SURVEYOR'S CERTIFICATE

TO:
1. Midland Title Security, Inc.
2. First American Title Insurance Company
3. Ontario Retail Limited Partnership
4. Kmart Corporation
5. The Toyo Trust & Banking Co., Ltd., New York Branch
6. Chicago Title Insurance Company

I hereby certify that on the 5th day of October, 1992: (a) an accurate, on the ground instrument survey entitled "Zaremba Group Survey" of the premises on Lexington-Springmill Road, Ontario, Ohio, was conducted under my direction according to local professional practices; (b) the Survey and the information, courses and distances shown thereon are correct; (c) all monuments shown thereon are correct; (d) all monuments shown on the Survey actually exist, and the location, size and type of materials thereof are correctly shown; (e) the size, location and type of all buildings and improvements on the property are as shown on the Survey and all are within the boundary lines and applicable setback lines of the property; (f) there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location, frontage area and yard size of all buildings and improvements on the property; (g) based upon current uses, the designated parking spaces provided on the property are sufficient in number to conform with the minimum requirements of current zoning ordinances; (h) zoning and classification of the property shown; (i) the property has direct access to Lexington-Springmill Road, Village Mall Drive and Ferguson Road, which are dedicated public ways; (j) there are no observable lanes, driveways, easements, rights of way, old highways, abandoned roads or uses affecting the property appearing from a careful physical inspection of the same, other than those shown and depicted on the Survey; (k) except as shown on the Survey, there are no visible improvements thereon and there are no visible encroachments affecting the property; (l) all recorded easements and other exceptions, as noted in Title Company/TA commitment no. 9234/92-312, 9234A-1/92-312, 9234A/92-312, 9234B/92-312, 9234B-2-2/92-312, 9234B2-3/92-312, 9234B3-1/92-312, 9234B3/92-312, 9234B2-1/92-312 dated August 20 and 24, 1992, have been correctly platted on the Survey; (m) except as shown on the Survey, there are no setback lines, party walls, visible encroachments or overhangs of any improvements on the property upon any easement, rights-of-way or adjacent land or encroachments of visible improvements located on adjacent land upon the property; (n) there are no visible cemeteries or burial grounds on the property; (o) all utility services required for the operation of the property either enter the property through adjoining public streets,

or the Survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; (p) the Survey shows the location of any visible telephone, telegraph, electric or other power lines, wires and poles on the property; (q) the Survey shows the location and direction of visible storm drainage systems for the collection and disposal of surface drainage, streams located on, boarding on or running through the property; (r) the parcel(s) described on the Survey do not lie within flood or mudslide hazard areas in accordance with or noted on any maps entitled "Flood Insurance Rate Map", "Flood Hazard Floodway Boundary Map", "Flood Hazard Boundary Map" or "Flood Boundary and Floodway Map" published by the Federal Emergency Management Agency or any Flood Hazard Boundary Map published by the U.S. Department of Housing and Urban Development, which such map covers the area in which the property is situated; (s) the property is made up on one or more parcels, each of which constitutes a separate tax lot and none of which constitutes a portion of any other tax lot; (t) there are no observable indications of recent building construction alterations, repairs, or street or sidewalk repairs on or adjacent to the property; (u) there are no gaps, gores or overlaps between parcels which comprise the property or between the property and any roads, highways, streets or alleys, and all parcels which comprise the whole subject premises are contiguous based upon this survey and legal descriptions provided by this survey and (v) there are no deficiencies in the quantity of the land described in the legal description.

This Survey is made in accordance with the current "Minimum Standards for Boundary Surveys in the State of Ohio", O.R.C. 4733-37 to 4733-37-07.

EXECUTED this 5th day of October, 1992.

