Trace Development, Inc.	23	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1248 Charter Place	\$9,090.91

<u>Owner Name</u>	<u>Lot No.</u>	<u>Legal Reference</u>	<u>Address of Property</u>	<u>Assessment</u>
Yankee Trace Development, Inc.	24	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1230 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	25	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1212 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	26	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1194 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	27	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1176 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	28	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1158 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	29	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1140 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	31	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1104 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	32	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1086 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	34	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1050 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	35	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1032 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	36	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1017 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	37	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1035 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	38	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1053 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	39	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1071 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	40	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1089 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	41	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1107 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	42	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1125 Charter Place	\$9,090.91



<u>Owner Name</u>	<u>Lot No.</u>	<u>Legal Reference</u>	<u>Address of Property</u>	<u>Assessment</u>
Yankee Trace Development, Inc.	43	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1143 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	45	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1179 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	46	Section 2, Plat Bk 160 Pages 13, 13A, 13B	1197 Charter Place	\$9,090.91
Yankee Trace Development, Inc.	47	Section 2, Plat Bk 160 Pages 13, 13A, 13B	9510 Lantern Way	\$9,090.91
Yankee Trace Development, Inc.	48	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1651 Heritage Lake Drive	\$9,090.91
Yankee Trace Development, Inc.	49	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1635 Heritage Lake Drive	\$9,090.91
Yankee Trace Development, Inc.	50	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1619 Heritage Lake Drive	\$9,090.91
Yankee Trace Development, Inc.	52	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1587 Heritage Lake Drive	\$9,090.91
Yankee Trace Development, Inc.	53	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1571 Heritage Lake Drive	\$9,090.91
Yankee Trace Development, Inc.	54	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1555 Heritage Lake Drive	\$9,090.91
Yankee Trace Development, Inc.	55	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1539 Heritage Lake Drive	\$9,090.91
Yankee Trace Development, Inc.	56	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1506 Heritage Lake Drive	\$9,090.91
Yankee Trace Development, Inc.	57	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1522 Heritage Lake Drive	\$9,090.91
Yankee Trace Development, Inc.	63	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1618 Heritage Lake Drive	\$9,090.91
Yankee Trace Development, Inc.	64	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1634 Heritage Lake Drive	\$9,090.91
Yankee Trace Development, Inc.	65	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1641 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	66	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1633 Gatekeeper Way	\$9,090.91

<u>Owner Name</u>	<u>Lot No.</u>	<u>Legal Reference</u>	<u>Address of Property</u>	<u>Assessment</u>
Yankee Trace Development, Inc.	67	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1625 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	68	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1617 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	69	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1609 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	70	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1593 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	71	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1585 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	72	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1577 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	73	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1569 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	74	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1561 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	75	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1545 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	76	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1529 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	77	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1521 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	78	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1513 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	79	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1505 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	80	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1502 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	81	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1510 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	82	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1518 Gatekeeper Way	\$9,090.91
Yankee Trace Development, Inc.	83	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1526 Gatekeeper Way	\$9,090.91

<u>Owner Name</u>	<u>Lot No.</u>	<u>Legal Reference</u>	<u>Address of Property</u>	<u>Assessment</u>
Yankee Trace Development, Inc.	84	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1534 Gatekeeper Way	\$ 9,090.91
Yankee Trace Development, Inc.	85	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1542 Gatekeeper Way	\$ 9,090.91
Yankee Trace Development, Inc.	86	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1550 Gatekeeper Way	\$ 9,090.91
Yankee Trace Development, Inc.	87	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1558 Gatekeeper Way	\$ 9,090.91
Yankee Trace Development, Inc.	88	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1566 Gatekeeper Way	\$ 9,090.91
Yankee Trace Development, Inc.	89	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1574 Gatekeeper Way	\$ 9,090.91
Yankee Trace Development, Inc.	90	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1582 Gatekeeper Way	\$ 9,090.91
Yankee Trace Development, Inc.	91	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1590 Gatekeeper Way	\$ 9,090.91
Yankee Trace Development, Inc.	92	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1598 Gatekeeper Way	\$ 9,090.91
Yankee Trace Development, Inc.	93	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1606 Gatekeeper Way	\$ 9,090.91
Yankee Trace Development, Inc.	95	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1622 Gatekeeper Way	\$ 9,090.91
Yankee Trace Development, Inc.	96	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1630 Gatekeeper Way	\$ 9,090.91
Yankee Trace Development, Inc.	97	Section 3, Plat Bk 160 Pages 30, 30A, 30B	1657 Gatekeeper Way	\$ 9,090.91
City of Centerville, Ohio	11 Lots 5.288 Ac	Section 4 Part of Parcel 11	Not Available	\$ 100,000.01
City of Centerville, Ohio	13 Lots 5.688 Ac	Parcel 18	Not Available	<u>\$ 118,181.83</u>
<b>TOTALS</b>	<b>121 Lots</b>			<u><b>\$1,100,000.11</b></u>

