

GENERAL INFORMATION

Property: Parcel B - 16.4 Acres
Location: State Route 109
Closest Intersection: County Road HJ
City, State: Delta, Ohio
County: Fulton
Zip: 43515
Parcel No.: 2004111600000

PROPERTY INFORMATION

Land Size: Approx. 16.4 Acres
Land Dimensions: Approximately 328.25' x 2,636.55'
Zoning: Un-zoned
Traffic Counts: 5,000 Vehicles/Day (2002 Traffic Study)

COMMENTS/FEATURES

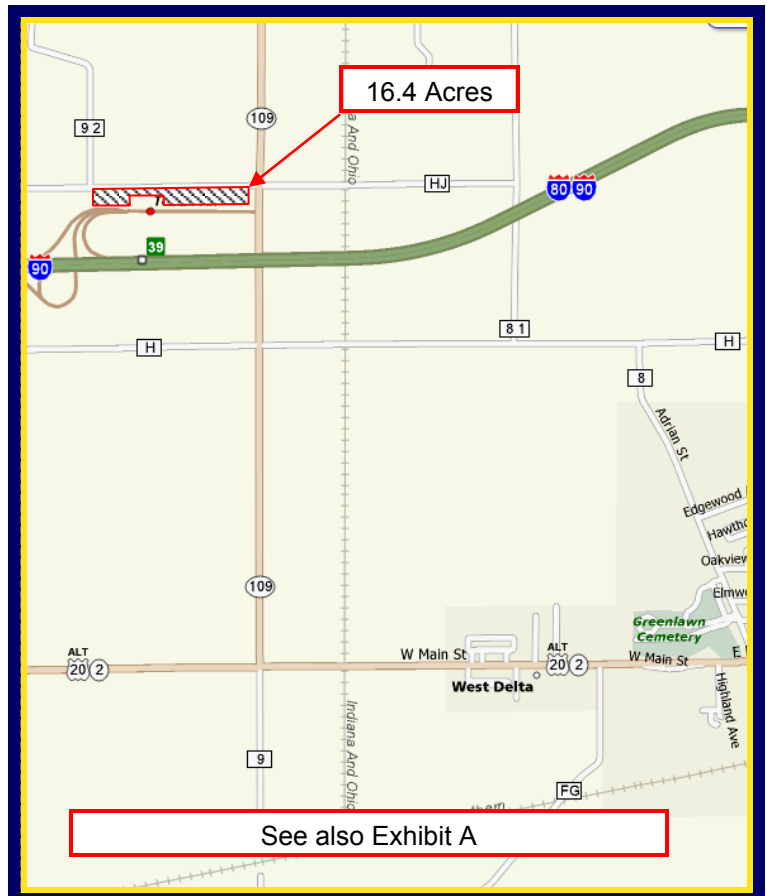
- Prime location with high visibility and easy access from Turnpike Interchange Exit 39 (3B)
- Can be split - minimum 2 acres
- Excellent opportunity for hotel, restaurant, and other highway commercial uses

REAL ESTATE TAX INFORMATION

Real Estate Tax Year: 2011*
General: \$350.38*
Special: \$ 22.52*
Total Annual Taxes: \$372.90

*Agricultural Vacant Land Rate
 **Not currently at site, but can be brought to site pending a transaction

Sale Price: \$1,190,000 Entire Parcel
Or
\$95,000/Acre (Minimum 2 Acres)



UTILITIES

****Gas:** Ohio Gas 6" pipe
Water: Village of Delta
****Sanitary Sewer:** Village of Delta
Electric: REA
****Storm Sewer:** Village of Delta

For more information contact:

STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

3178 N. Republic Blvd, Suite 4 ♦ Toledo, OH ♦ 43615 ♦ p: 419.517.5045 ♦ f: 419.517.5042

www.LennexRC.com

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

Exhibit A



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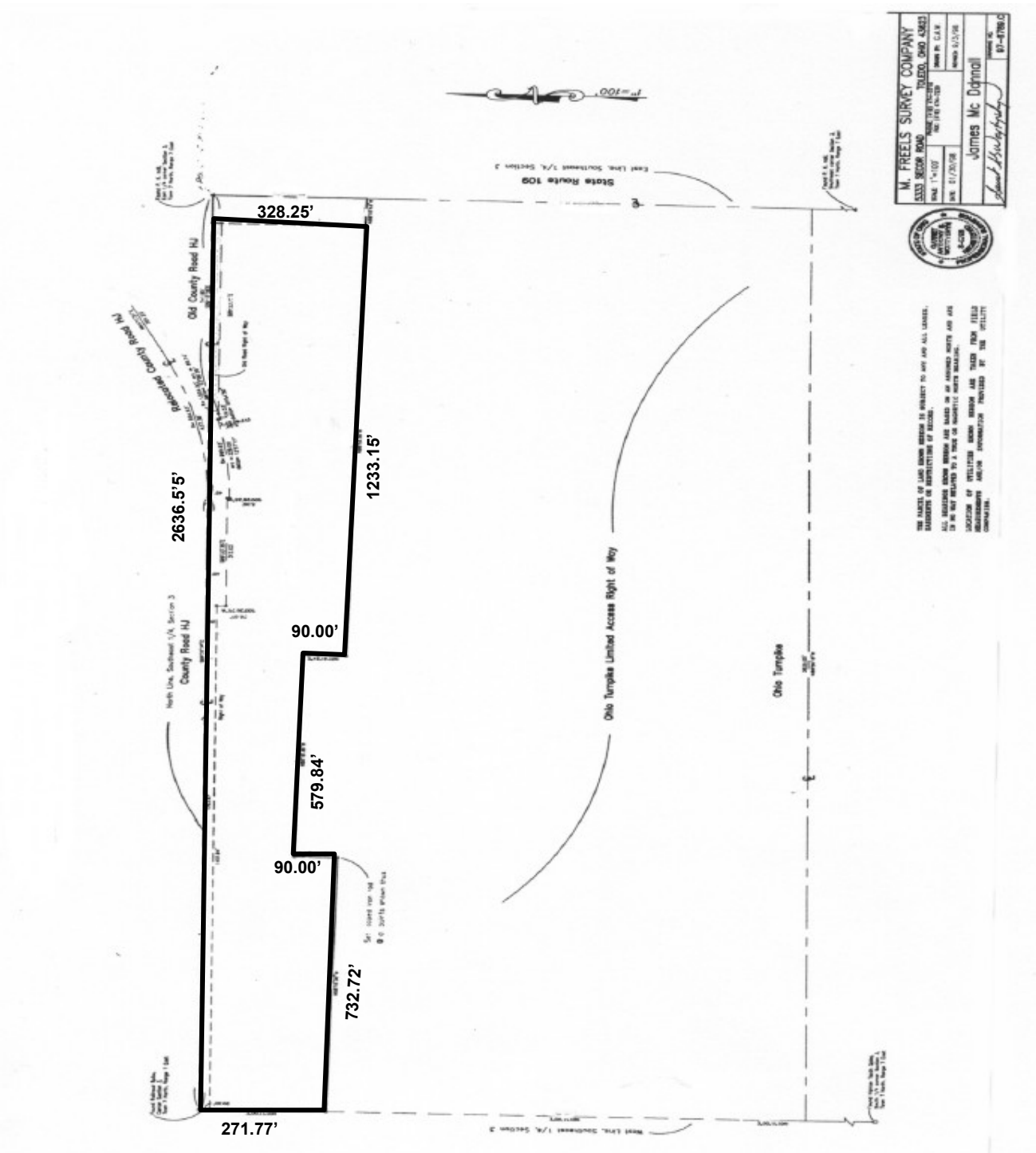
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