STATE OF OHIO ★ ROBERT A. CUNNING 4939 REGISTERED PROFESSIONAL SURVEYOR ★

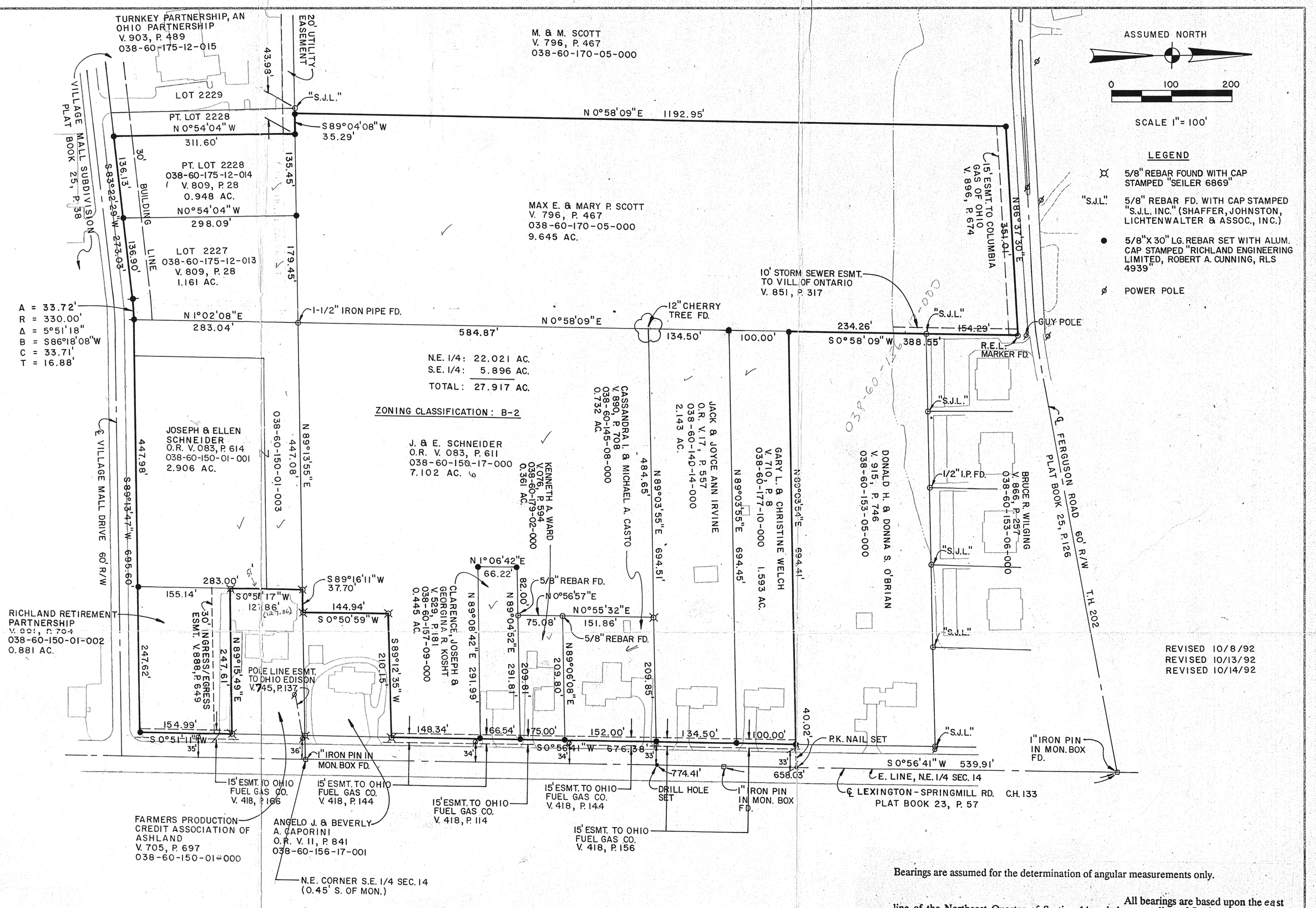
Robert A. Cunning

Robert A. Cunning

Registered Public Surveyor No. 4939

Address: 29 North Park Street
Mansfield, Ohio 44902

Telephone No.: 419-524-0074



REVISED 10/8/92
REVISED 10/13/92
REVISED 10/14/92

Bearings are assumed for the determination of angular measurements only.

All bearings are based upon the east line of the Northeast Quarter of Section 14 and the centerline of Lexington-Springmill Road (C.H. 133) bearing being South 00° 56' 41" West as called for in Plat Book 23, Page 57.

APPROVED
ONTARIO PLANNING COMMISSSION
DATE 10-14-92
SIGNATURE Cal Miller

Situated in the Village of Ontario, County of Richland, State of Ohio, and being a part of the Southeast Quarter and a part of the Northeast Quarter of Section 14, Township 21, Range 19 West, and being all of Lot Number 2227 and part of Lot Number 2228 of the Village Mall Subdivision as recorded in Plat Book 25, Page 38 of the Richland County Recorder's records

Deed Reference:
O.R. Volume 083 Page 611 Perm. Parcel #038-60-150-01-003
O.R. Volume 083 Page 611 Perm. Parcel #038-60-150-17-000
O.R. Volume 083 Page 614 Perm. Parcel #038-60-150-01-001
Deed Volume 890 Page 708 Perm. Parcel #038-60-145-08-000
Deed Volume 076 Page 594 Perm. Parcel #038-60-179-02-000
Deed Volume 529 Page 181 Perm. Parcel #038-60-157-09-000
Plat Book 25 Page 38 Perm. Parcel #038-60-175-12-013
Plat Book 25 Page 38 Perm. Parcel #038-60-175-12-014
Deed Volume 796 Page 467 Perm. Parcel #038-60-170-05-000
Deed Volume 710 Page 008 Perm. Parcel #038-60-177-10-000
O.R. Volume 017 Page 557 Perm. Parcel #038-60-140-14-000

RICHLAND ENGINEERING LIMITED
MANSFIELD, OHIO

ZAREMBA GROUP SURVEY

DESIGNED	DRAWN	TRACED	CHECKED	REVIEWED	DATE	REVISED
					10/92	

92023