H:\WP\PS\MISC\YTS\AFEX\LOT



DESCRIPTION:

Section Three Boundary  
20.952 Acre Parcel

LOCATION:

Yankee Trace  
Montgomery County, Ohio

Situated in Section 5, Town 2, Range 5, MRS, City of Centerville, Montgomery County, Ohio, and being a 20.952 acre parcel and being more particularly described as follows:

Beginning at an existing 1" iron pipe at the southeasterly corner of Section 5; thence along the southerly line of Section 5, North 70°34'50" West, 2895.67 feet to the centerline of Yankee Street Pike; thence departing said section line, with said centerline the following three courses: North 02°51'44" East, 341.17 feet to an existing spike; thence, North 03°15'17" East, 227.85 feet to an existing spike; thence, North 03°49'35" East, 140.45 feet to an existing spike, said spike being the true point of beginning;

- thence from the point of beginning thus found and departing said centerline North 69°56'21" West, passing a set 5/8" iron pin at 46.94 feet at the westerly right-of-way of Yankee Street Pike, a total distance of 740.27 feet to an existing iron pin;
- thence North 03°30'20" East, 189.02 feet;
- thence North 06°44'45" East, 114.13 feet;
- thence North 02°37'53" West, 160.92 feet;
- thence North 21°52'24" East, 168.59 feet;
- thence North 06°06'34" East, 160.17 feet to a set 5/8" iron pin;
- thence North 29°38'42" West, 81.50 feet;
- thence North 37°32'20" West, 250.99 feet to the northerly right-of-way of Gatekeeper Way;
- thence along said right-of-way on a curve to the right having a radius of 175.00 feet, an arc length of 66.20 feet, (Chord = North 63°17'54" East, 65.81 feet);
- thence departing said right-of-way North 37°32'20" West, 154.94 feet;

Yankee Trace, Section Three Boundary  
20.952 Acre Parcel  
March 7, 1995  
Page 2

thence North 60°59'49" East, 86.56 feet;  
thence South 76°57'15" East, 104.64 feet to the westerly  
right-of-way of Heirloom Crossing;  
thence along said right-of-way the following 4 courses:  
with a curve to the right having a radius of 300.00  
feet, an arc length of 115.78 feet, (Chord = North  
09°28'19" East, 115.07 feet);  
thence with a curve to the left having a radius of 295.00  
feet, an arc length of 33.13 feet, (Chord = North  
17°18'39" East, 33.12 feet);  
thence North 14°05'36" East, 2.89 feet;  
thence with a curve to the left having a radius of 15.00  
feet, an arc length of 26.30 feet, (Chord = North  
36°08'40" West, 23.06 feet) to the southerly right-  
of-way of Heritage Lake Drive;  
thence North 03°37'03" East, 50.00 feet to the northerly  
right-of-way of Heritage Lake Drive;  
thence along said right-of-way with a curve to the right  
having a radius of 450.00 feet, an arc length of  
105.71 feet, (Chord = South 79°39'09" East, 105.47  
feet);  
thence departing said right-of-way North 17°04'38" East,  
93.30 feet to a set 5/8" iron pin;  
thence North 86°43'27" East, 120.36 feet to a set 5/8"  
iron pin;  
thence South 79°43'16" East, 74.14 feet to a set 5/8" iron  
pin;  
thence South 37°32'20" East, 182.72 feet to an existing  
5/8" iron pin;  
thence South 59°43'02" East, 97.19 feet to an existing  
5/8" iron pin;  
thence South 83°12'32" East, 247.47 feet to the centerline  
of Yankee Street Pike;  
thence along said centerline South 07°11'58" West, 50.12  
feet;  
thence continuing along said centerline South 06°13'38"  
West, 519.85 feet to an existing spike;  
thence departing said centerline North 83°12'32" West,  
183.32 feet to an existing 5/8" iron pin;  
thence North 53°31'01" West, 172.25 feet to a set 5/8"  
iron pin;  
thence South 52°27'40" West, 157.24 feet to the northerly  
right-of-way of Tibbals Court;  
thence South 12°59'18" West, 50.00 feet to the southerly  
right-of-way of Tibbals Court;

