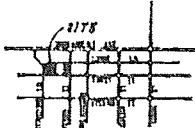
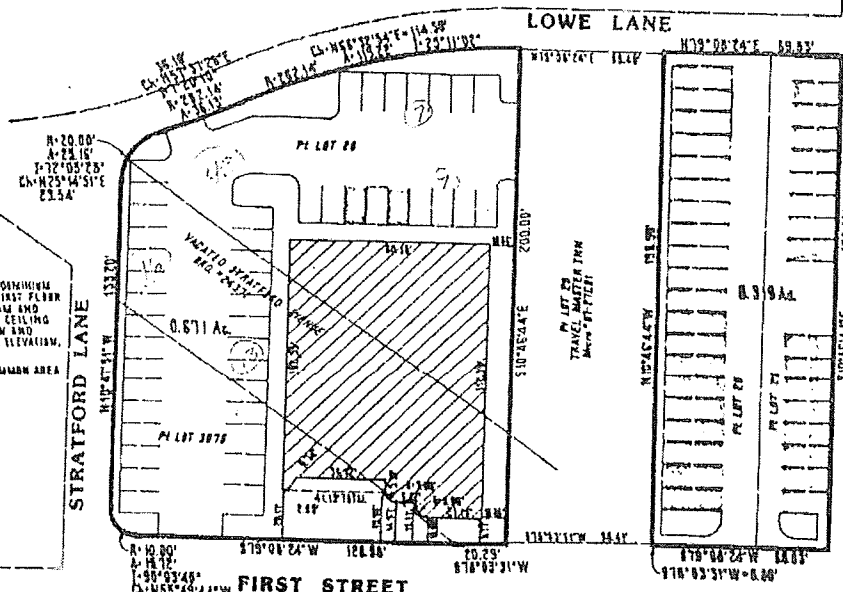


EXHIBIT "B-1"
RECORD PLAN
301 W. FIRST STREET CONDOMINIUM
 Pt. LOTS 28, 26, 3078 Pt. Vaco. STRATFORD AVE.
 CITY OF DAYTON, OHIO
 SCALE: 1"=30'
 0.990 ACRES



LOCATION MAP



CROSS-HATCHED AREA CONSTITUTES CONDOMINIUM UNITS, EXCEPT THAT ALL AREA BELOW FIRST FLOOR ELEVATION BETWEEN REILING'S 1" BEAM AND SECOND FLOOR ELEVATION BETWEEN CEILING 1" BEAM AND THIRD FLOOR ELEVATION AND ABOVE THIRD FLOOR CEILING 1" BEAM ELEVATION, CONSTITUTES COMMON AREA.

SHADY AREA INDICATES LIMITED COMMON AREA FOR THE EXCLUSIVE USE OF UNIT #1.

THE UNDERSIGNED OWNER WARRANTS 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 MICROFILME.

SMALL SCALE DRAWINGS OF SAID CONDOMINIUM ARE RECORDED WITH AND AS PART OF THE LEGAL DOCUMENTS REFERRED TO ABOVE AT THE SAME MICROFILME NUMBER AND LARGE SCALE CONDOMINIUM DRAWINGS ARE RECORDED IN THE P.A.T. RECORDS OF MONTGOMERY COUNTY, OHIO AS FOLLOWS:

PLAT BOOK _____ AT PAGE _____

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

[Signature]
 WITNESS AS TO A

[Signature]
 WITNESS AS TO B

[Signature]
 WITNESS AS TO C

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

[Signature]
 PETER A. DANIS, VICE PRESIDENT

And by DEALEASE SERVICE CORPORATION,
 an Ohio Corporation, its general partner

[Signature]
 TIM WHITE, PRESIDENT

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, 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.

[Signature]
 Notary Public in and for the County of Montgomery, Ohio

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, BEHALF OF THE CORPORATION AS GENERAL PARTNER OF DEALEASE SERVICE CORPORATION, AN OHIO GENERAL PARTNERSHIP.

[Signature]
 Notary Public in and for the County of Montgomery, Ohio

RIVERPLACE ASSOCIATES, AN OHIO GENERAL PARTNERSHIP, BY PETER A. DANIS, VICE PRESIDENT OF DANIS REALTY CO., INC., AN OHIO CORPORATION, BEHALF OF THE CORPORATION AS GENERAL PARTNER OF RIVERPLACE ASSOCIATES, AN OHIO GENERAL PARTNERSHIP, BEARS THAT ALL OWNERS OF THESE LANDS, HAVE UNITED IN THE EXECUTION OF THIS EXHIBIT "B-1" SAID CONDOMINIUM DECLARATION.

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

[Signature]
 PETER A. DANIS, VICE PRESIDENT

And by DEALEASE SERVICE CORPORATION,
 an Ohio Corporation, its general partner

[Signature]
 TIM WHITE, PRESIDENT

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, BEHALF OF THE CORPORATION AS GENERAL PARTNER OF DEALEASE SERVICE CORPORATION, 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.

[Signature]
 Notary Public in and for the County of Montgomery, 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 RECORD 84-73703 AND 84-73604 BOTH IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO. THE MEASUREMENTS ARE CERTIFIED CORRECT AND ACCURATE 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.

THE CITY ENGINEERING COMPANY



[Signature]
 REGISTERED SURVEYOR OF OHIO NO. 6037

[Signature]
 REGISTERED ENGINEER OF OHIO NO. 2044