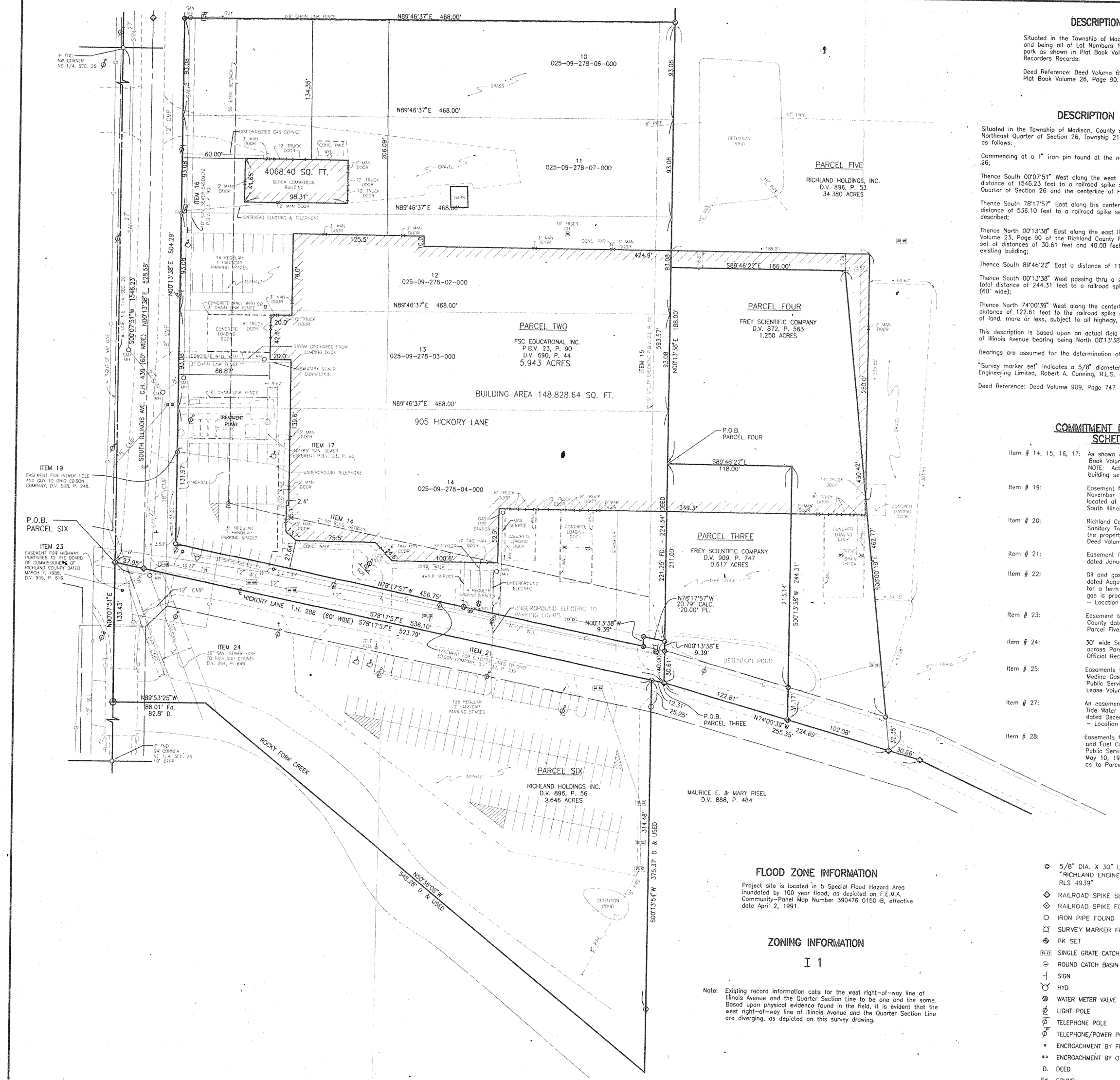

DESCRIPTION OF PARCEL TWO

Situated in the Township of Madison, County of Richland, State of Ohio, and being all of Lot Numbers 10, 11, 12, 13, and 14 in Sabo Industrial park as shown in Plat Book Volume 23, Page 90 of the Richland County Recorders Records.

Deed Reference: Deed Volume 690, Page 44.
Plat Book Volume 26, Page 90. .