Yankee Trace, Section Three Boundary  
20.952 Acre Parcel  
March 7, 1995  
Page 3

thence along said right-of-way with a curve to the right having a radius of 241.50 feet, an arc length of 99.03 feet, (Chord = South 65°15'51" East, 98.34 feet);

thence continuing along said right-of-way South 53°31'01" East, 12.45 feet;

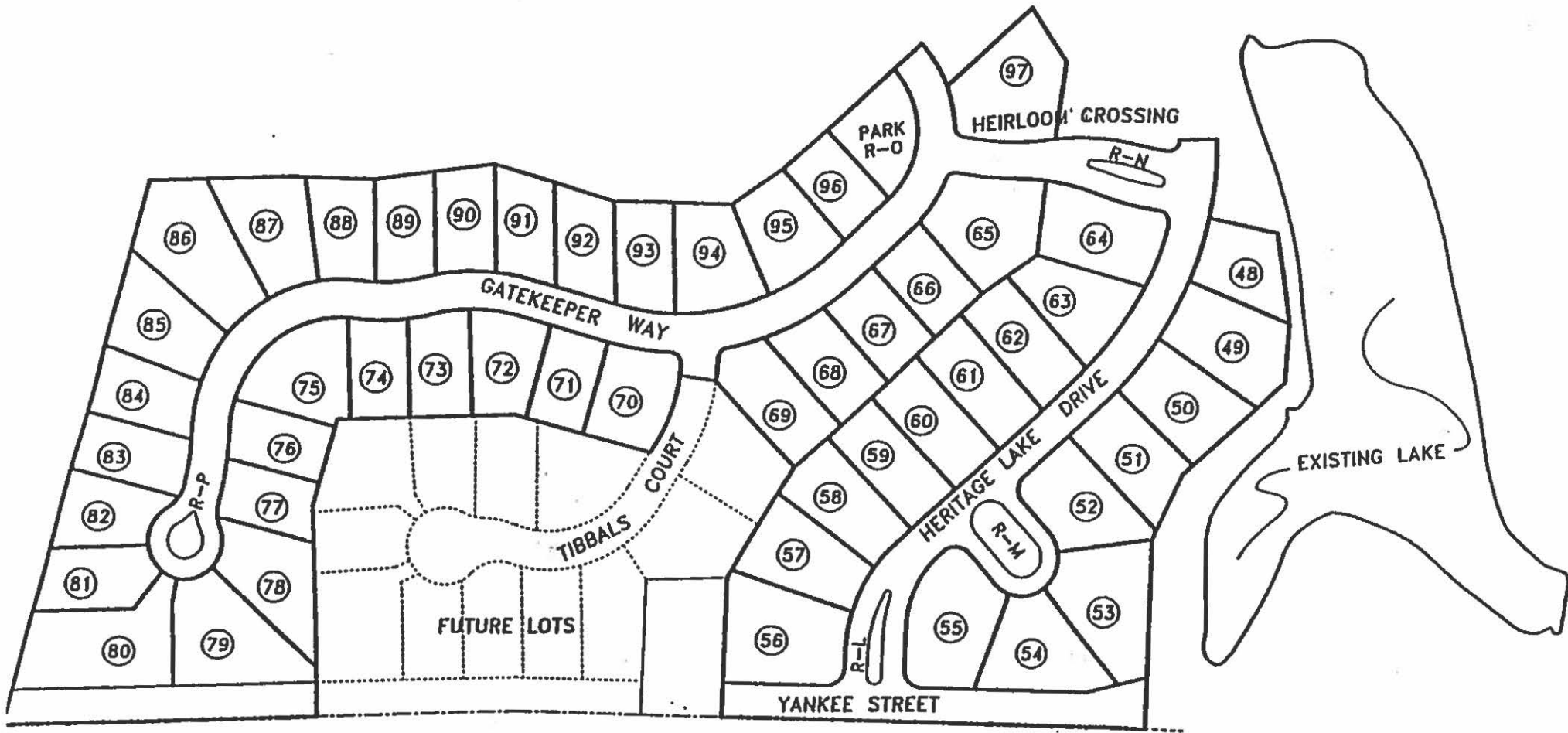
thence departing said right-of-way South 20°43'12" West, 189.62 feet;

thence South 03°30'20" West, 236.86 feet to a set 5/8" iron pin;

thence South 69°57'49" East, 122.38 feet;

thence South 86°29'40" East, passing a set 5/8" iron pin at 232.73 feet at the westerly right-of-way of Yankee Street Pike a total distance of 277.73 feet to the centerline of Yankee Street Pike;

thence along said centerline South 03°31'25" West, 422.82 feet to the point of beginning containing 20.952 acres subject to all easements and rights-of-way of record.



