

SURVEY DESCRIPTION

PARCEL "A"

Situated in the Village of Ontario, County of Richland, State of Ohio and being known as a part of Lot #1759 of the consecutively numbered lots in said Village (plat reference: Volume 17, page 158) and a part of vacated Cheryl Road, more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southwest corner of said lot; Thence, North 84 degrees 46 minutes 24 seconds West a distance of 25.14 feet to an iron pin found on the centerline of vacated Cheryl Road;

Thence, North 11 degrees 16 minutes 00 seconds East with said centerline a distance of 372.95 feet to an iron pin found on the southerly right of way line of West Fourth Street;

Thence, South 76 degrees 29 minutes 00 seconds East with said right of way line, a distance of 200.00 feet to an iron pin set, 0.15 feet to a point as referenced by an iron pin set at a bearing of South 72 degrees 58 minutes 56 seconds East at a distance of 25.13 feet;

Thence, South 11 degrees 16 minutes 00 seconds West a distance of 323.85 feet to an iron pin set on the south line of said lot;

Thence, South 88 degrees 49 minutes 47 seconds West with said south line, a distance of 179.21 feet to the place of beginning, containing a total 70,000 square feet, of which 7,300 square feet are located within part of vacated Cheryl Road.

PARCEL "B"

Situated in the Village of Ontario, County of Richland, State of Ohio and being known as a part of Lot #1759 of the consecutively numbered lots in said Village (plat reference: Volume 17, page 158) and a part of vacated Cheryl Road; more particularly described as follows:

Beginning for the same at an iron pin set marking the point of intersection of the east line of said Lot #1720 with the northerly right of way line of State Route 309; Thence, South 72 degrees 19 minutes 30 seconds West with said northerly line, a distance of 214.54 feet to an iron pin found on the west line of said Lot #1719;

Thence, continuing with said right of way line, South 70 degrees 23 minutes 46 seconds West a distance of 26.57 feet to an iron pin set on the centerline of vacated Cheryl Road;

Thence, North 0 degrees 02 minutes 05 seconds West with said centerline, a distance of 264.64 feet to an iron pin found;

Thence, South 84 degrees 46 minutes 24 seconds East a distance of 25.14 feet to an iron pin found and accepted as marking the northwest corner of said Lot #1719;

Thence, North 88 degrees 49 minutes 47 seconds East with the north line of said lot and the easterly prolongation thereof, a distance of 179.21 feet to an iron pin set;

Thence, North 11 degrees 16 minutes 00 seconds East a distance of 323.85 feet to a point on the southerly right of way line of West Fourth Street, as referenced by an iron pin set, a distance of North 72 degrees 58 minutes 56 seconds West at a distance of 0.15 feet;

Thence, continuing with said southerly line, South 72 degrees 58 minutes 56 seconds East a distance of 25.13 feet to an iron pin set on the south line of said Lot #1759;

Thence, South 88 degrees 49 minutes 47 seconds West with said north line, a distance of 2.49 feet to an iron pin set marking the northeast corner of said Lot #1720;

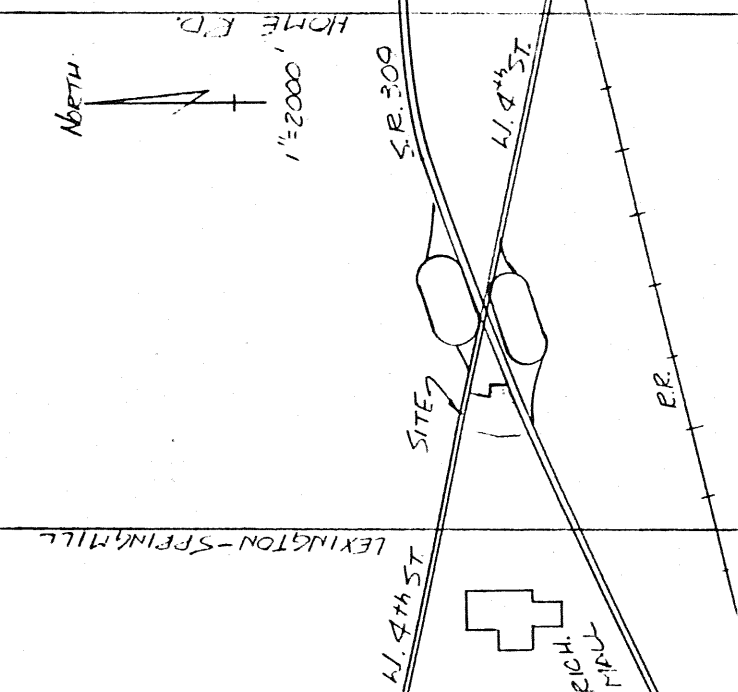
Thence, South 0 degrees 40 minutes 53 seconds East with said east line, a distance of 192.44 feet to the place of beginning, containing a total 60,000 square feet, of which 6,000 square feet are located within part of vacated Cheryl Road. The parties hereto and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be conveyed by said grantee, heirs or assigns independently from a contiguous parcel of land fronting on a public highway, without the approval of the Village of Ontario Planning Commission.

