

DESCRIPTION

Situated in the Village of Ontario, Township of Springfield, County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 13, Range 19, Township 21, also known as part of the former Gramac Allotment recorded in Plat Volume 17, Page 158, consisting of part of Inlots 1694, 1695, 1717 and 1718, and all of Inlots 1696 through 1699, 1705 through 1716 together with portions of Sigurd Road, Edgar Road and Cheryl Road now vacated, being more particularly described as follows:

Beginning at a survey marker set at the northwest corner of former Inlot 1699:

Thence South 76° 17' 49" East along the southerly right of way of West Fourth Street, a distance of 13.65 feet to a 3/4" water pipe found;

Thence South 75° 36' 02" East along the southerly right of way of West Fourth Street, a distance of 258.18 feet to a survey marker set;

Thence South 79° 44' 05" East along the southerly right of way of West Fourth Street, a distance of 133.99 feet to a 5/8" rebar found at the northwest corner of lands now or formerly owned by Food Franchises, Inc. as recorded in Deed Volume 771, Page 528;

Thence South 11° 13' 18" West along the west line of the Food Franchises, Inc. lands, a distance of 182.23 feet to a 1/2" rebar found at the southwest corner of the Food Franchises, Inc. lands;

Thence South 80° 00' 03" East along the south line of the Food Franchises, Inc. lands, a distance of 149.98 feet to a 1 3/4" water pipe found at the southeast corner of the Food Franchises, Inc. lands and the centerline of vacated Cheryl Road;

Thence South 11° 14' 07" West along the centerline of vacated Cheryl Road, a distance of 192.92 feet to a 3/4" water pipe found;

Thence South 89° 28' 51" East a distance of 25.03 feet to a 5/8" rebar found on the west line of lands now or formerly owned by Donald M. McCreedy, Robert J. McCreedy, and Cheryl Strohminger as recorded in Official Record Volume 182, Page 664;

Thence South 00° 04' 57" East along the west line of the McCreedy/Strohminger lands, a distance of 255.72 feet to a 5/8" rebar found at the southwest corner of the McCreedy/Strohminger lands, also being on the northerly right of way of U.S.R. 30-S. (Mansfield Expressway);

Thence South 70° 37' 58" West along the northerly right of way of U.S.R. 30-S. (Mansfield Expressway), a distance of 58.51 feet to a 5/8" diameter rebar found;

Thence South 62° 01' 20" West along the northerly right of way of U.S.R. 30-S. (Mansfield Expressway), a distance of 200.70 feet to a 5/8" diameter rebar found;

Thence North 89° 05' 40" West along the northerly right of way of U.S.R. 30-S. (Mansfield Expressway), a distance of 489.63 feet to a 5/8" rebar found;

Thence North 00° 54' 20" East along the east line of lands now or formerly owned by Service Stations Holdings, Inc. as recorded in Official Record Volume 33, Page 221, a distance of 25.00 feet to a survey marker set on the centerline of vacated Edgar Road;

Thence North 89° 07' 48" West along the centerline of vacated Edgar Road, and the north line of Service Stations Holdings lands a distance of 89.46 feet to a 5/8" rebar found;

Thence North 83° 41' 00" West a distance of 28.58 feet to a survey marker set on the west line of vacated Edgar Road, also being the east line of lands now or formerly owned by Richland County as recorded in Deed Volume 728, Page 408;

Thence North 2° 06' 38" East along the west line of vacated Edgar Road, and the east line of the Richland County lands, a distance of 280.50 feet to a railroad spike set on the centerline of vacated Sigurd Road;

Thence South 88° 09' 21" East along the centerline of vacated Sigurd Road, a distance of 41.73 feet to a railroad spike found;

Thence North 88° 23' 06" East along the centerline of vacated Sigurd Road, a distance of 180.63 feet to a 3/4" crimped water pipe found;

Thence North 01° 22' 31" East along the east line of lands now or formerly owned by the First National Bank of Mansfield as recorded in Deed Volume 617, Page 226, a distance of 253.60 feet to a survey marker set on the south line of lands now or formerly owned by Joy Limited Partnership as recorded in Deed Volumes 904, Page 265;

Thence South 88° 14' 51" East along the south line of Joy Limited Partnership lands a distance of 99.75 feet to a survey marker set;