p.5  
I-V

**RECORD PLAN**  
**YANKEE TRACE**  
**SECTION THREE**

SECTION 5, TOWN 2, RANGE 5 MRS  
 CITY OF CENTERVILLE  
 MONTGOMERY COUNTY, OHIO

LOTS 49-96	15.95	Acres
RESERVE AREAS L-P	0.48	Acres
R/W	4.52	Acres
<b>TOTAL</b>	<b>20.95</b>	<b>Acres</b>

No.	DATE	REVISION	<b>bayer-becker engineers</b> engineers - planners - surveyors 865 blu avenue millford, ohio 45150	date: 1-28-95
1	2-28-95	Rev. to reflect Dev. & Comments		Draw by: F.P.Z. Check by: Sheet 1 of 3



September 26, 1994  
Revised October 12, 1994  
Revised June 13, 1995

DESCRIPTION: 34.369 Acre Tract  
LOCATION: Yankee Trace  
City of Centerville  
Montgomery County, Ohio

Situated in Section 5, Town 2, Range 5, MRs, City of Centerville, Montgomery County, Ohio and being a 34.369 acre tract being further described as follows:

Begin at an existing 1" iron pipe at the southeasterly corner of section 5; thence North 02°48'24" East, 1369.66 feet to an existing iron pin; thence, North 02°44'14" East, 809.78 feet to an existing iron post in concrete; thence, North 02°57'53" East, 1134.40 feet to an existing iron pin; thence North 70°16'53" West, 62.66 feet to a set 5/8" iron pin, said pin being the point of beginning;

thence from the point of beginning thus found South 02°57'53" West, 184.31 feet;  
thence with a curve to the right having a radius of 360.00 feet, an arc length of 91.78 feet, a delta angle of 14°36'27" (Chord = South 10°16'06" West, 91.53 feet);  
thence with a curve to the left having a radius of 410.00 feet, an arc length of 58.89 feet, a delta angle of 08°13'46" (Chord = South 13°27'26" West, 58.84 feet) to a set 5/8" iron pin;  
thence North 80°39'26" West, 73.32 feet to a set 5/8" iron pin;  
thence South 61°50'42" West, 168.05 feet to a set 5/8" iron pin;  
thence with a curve to the left having a radius of 170.00 feet, an arc length of 24.42 feet, a delta angle of 08°13'51" (Chord = North 54°49'08" West, 24.40 feet);  
thence North 58°56'04" West, 262.83 feet to a set 5/8" iron pin;  
thence North 71°05'07" West, 503.48 feet to a set 5/8" iron pin;

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thence North 78°02'23" West, 197.82 feet to a set 5/8" iron pin;  
thence North 84°32'41" West, 547.43 feet to a set 5/8" iron pin;  
thence with a curve to the right having a radius of 225.00 feet, an arc length of 110.82 feet, a delta angle of 28°13'10" (Chord = South 52°11'38" West, 109.70 feet);  
thence South 66°18'13" West, 45.06 feet;  
thence with a curve to the left having a radius of 175.00 feet, an arc length of 83.61 feet, a delta angle of 27°22'26" (Chord = South 52°37'00" West, 82.82 feet);  
thence South 38°55'46" West, 124.09 feet;  
thence with a curve to the left having a radius of 162.50 feet, an arc length of 280.94 feet, a delta angle of 99°03'19" (Chord = South 10°35'53" East, 247.23 feet);  
thence with a curve to the right having a radius of 530.04 feet, an arc length of 82.14 feet, a delta angle of 08°52'46" (Chord = South 55°41'10" East, 82.06 feet);  
thence North 56°30'33" East, 354.88 feet to a set 5/8" iron pin;  
thence South 80°12'41" East, 329.38 feet to a set 5/8" iron pin;  
thence South 86°14'34" East, 198.42 feet to a set 5/8" iron pin;  
thence South 01°52'45" West, 177.82 feet to a set 5/8" iron pin;  
thence South 42°30'28" West, 250.00 feet;  
thence South 56°48'28" West, 76.76 feet;  
thence South 06°49'01" East, 214.80 feet;  
thence with a curve to the left having a radius of 175.00 feet, an arc length of 90.36 feet, a delta angle of 29°35'00" (Chord = North 59°42'58" East, 89.36 feet);  
thence South 45°04'32" East, 50.00 feet;  
thence South 65°51'26" East, 179.74 feet to a set 5/8" iron pin;  
thence South 42°21'40" West, 197.69 feet to a set 5/8" iron pin;  
thence South 73°21'18" West, 242.32 feet to a set 5/8" iron pin;  
thence South 63°25'55" West, 265.75 feet to a set 5/8" iron pin;

