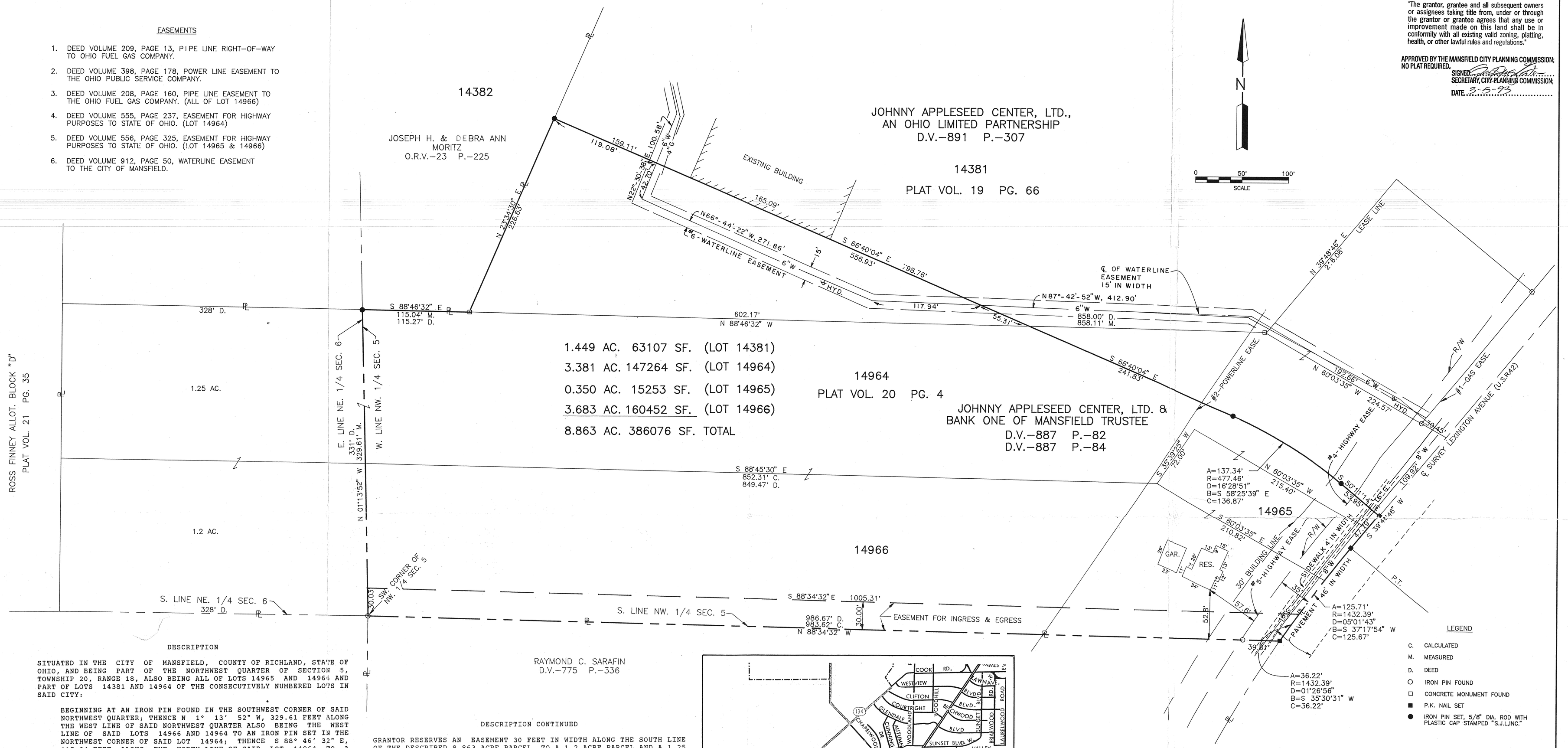
"The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations."

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION; NO PLAT REQUIRED.
SIGNED: [signature]
SECRETARY, CITY PLANNING COMMISSION;
DATE 3-5-93

EASEMENTS

1. DEED VOLUME 209, PAGE 13, PIPE LINE RIGHT-OF-WAY TO OHIO FUEL GAS COMPANY.
2. DEED VOLUME 398, PAGE 178, POWER LINE EASEMENT TO THE OHIO PUBLIC SERVICE COMPANY.
3. DEED VOLUME 208, PAGE 160, PIPE LINE EASEMENT TO THE OHIO FUEL GAS COMPANY. (ALL OF LOT 14966)
4. DEED VOLUME 555, PAGE 237, EASEMENT FOR HIGHWAY PURPOSES TO STATE OF OHIO. (LOT 14964)
5. DEED VOLUME 556, PAGE 325, EASEMENT FOR HIGHWAY PURPOSES TO STATE OF OHIO. (LOT 14965 & 14966)
6. DEED VOLUME 912, PAGE 50, WATERLINE EASEMENT TO THE CITY OF MANSFIELD.