DESCRIPTION OF PARCEL THREE

Situated in the Township of Madison, County of Richland, State of Ohio, and being part of the Northeast Quarter of Section 26, Township 21, Range 18 and being more particularly described as follows:

Commencing at a 1" iron pin found at the northwest corner of the Northeast Quarter of Section 26;

Thence South 00°07'51" West along the west line of the Northeast Quarter of Section 26, a distance of 1546.23 feet to a railroad spike set at the intersection of the west line of the Northeast Quarter of Section 26 and the centerline of Hickory Lane T.H. 286;

Thence South 78°17'57" East along the centerline of Hickory Lane T.H. 286 (60' wide), a distance of 536.10 feet to a railroad spike set;

Thence North 00°13'38" East along the east line of Sabo Industrial Park as recorded in Plat Book Volume 23, Page 90 of the Richland County Recorders Records, passing thru a survey markers set at distances of 30.61 feet and 40.00 feet, a total distance of 211.00 feet to a point in the existing building, being the point of beginning of the parcel herein described;

Thence North 89°46'22" East a distance of 118.00 feet to a point in the existing building;

Thence South 00°13'38" West passing thru a survey marker set at a distance of 213.14 feet, a total distance of 244.31 feet to a railroad spike set on the centerline of Hickory Lane T.H. 286 (60' wide);

Thence North 74°00'39" West along the centerline of Hickory Lane T.H. 286 (60' wide), a distance of 122.61 feet to the railroad spike set at the point of beginning, containing 0.617 acres of land, more or less, subject to all highways, easements and use restrictions of record.

This description is based upon an actual field survey. All bearings are based upon the centerline of Illinois Avenue bearing being North 00°13'38" East.

Bearings are assumed for the determination of angular measurements only.

"Survey marker set" indicates a 5/8" diameter x 30" long rebar with cap stamped Richland Engineering Limited, Robert A. Cunning, R.L.S. 4939.

Deed Reference: Deed Volume 909, Page 747

COMMITMENT FOR TITLE INSURANCE SCHEDULE B ITEMS

Item # 14, 15, 16, 17: As shown on this survey drawing as depicted in Plat Book Volume 23, Page 90.
NOTE: Actual building location encroaches on 50' building setback as shown on this drawing.

Item # 19: Easement for pole line to Ohio Edison Company dated November 10, 1961, Deed Volume 508, Page 248 is located at the southeast corner of the intersection of South Illinois Ave. and Hickory Lane.

Item # 20: Richland County reserves the right to abandon the Sanitary Treatment Plant, make repairs, and to assess the property owners for a fair portion of the cost. Deed Volume 690, Page 44.

Item # 21: Easement for electric lines to Ohio Edison Company dated January 27, 1976, Deed Volume 732, Page 339.

Item # 22: Oil and gas lease to Tri-State Producing Company dated August 30, 1965, Lease Volume 42, Page 505 for a term of 1 year and so much longer as oil and gas is produced, as to Parcel Numbers Three, Four, Five – Location Undefined.

Item # 23: Easement to the Board of Commissioners of Richland County dated March 7, 1988, D.V. 905, P. 616 as to Parcel Five.

Item # 24: 30' wide Sanitary Sewer Easement to Richland County across Parcel Number 6, dated August 18, 1993, Official Record Volume 264, Page, 649.

Item # 25: Easements for pipe line across Parcel Number 6 to the Medina Gas and Fuel Company, and assigned to the Ohio Public Service Company dated September 25, 1913, Lease Volume 8, Page 395 – Location Undefined.

Item # 27: An easement for pipe lines and telegraph lines to the Tide Water Pipe Company as to Parcels 3, 4, and 5, dated December 14, 1908, Lease Volume 5, Page 269 – Location Undefined.

Item # 28: Easements for gas pipe line to the Medina Gas and Fuel Company, and assigned to the Ohio Public Service Company dated May 12, 1911, and May 10, 1911, Lease Volume 6, Page 438 and 439 as to Parcel 3, 4, and 5 – Location Undefined.

DESCRIPTION OF PARCEL FOUR

Situated in the Township of Madison, County of Richland, State of Ohio, and being part of the Northeast Quarter of Section 26, Township 21, Range 18 and being more particularly described as follows:

Commencing at a 1" iron pin found at the northwest corner of the Northeast Quarter of Section 26;

Thence South 00°07'51" West along the west line of the Northeast Quarter of Section 26, a distance of 1546.23 feet to a railroad spike set at the intersection of the west line of the Northeast Quarter of Section 26 and the centerline of Hickory Lane T.H. 286;

Thence South 78°17'57" East along the centerline of Hickory Lane T.H. 286 (60' wide), a distance of 536.10 feet to a railroad spike set;

Thence North 00°13'38" East along the east line of Sabo Industrial Park as recorded in Plat Book Volume 23, Page 90 of the Richland County Recorders Records, passing thru survey markers set at distances of 30.61 feet and 40.00 feet, a total distance of 211.00 feet to a point in the existing building, being the point of beginning of the parcel herein described;

Thence North 00°13'38" East along the east line of Sabo Industrial Park a distance of 188.00 feet to a point in the existing building;

Thence South 89°46'22" East a distance of 166.00 feet to a point in the existing building;

Thence South 06°00'19" East, passing thru a survey marker set at a distance of 430.42 feet, a total distance of 462.77 feet to a railroad spike set on the centerline of Hickory Lane T.H. 286 (60' wide);

Thence North 74°00'39" West along the centerline of Hickory Lane T.H. 286 (60' wide), a distance of 102.08 feet to a railroad spike set;

Thence North 00°13'38" East passing thru a survey marker set at 31.17 feet, a total distance of 244.31 feet to a point in the existing building;

Thence North 89°46'22" West a distance of 118.00 feet to the point of beginning, containing 1.250 acres of land, more or less, subject to all highways, easement and use restrictions of record. This description is based upon an actual field survey. All bearings are based upon the centerline of Illinois Avenue bearing being North 00°13'38" East.