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thence South 83°32'56" West, 134.48 feet to a set 5/8" iron pin;  
thence North 25°42'27" West, 144.90 feet to a set 5/8" iron pin;  
thence North 05°39'32" East, 278.04 feet to a set 5/8" iron pin;  
thence North 33°52'39" West, 440.00 feet to a set 5/8" iron pin;  
thence North 56°07'21" East, 143.44 feet;  
thence with a curve to the left having a radius of 480.04 feet, an arc length of 93.46 feet, a delta angle of 11°09'17" (Chord = North 54°32'54" West, 93.31 feet);  
thence with a curve to the right having a radius of 212.50 feet, an arc length of 367.38 feet, a delta angle of 99°03'19" (Chord = North 10°35'53" West, 323.31 feet);  
thence North 38°55'46" East, 124.09 feet;  
thence with a curve to the right having a radius of 225.00 feet, an arc length of 107.50 feet, a delta angle of 27°22'26" (Chord = North 52°37'00" East, 106.48 feet);  
thence North 66°18'13" East, 45.06 feet;  
thence with a curve to the left having a radius of 175.00 feet, an arc length of 49.10 feet, a delta angle of 16°04'37" (Chord = North 58°15'54" East, 48.94 feet);  
thence North 39°46'25" West, 7.08 feet;  
thence with a curve to the left having a radius of 74.00 feet, an arc length of 190.11 feet, a delta angle of 147°11'34" (Chord = North 23°22'12" West, 141.98 feet);  
thence South 83°02'01" West, 5.67 feet;  
thence North 06°57'59" West, 6.05 feet;  
thence South 82°24'19" West, 154.81 feet;  
thence with a curve to the right having a radius of 412.00 feet, an arc length of 96.79 feet, a delta angle of 13°27'37" (Chord = South 89°08'07" West, 96.57 feet);  
thence North 84°08'05" West, 134.65 feet;  
thence with a curve to the left having a radius of 358.00 feet, an arc length of 95.36 feet, a delta angle of 15°15'43" (Chord = South 88°14'04" West, 95.08 feet);  
thence South 80°36'12" West, 81.26 feet;

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thence with a curve to the right having a radius of 177.00 feet, an arc length of 117.57 feet, a delta angle of 38°03'28" (Chord = North 80°22'04" West, 115.42 feet);

thence with a curve to the left having a radius of 30.00 feet, an arc length of 60.67 feet, a delta angle of 115°51'49" (Chord = South 60°43'46" West, 50.85 feet);

thence South 02°47'51" West, 30.91 feet;

thence South 79°48'56" West, 65.32 feet to a set spike and centerline of Yankee Street Pike;

thence along said centerline North 07°11'58" East, 137.93 feet to a set spike;

thence continuing along said centerline North 02°37'14" East, 63.96 feet to an existing spike;

thence departing said centerline South 84°55'37" East, 718.45 feet to an existing iron pin;

thence South 05°04'41" West, 19.02 feet to a set 5/8" iron pin;

thence North 82°24'19" East, 43.68 feet;

thence with a curve to the left having a radius of 200.00 feet, an arc length of 60.77 feet, a delta angle of 17°24'35" (Chord = North 73°42'01" East, 60.54 feet);

thence with a curve to the left having a radius of 117.00 feet, an arc length of 143.85 feet, a delta angle of 70°26'43" (Chord = North 29°46'22" East, 134.96 feet);

thence with a curve to the right having a radius of 87.00 feet, an arc length of 19.47 feet, a delta angle of 12°49'27" (Chord = North 00°57'44" East, 19.43 feet);

thence with a curve to the left having a radius of 15.00 feet, an arc length of 17.52 feet, a delta angle of 66°54'40" (Chord = North 26°04'52" West, 16.54 feet);

thence North 59°32'13" West, 2.47 feet;

thence North 30°27'47" East, 50.00 feet;

thence South 59°32'13" East, 2.47 feet;

thence with a curve to the left having a radius of 15.00 feet, an arc length of 17.52 feet, a delta angle of 66°54'40" (Chord = North 87°00'27" East, 16.54 feet);