LEGEND

- C. CALCULATED
- M. MEASURED
- D. DEED
- ○ IRON PIN FOUND
- □ CONCRETE MONUMENT FOUND
- ■ P.K. NAIL SET
- ● IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "S.J.L.INC."

DESCRIPTION

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO, AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 20, RANGE 18, ALSO BEING ALL OF LOTS 14965 AND 14966 AND PART OF LOTS 14381 AND 14964 OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N 1° 13' 52" W, 329.61 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER ALSO BEING THE WEST LINE OF SAID LOTS 14966 AND 14964 TO AN IRON PIN SET IN THE NORTHWEST CORNER OF SAID LOT 14964; THENCE S 88° 46' 32" E, 115.04 FEET ALONG THE NORTH LINE OF SAID LOT 14964 TO A CONCRETE MONUMENT FOUND IN THE SOUTHWEST CORNER OF LOT 14381; THENCE N 23° 34' 30" E, 226.63 FEET ALONG THE WESTERLY LINE OF SAID LOT 14381 TO AN IRON PIN SET; THENCE S 66° 40' 04" E, 798.76 FEET TO AN IRON PIN SET IN A POINT OF CURVE AND PASSING THROUGH THE LINE COMMON TO LOTS 14381 AND 14964 AT 556.93 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 477.46 FEET, AN ARC LENGTH OF 137.34 FEET AND A CHORD LENGTH OF 136.87 FEET BEARING S 58° 25' 39" E TO AN IRON PIN SET IN A POINT OF TANGENCY; THENCE S 50° 11' 14" E, 53.95 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF SURVEY OF LEXINGTON AVENUE (U.S.R. 42); THENCE S 39° 48' 46" W, 47.79 FEET ALONG SAID CENTERLINE TO A P.K. NAIL SET IN A POINT OF CURVE; THENCE SOUTHWESTERLY AND CONTINUING ALONG SAID CENTERLINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1432.39 FEET, AN ARC LENGTH OF 125.71 FEET AND A CHORD LENGTH OF 125.67 FEET BEARING S 37° 17' 54" W TO A P.K. NAIL SET, SAID P.K. NAIL BEING IN THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE N 88° 34' 32" W, 983.62 FEET ALONG SAID SOUTH LINE, ALSO BEING THE SOUTH LINE OF SAID LOT 14966 TO THE PLACE OF BEGINNING AND CONTAINING 8.863 ACRES (386,076 SQUARE FEET), MORE OR LESS, OF WHICH 1.449 ACRES (63,107 SQUARE FEET) LIES IN LOT 14381, 3.381 ACRES (147,264 SQUARE FEET) LIES IN LOT 14964, 0.350 ACRES (15,253 SQUARE FEET) LIES IN LOT 14965 AND 3.683 ACRES (160,452 SQUARE FEET) LIES IN LOT 14966, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

DESCRIPTION CONTINUED

GRANTOR RESERVES AN EASEMENT 30 FEET IN WIDTH ALONG THE SOUTH LINE OF THE DESCRIBED 8.863 ACRE PARCEL TO A 1.2 ACRE PARCEL AND A 1.25 ACRE PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 20, RANGE 18, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