Bearings are assumed for the determination of angular measurement only.

"Survey marker set" indicates a 5/8" diameter x 30" long rebar with cap stamped Richland Engineering Limited, Robert A. Cunning, R.L.S. #4939".

Deed Reference: Deed Volume 872, Page 563

DESCRIPTION OF PARCEL SIX

Situated in the Township of Madison, County of Richland, State of Ohio, and being part of the Northeast Quarter of Section 26, Township 21, Range 18 and being more particularly described as follows:

Commencing at a 1" iron pin found at the northwest corner of the Northeast Quarter of Section 26;

Thence South 00°07'51" West along the west line of the Northeast Quarter of Section 26, a distance of 1546.23 feet to a railroad spike set at the intersection of the west line of the Northeast Quarter of Section 26 and the centerline of Hickory Lane T.H. 286, being the point of beginning of the parcel herein described;

Thence South 78°17'57" East along the centerline of Hickory Lane T.H. 286 , a distance of 523.79 feet to an iron pin found;

Thence South 00°13'54" West along the west line of lands now or formerly owned by Maurice E. and Mary Pisel, Deed Volume 888, Page 484, passing thru iron pipes found at distances of 25.25 feet and 314.48 feet, a total distance of 375.37 feet to a point in the center of the Rocky Fork Creek;

Thence North 50°36'08" West along the centerline of the Rocky Fork Creek a distance of 548.28 feet to a point;

Thence North 89°53'25" West along the centerline of the Rocky Fork, a distance of 88.01 feet to a P.K. nail set on the bridge over the Rocky Fork Creek;

Thence North 00°07'51" East , along the west line of the Northeast Quarter of Section 26, a distance of 133.43 feet to the railroad spike set at the point of beginning, containing 2.646 acres of land, more or less, subject to all highways, easements and use restrictions of record.

This description is based upon an actual field survey. All bearings are based upon the centerline of Illinois Avenue bearing being North 00°13'38" East.

Bearings are assumed for the determination of angular measurements only.

"Survey marker set" indicates a 5/8" diameter x 30" long rebar with cap stamped Richland Engineering Limited, Robert A. Cunning RLS 4939.

Deed Reference: Deed Volume 896, Page 56.
Plat Book Volume 26, Page 90.

FLOOD ZONE INFORMATION

Project site is located in a Special Flood Hazard Area inundated by 100 year flood, as depicted on F.E.M.A. Community-Panel Map Number 390476 0150 B, effective date April 2, 1991.

ZONING INFORMATION

I 1

Note: Existing record information calls for the west right-of-way line of Illinois Avenue and the Quarter Section Line to be one and the same. Based upon physical evidence found in the field, it is evident that the west right-of-way line of Illinois Avenue and the Quarter Section Line are diverging, as depicted on this survey drawing.

LEGEND

- 5/8" DIA. X 30" LG. REBAR SET WITH CAP STAMPED, "RICHLAND ENGINEERING LIMITED, ROBERT A. CUNNING RLS 4939"
- RAILROAD SPIKE SET
- RAILROAD SPIKE FOUND
- IRON PIPE FOUND
- SURVEY MARKER FOUND
- PK SET
- SINGLE GRATE CATCH BASIN
- ROUND CATCH BASIN
- SIGN
- HYD
- WATER METER VALVE
- LIGHT POLE
- TELEPHONE POLE
- TELEPHONE/POWER POLE
- * ENCROACHMENT BY FREY SCIENTIFIC ONTO OTHERS
- ** ENCROACHMENT BY OTHERS ONTO FREY SCIENTIFIC
- D. DEED
- Fd. FOUND

Assumed North

0' 50' 100' 150'
SCALE IN FEET

NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED
EAN 5-13-94
INITIAL DATE

2 / 2

RICHLAND ENGINEERING LIMITED
MANSFIELD, OHIO

ALTA/ACSM BOUNDARY SURVEY FOR FREY HOLDINGS INC., A DELAWARE CORPORATION PARCEL NO. 2 THRU 6

TOWNSHIP OF MADISON,
COUNTY OF RICHLAND, STATE OF OHIO;
AND BEING LOT NUMBERS TEN, ELEVEN, TWELVE, THIRTEEN AND FOURTEEN IN SABO INDUSTRIAL PARK, AND BEING A PART OF THE N.E. 1/4 SEC. 26, T. 21, R. 18.

Job No. 94043X Date 09/12/94 Drawn By LS/SB

94043