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thence with a curve to the right having a radius of 87.00 feet, an arc length of 29.83 feet, a delta angle of 19°38'45" (Chord = North 63°22'30" East, 29.69 feet);

thence with a curve to the left having a radius of 117.00 feet, an arc length of 108.97 feet, a delta angle of 53°21'43" (Chord = North 46°31'01" East, 105.07 feet);

thence South 70°09'51" East, 50.00 feet;

thence South 19°50'09" West, 40.05 feet;

thence with a curve to the left having a radius of 117.00 feet, an arc length of 76.18 feet, a delta angle of 37°18'25" (Chord = South 01°10'56" West, 74.84 feet);

thence with a curve to the right having a radius of 87.00 feet, an arc length of 39.02 feet, a delta angle of 25°41'54" (Chord = South 04°37'19" East, 38.70 feet);

thence with a curve to the left having a radius of 15.00 feet, an arc length of 15.62 feet, a delta angle of 59°39'05" (Chord = South 21°35'54" East, 14.92 feet);

thence with a curve to the right having a radius of 125.00 feet, an arc length of 99.12 feet, a delta angle of 45°26'02" (Chord = South 28°42'26" East, 96.54 feet);

thence South 05°59'25" East, 17.01 feet;

thence with a curve to the left having a radius of 15.00 feet, an arc length of 21.45 feet, a delta angle of 81°56'44" (Chord = South 46°57'47" East, 19.67 feet);

thence with a curve to the right having a radius of 275.00 feet, an arc length of 87.32 feet, a delta angle of 18°11'33" (Chord = South 78°50'23" East, 86.95 feet);

thence with a curve to the left having a radius of 225.00 feet, an arc length of 105.66 feet, a delta angle of 26°54'21" (Chord = South 83°11'47" East, 104.69 feet);

thence with a curve to the right having a radius of 425.00 feet, an arc length of 33.03 feet, a delta angle of 04°27'12" (Chord = North 85°34'39" East, 33.02 feet);

thence with a curve to the left having a radius of 15.00 feet, an arc length of 21.65 feet, a delta angle of 82°42'53" (Chord = North 46°26'48" East, 19.82 feet);

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thence with a curve to the right having a radius of 425.00 feet, an arc length of 148.69 feet, a delta angle of 20°02'41" (Chord = North 15°06'43" East, 147.93 feet);  
thence North 25°08'04" East, 95.55 feet to a set 5/8" iron pin;  
thence South 70°16'53" East, 1249.60 feet to the point of beginning containing 34.369 acres of land subject to all easements and rights-of-way of record.

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Exhibit A-2

DESCRIPTION:

5.688 Acre Tract (Net)  
Parcel 18

LOCATION:

Yankee Trace  
City of Centerville  
Montgomery County, Ohio

Situated in Section 4, Town 2, Range 5, City of Centerville, Montgomery County, Ohio and being a 5.688 acre tract being further described as follows:

Begin at an existing 1" iron pipe at the northeasterly corner of Section 4; thence South  $02^{\circ}48'24''$  West, 647.05 feet to an existing  $5/8''$  iron pin; thence South  $02^{\circ}33'49''$  West, 1011.75 feet to an existing 1" iron pin; thence South  $02^{\circ}18'26''$  West, 954.59 feet to the northerly right-of-way of Social Row Road; thence with said northerly right-of-way the following 3 courses: with a curve to the right having a radius of 1215.00 feet, an arc length of 197.50 feet, a delta angle of  $09^{\circ}18'49''$  (Chord = North  $75^{\circ}12'53''$  West, 197.29 feet); thence, North  $70^{\circ}33'29''$  West, 999.41 feet; thence, with a curve to the right, having a radius of 1215.00 feet, an arc length of 685.34 feet, a delta angle of  $32^{\circ}19'06''$  (Chord = North  $54^{\circ}23'55''$  West, 676.29 feet) to a point on the future southerly right-of-way of Yankee Trace Drive; thence, departing said Social Row Road, and along said Yankee Trace Drive right-of-way the following 3 courses: on a curve to the right, having a radius of 25.00 feet, an arc length of 40.30 feet, a delta angle of  $92^{\circ}21'32''$  (Chord = North  $07^{\circ}56'23''$  East, 36.08 feet); thence, North  $54^{\circ}07'09''$  East, 136.43 feet; thence, on a non-tangent curve to the left, having a radius of 292.39 feet, an arc length of 71.64 feet, a delta angle of  $14^{\circ}02'20''$  (Chord = North  $38^{\circ}53'07''$  East, 71.46 feet) to the point of beginning;