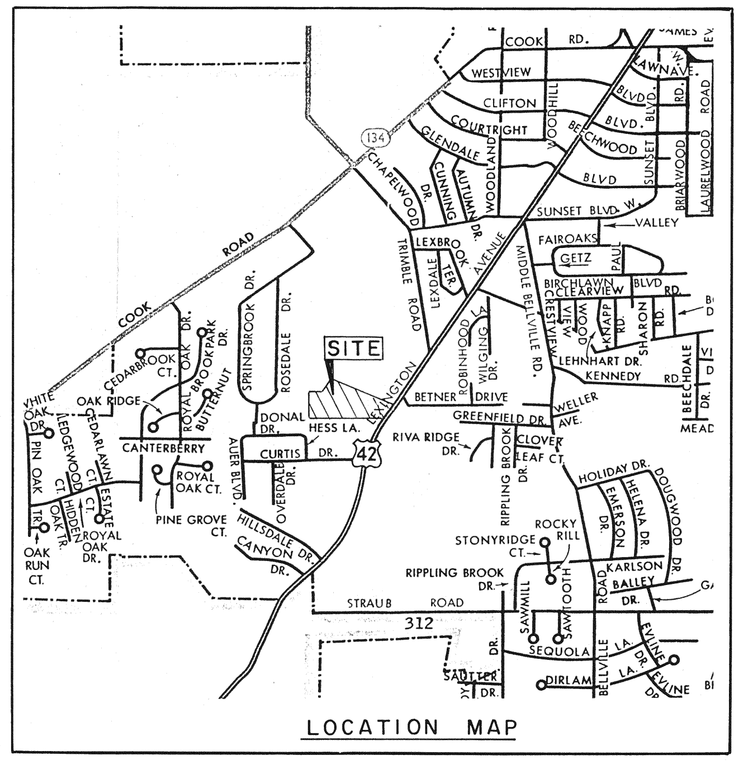
BEGINNING AT AN IRON PIN FOUND IN THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 20, RANGE 18; THENCE N 1° 13' 52" W, 30.03 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE S 88° 34' 32" E, 1005.31 FEET AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER TO A POINT IN THE CENTERLINE OF SURVEY OF LEXINGTON AVENUE (U.S.R. 42); THENCE SOUTHWESTERLY ALONG SAID CENTERLINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1432.39 FEET, AN ARC LENGTH OF 36.22 FEET AND A CHORD LENGTH OF 36.22 FEET BEARING S 35° 30' 31" W TO A P.K. NAIL SET IN THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE N 88° 34' 32" W, 983.62 FEET ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT SHALL BECOME NULL AND VOID AT SUCH TIME THAT SAID 1.2 ACRE AND 1.25 ACRE PARCELS ARE SOLD TO CONTIGUOUS LAND OWNERS WITH LAND THAT FRONTS ON A PUBLIC ROAD.

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO EXPRESS ANGLES ONLY.

ALL IRON PINS SET ARE 5/8" DIAMETER REINFORCING ROAD WITH PLASTIC CAP STAMPED "S.J.L. INC.".

ACCORDING TO A SURVEY MADE IN JANUARY, 1993 BY ROGER L. STEVENS, OHIO REGISTERED SURVEYOR NO. 7052.



LOCATION MAP

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are to an assumed meridian and are used to express angles only.

The undersigned, as of this 27 day of JANUARY, 1993, certifies to The Kroger Co., an Ohio corporation, and Lawyers Title Insurance Corporation that: he is a duly registered surveyor in the State of Ohio; this survey is made in accordance with the standards established by the American Title Association and the State of Ohio; the information, courses and distances shown herein are correct; this survey accurately shows the location and dimensions of all buildings, utilities and other improvements situated on the Premises; the Premises do not lie within the flood hazard areas in accordance with the document intitled "Department of Housing and Urban Development Insurance Administration-Special Flood Hazard Area Maps"; the Premises are contiguous with the public dedicated rights-of-way of Lexington Avenue (U.S.R. 42) and there are no gaps, strips or gores between the Premises and said rights-of-way; the Premises are zoned B-2; and there are no easements of rights-of-way encumbering the Premises, encroachments of buildings or other improvements from adjoining property onto the Premises, or encroachments of buildings or other improvements from the Premised onto adjoining property, other than as shown herein.

STATE OF OHIO
ROGER L. STEVENS
7052
REGISTERED
SURVEYOR

Roger L. Stevens
Roger L. Stevens P.S. #7052

REV. 2-26-93 REV. 1-29-93 REV. 2- 2-93

LOCATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE NW 1/4 OF SEC. 5, T-20, R-18, AND BEING PART OF LOTS 14381 AND 14964 AND ALL OF LOTS 14965 AND 14966 OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY.

NEW SPLIT TAX MAP APPROVED
EAN 3-8-93
INITIAL DATE

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS
MANSFIELD OHIO WOOSTER

SURVEY FOR SKILKEN PROPERTIES COMPANY

MANSFIELD, OHIO

DRAWN R.L.S.	CHECKED T.L.S.	SCALE 1" = 50'	DATE 1-28-93
JOB NO EM-967		SHEET 1 OF 1	