EASEMENT TABLE

- 1. (numbers refer to Title Commitment MA 4204) Easement granted to United Telephone Company recorded at deed vol. 771 (vol. 711 per title commitment) page 512; refers to underground telephone cable to be buried along south side of Lot #1721-1724. The cable is located along the right of way fence of State Route 309 as shown on this plat.
2. Perpetual easement granted to the State of Ohio at deed vol. 416, page 182 refers to the right of way line of State Route 309 as shown on this plat.
3. Easement for pole line granted to the Ohio Edison Company at deed vol. 762 page 697 & 8. The location of the power poles on the subject premises is shown on this plat.
4. Easement for pole line granted to the Ohio Edison Company at deed vol. 352, page 33. The location of the power poles on the subject premises is shown on this plat.
5. Easement granted to the State of Ohio for highway purposes at Case #37765 Common Pleas Court, Richland County, Ohio. Refers to area acquired for additional right of way for West Fourth Street in 1957, as shown on this plat.

UTILITY SERVICES

- ELECTRICAL SERVICE: Ohio Edison Company, 410 Park Avenue, Mansfield, Ohio 44706, (419) 589-4567
GAS SERVICE: Columbia Gas of Ohio, Inc., 1120 West Fourth Street, Mansfield, Ohio 44706, (419) 529-3515
WATER & SEWER: Village of Ontario, 555 Stumbo Road, Ontario, Ohio 44706, (419) 529-3723



PARCEL "C"

Situated in the Village of Ontario, County of Richland, State of Ohio and being known as a part of Lots #1721 through #1723, inclusive, and part of Lot #1759 of the consecutively numbered lots in said Village (plat reference: Volume 17, page 158); more particularly described as follows:

Beginning for the same at a crimped top iron pipe found and accepted as marking the northwest corner of said Lot #1723; Thence, South 81 degrees 29 minutes 47 seconds East with the north line of said lot, passing through an iron pin found at 95.20 feet, a total distance of 98.40 feet to an iron pin found and accepted as marking the northeast corner of said lot;

Thence, South 02 degrees 34 minutes 43 seconds West with the east line of said lot a distance of 88.51 feet to a similar iron pin found and accepted as marking the point of intersection of said east line with the northerly right of way line of State Route 309;

South 72 degrees 19 minutes 30 seconds West a distance of 308.27 feet to an iron pin set on the west line of said Lot #1721;

Thence, North 0 degrees 40 minutes 53 seconds West with said west line a distance of 26.57 feet to an iron pin set marking the northwest corner of said lot;

Thence, North 88 degrees 49 minutes 47 seconds East with the north line of said lot, a distance of 2.49 feet to an iron pin set;

Thence, North 11 degrees 16 minutes 00 seconds East a distance of 315.82 feet to an iron pin set on the southerly right of way line of West Fourth Street;

Thence, South 72 degrees 58 minutes 56 seconds East with said right of way line, a distance of 138.44 feet to an iron pin set;

Thence, South 83 degrees 39 minutes 51 seconds East, continuing with said right of way line, a distance of 80.00 feet to an iron pin set on the east line of said Lot #1759;

Thence, South 15 degrees 59 minutes 01 seconds West with said east line, a distance of 266.50 feet to the place of beginning, containing a total of 102,000 square feet.

Iron pins set are 5/8" rods with caps stamped "SEILER 6869". Bearings are based on an assumed meridian and are intended to be used for angular determination only.

SURVEYORS STATEMENT

I, Douglas C. Seiler, being a Professional Surveyor in the State of Ohio do hereby state to the best of my knowledge, information, and belief to: the Wexford Partnership and to the Pinnacle Partnership, that:

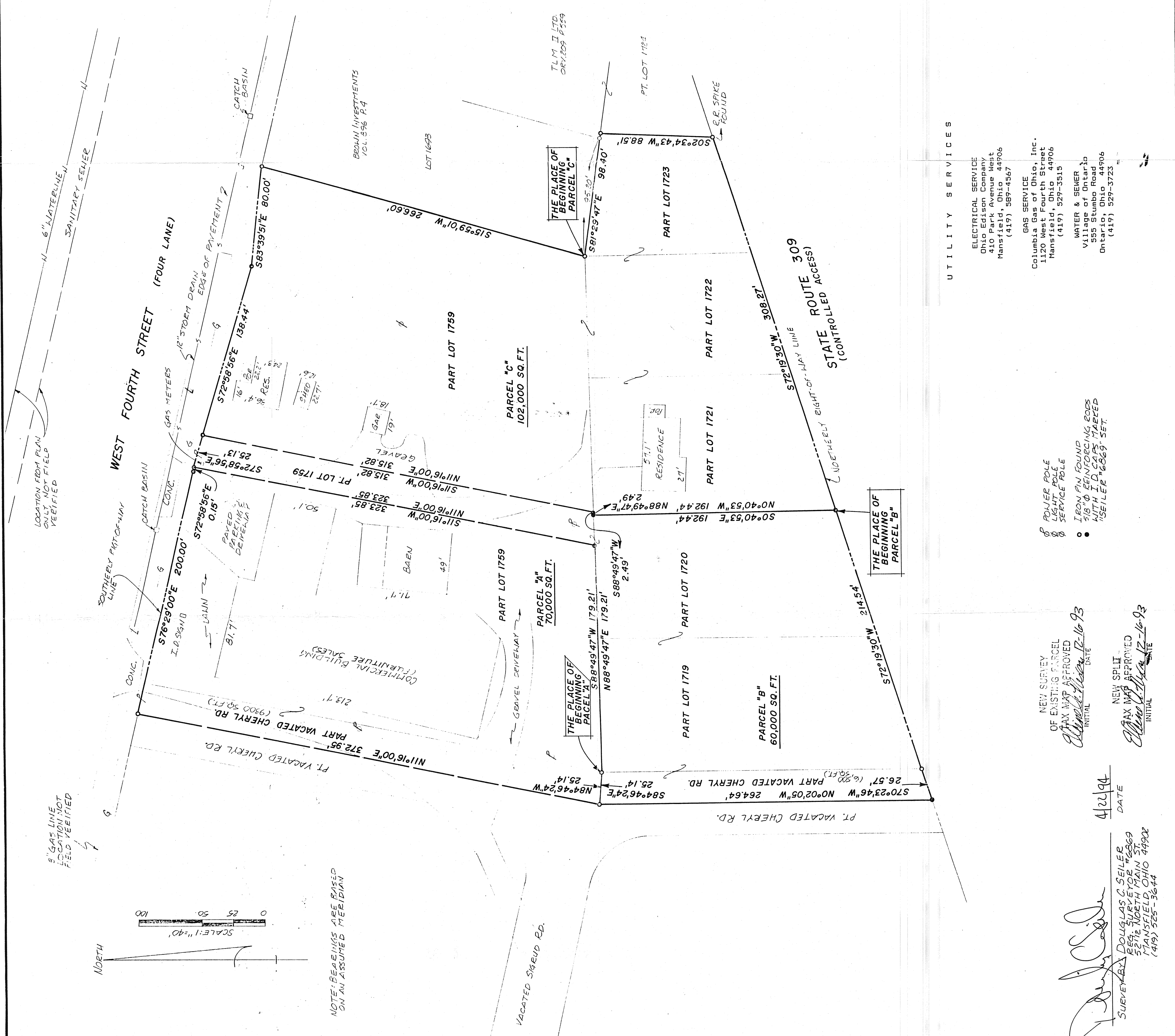
- 1. This plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992, that this survey meets the accuracy requirements of an Urban class survey as defined therein; including items 1, 2, 3, 7, and 8 through 11 inclusive of table "A" thereof. Additionally, this survey was performed to the normal standard of care of Professional Surveyors in Richland County, Ohio.
2. Easements of record, as furnished to the surveyor contained in Title Commitment MA 34204 as issued by Lawyers Title Insurance Corporation, have been delineated or addressed hereon. This plat does not intend to show any unwritten or unrecorded (not of the public record) easements which may exist.
3. There are no visible encroachments from above ground improvements appurtenant to the subject premises onto adjoining premises, nor from adjoining premises onto the subject premises.

The subject property abuts the southerly right of way of West Fourth Street, providing a means of access to the site as shown by the location of the driveways. Access to State Route 309 is prohibited.

The Flood Insurance Rate Map for this area of the Village of Ontario has not been published.

Date of Survey: December 13, 1993

SURVEY PLAT FOR ALEXORD PARTNERSHIP LOT #1759, PART LOTS #1719, #1720, #1721, #1722, #1723 & PT. VACATED CHERYL RD. VILLAGE OF ONTARIO, OHIO DATE: DEC. 13, 1993 SCALE: 1"=40' DEAN: N/S 93241



5" GAS LINE LOCATION NOT FIELD VERIFIED
LOCATION FROM PLAN ONLY, NOT FIELD VERIFIED
SOUTHERLY RIGHT-OF-WAY LINE
SAUNTERLY SEWER
6" WATERLINE
CATCH BASIN
GAS METERS
CONC.
PAVED PARKING DRIVEWAY
LAWN
GEAR OIL DRIVEWAY
RESIDENCE
TLM II LTD. DEVL. 12/27/93 P.559
PT. LOT 1724
P.B. SPIKE FOUND
STATE ROUTE 309 (CONTROLLED ACCESS)
UNDERLY EIGHT-OF-WAY LINE

NOTE: BEARINGS ARE BASED ON AN ASSUMED MERIDIAN
SCALE: 1"=40'

NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED
DATE: 12-16-93
INITIAL: [Signature]
NEW SPLI. TAX MAP APPROVED
DATE: 12-16-93
INITIAL: [Signature]
SURVEYOR: DOUGLAS C. SEILER
REG. SURVEYOR #48869
52 1/2 NORTH MAIN ST.
MANSFIELD, OHIO 44902
(419) 525-3644