thence from the point of beginning thus found and continuing along said right-of-way the following 3 courses; on a curve to the left, having a radius of 292.39 feet, an arc length of 111.51 feet, a delta angle of  $21^{\circ}51'02''$  (Chord = North  $20^{\circ}56'26''$  East, 110.83 feet);  
thence North  $10^{\circ}00'55''$  East, 250.00 feet;

thence on a curve to the right, having a radius of 225.00 feet, an arc length of 372.39 feet, a delta angle of 94°49'43" (Chord = North 57°25'47" East, 331.32 feet);

thence departing said right-of-way, South 19°01'12" East, 40.00 feet;

thence on a curve to the left, having a radius of 76.00 feet, an arc length of 129.07, a delta angle of 97°18'14" (Chord = South 22°19'42" West, 114.11 feet) to a set 5/8" iron pin;

thence South 26°19'25" East, 195.38 feet to a set 5/8" iron pin;

thence South 41°43'45" East, 322.64 feet to a set 5/8" iron pin;

thence South 37°47'46" West, 201.08 feet to a set 5/8" iron pin;

thence North 71°32'57" West, 464.94 feet to a set 5/8" iron pin;

thence North 58°08'03" West, 81.37 feet to the point of beginning containing 5.688 acres of land subject to all easements and rights-of-way of record.



**DESCRIPTION:**

Section Four (Gross)  
5.288 Acre Parcel

**LOCATION:**

Yankee Trace  
Montgomery County, Ohio

Situated in Section 5 Town 2, Range 5, MRs, City of Centerville, Montgomery County, Ohio and being a 5.288 acre parcel and being more particularly described as follows:

Beginning at an existing 1" iron pipe at the southeasterly corner of Section 5; thence along the southerly line of Section 5, North 70°34'50" West, 2895.67 feet to the centerline of Yankee Street Pike; thence departing said section line, with said centerline North 02°51'44" East, 194.26 feet; to the true point of beginning;

thence from the point of beginning thus found and with said centerline the following four courses: North 02°51'44" East, 146.91 feet to an existing spike;  
thence North 03°15'17" East, 227.85 feet to an existing spike;  
thence North 03°49'35" East, 140.45 feet to an existing spike;  
thence North 03°31'25" East, 409.69 feet;  
thence departing said centerline North 81°35'36" East, 173.21 feet;  
thence South 27°36'44" East, 306.09 feet;  
thence South 70°41'03" East, 27.53 feet;  
thence South 19°18'57" West, 565.50 feet;  
thence South 56°57'49" West, 246.88 feet to the point of beginning containing 5.288 acres of land subject to all easements and rights-of-way of record.

**EXHIBIT A -3**

**Description of Property**

**Individual Lots Owned by Builders**

**ASHFORD ESTATE HOMES, INC.**

Thomas E. Smith, President  
6400 Bigger Road  
Centerville, Ohio 45459

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 11 Yankee Trace, Section One, as recorded in Plat Book "158", Pages 38, 38A and 38B of the Plat Records of Montgomery County, Ohio.

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 44 Yankee Trace, Section Two, as recorded in Plat Book "160", Pages 13, 13A and 13B of the Plat Records of Montgomery County, Ohio.

**M.J. COATES CONST. CO., INC.**

Martin J. Coates, President  
P.O. Box 231  
Centerville, Ohio 45459

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 19 Yankee Trace, Section One, as recorded in Plat Book "158", Pages 38, 38A and 38B of the Plat Records of Montgomery County, Ohio.

**R.L. DIORIO CUSTOM HOMES, INC.**

Sandra R. Diorio, Vice President  
5975 Kentshire Drive  
Kettering, Ohio 45440

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 21 Yankee Trace, Section One, as recorded in Plat Book "158", Pages 38, 38A and 38B of the Plat Records of Montgomery County, Ohio.

Lot 1

**DONALD W. DUNNINGTON**

Donald W. Dunnington  
2620 E. Lower Springboro Road  
Waynesville, Ohio 45068

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 1 Yankee Trace, Section One, as recorded in Plat Book "158", Pages 38, 38A and 38B of the Plat Records of Montgomery County, Ohio.

Lot 22

**NORMA J. BAKER, TRUSTEE**

Norma J. Baker, Trustee  
2120 Intra Costal Drive  
Ft. Lauderdale, FL 33305

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 22 Yankee Trace, Section One, as recorded in Plat Book "158", Pages 38, 38A and 38B of the Plat Records of Montgomery County, Ohio.

**MICHAEL'S CUSTOM HOMES, INC.**

Charles M. Hovell, President  
1930 N. Lakeman Ave., Unit 101  
Bellbrook, Ohio 45305

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 12 Yankee Trace, Section One, as recorded in Plat Book "158", Pages 38, 38A and 38B of the Plat Records of Montgomery County, Ohio.

Lot 30

**ROGER E. VIGNOLO AND ELIZABETH B. VIGNOLO**

8265 Rhine Way  
Centerville, Ohio 45458

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 30 Yankee Trace, Section Two, as recorded in Plat Book "160", Pages 13, 13A and 13B of the Plat Records of Montgomery County, Ohio.

**STEPHEN A. SWANSON**

Stephen A. Swanson  
6176 Quinella Way  
Centerville, Ohio 45459

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 14 Yankee Trace, Section One, as recorded in Plat Book "158", Pages 38, 38A and 38B of the Plat Records of Montgomery County, Ohio.

**NICK A. PETH BUILDERS**

Nick A. Peth, Owner/Sole Proprietor  
1555 East State Route 73  
Waynesville, Ohio 45068

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 2 Yankee Trace, Section One, as recorded in Plat Book "158", Pages 38, 38A and 38B of the Plat Records of Montgomery County, Ohio.

**RAVLIN CONSTRUCTION CO., INC.**

Paul L. Ravlin, President  
7071 Corporate Way  
Dayton, Ohio 45459

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 4 Yankee Trace, Section One, as recorded in Plat Book "158", Pages 38, 38A and 38B of the Plat Records of Montgomery County, Ohio.

**R.A. RHOADS, INC.**

R.A. Rhoads, President  
55 Rhoads Center Drive  
Centerville, Ohio 45458

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 15 Yankee Trace, Section One, as recorded in Plat Book "158", Pages 38, 38A and 38B of the Plat Records of Montgomery County, Ohio.

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 33 Yankee Trace, Section Two, as recorded in Plat Book "160", Pages 13, 13A and 13B of the Plat Records of Montgomery County, Ohio.

**WM. A. SIMMS JR. BUILDERS INC.**

Michael L. Simms, Vice President  
193 N. Main Street Suite B  
Centerville, Ohio 45459

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 18 Yankee Trace, Section One, as recorded in Plat Book "158", Pages 38, 38A and 38B of the Plat Records of Montgomery County, Ohio.

**TOM PEEBLES BUILDERS, INC.**

Thomas H. Peebles, President  
955 Congress Park Drive  
Dayton, Ohio 45459

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 59 Yankee Trace, Section Three, as recorded in Plat Book "160", Pages 30, 30A and 30B of the Plat Records of Montgomery County, Ohio.

**JOHN. G. BLACK ENTERPRISES, INC.**

Ray O. Black, President  
7917 S. Suburban Road  
Centerville, Ohio 45459

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 60 Yankee Trace, Section Three, as recorded in Plat Book "160", Pages 30, 30A and 30B of the Plat Records of Montgomery County, Ohio.

**WILLIAMSBURG PROPERTIES, INC.**

James R. Keller, Vice President  
1087-C Lyons Rd.  
Dayton, Ohio 45458

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 61 Yankee Trace, Section Three, as recorded in Plat Book "160", Pages 30, 30A and 30B of the Plat Records of Montgomery County, Ohio.

**HICKEY BUILDING COMPANY**

James W. Hickey, President  
535 Windsor Park Drive  
Centerville, Ohio 45459

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 51 Yankee Trace, Section Three, as recorded in Plat Book "160", Pages 30, 30A and 30B of the Plat Records of Montgomery County, Ohio.

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 58 Yankee Trace, Section Three, as recorded in Plat Book "160", Pages 30, 30A and 30B of the Plat Records of Montgomery County, Ohio.

**CAMEO CONSTRUCTION COMPANY**

Joseph J. Balogh, President  
3620 Water Tower Lane  
Dayton, Ohio 45449

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 62 Yankee Trace, Section Three, as recorded in Plat Book "160", Pages 30, 30A and 30B of the Plat Records of Montgomery County, Ohio.

Lot 94

**STEVE AND JOAN BEINLICH**

6648 Whitcomb Place  
Centerville, Ohio 45459

Situate in the City of Centerville, County of Montgomery and State of Ohio, and being Lot Numbered 94 Yankee Trace, Section Three, as recorded in Plat Book "160", Pages 30, 30A and 30B of the Plat Records of Montgomery County, Ohio.