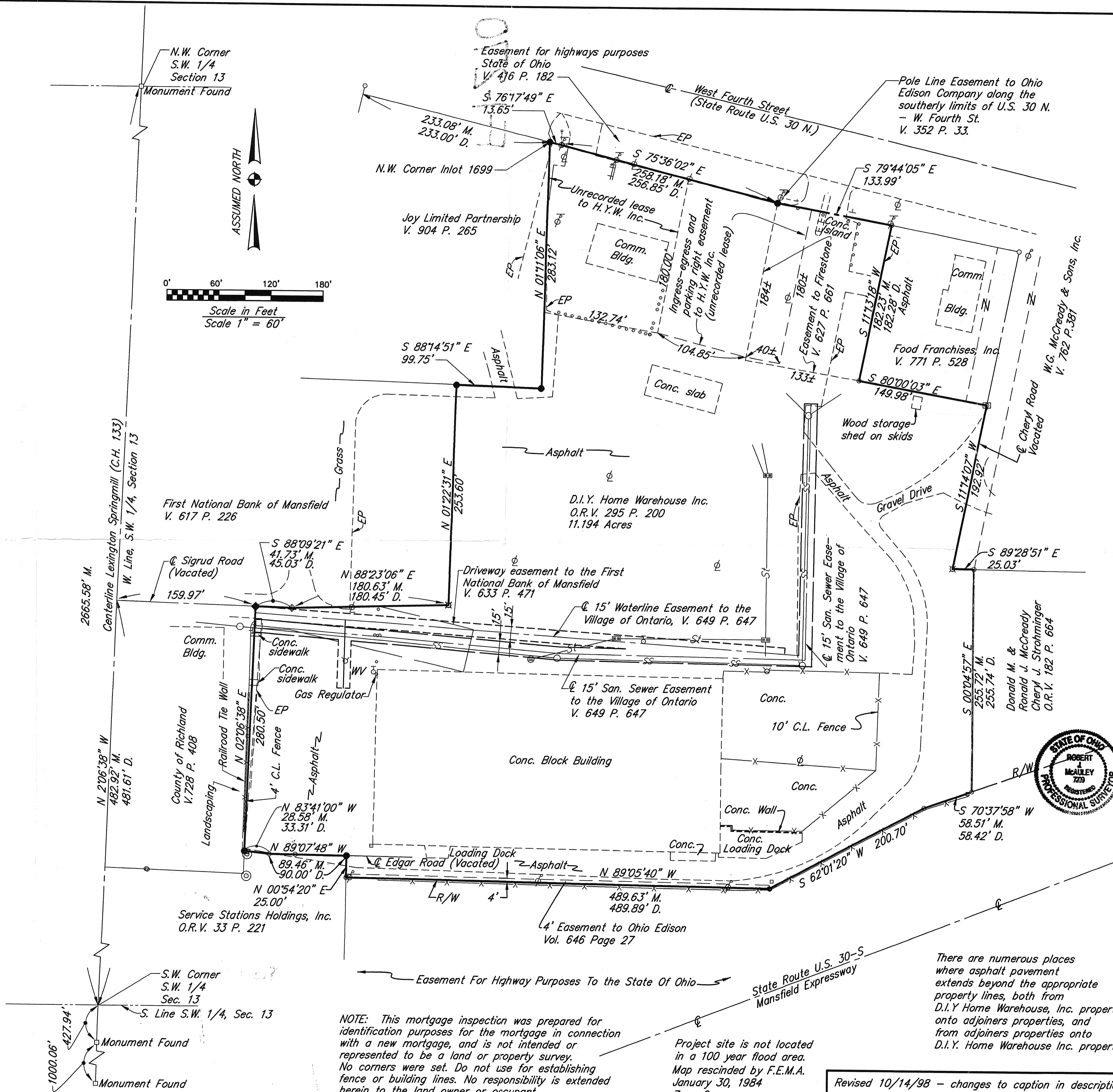
Thence North 01° 11' 06" East along the east line of Joy Limited Partnership lands, a distance of 283.12 feet to the survey marker set at the point of beginning, containing 11.194 acres of land more or less, subject to all highways, easements, and use restrictions of record.

This description is based upon an actual field survey. All bearings are based upon the south line of Mansfield Realty Trust lands, also being the northerly right of way of U.S.R. 30-S., bearing being North 89° 04' 50" West as recorded in Deed Volume 627, Page 657, Deed Volume 627, Page 659 and Official Record Volume 54, Page 189.

Bearings are for the determination of angular measurement only. Survey markers set are 5/8" x 30" long reinforcing bar with plastic cap stamped "Richland Engineering Limited, Robert A. Cuning, R.L.S. 4939".

Deed References:
Deed Volume 627, Page 657.
Deed Volume 627, Page 659.
Official Record Volume 54, Page 189.

Job No. 93089 Date 10/14/98 Drawn By L.S.CAR 94137ML



LEGEND

- - 5/8" rebar found
- ⊗ - 3/4" water pipe found
- ⊙ - Rebar found with plastic cap stamped "Poggemeyer"
- ⊚ - 1/2" water pipe found
- ⊠ - 1 3/4" water pipe found
- - 5/8" dia. x 30" long rebar set with plastic cap stamped "Richland Eng. RLS 4939"
- M. - Measured
- D. - Deed
- - Single grate catch basin
- ⊕ - Catch basin
- SS - Sanitary manhole
- ST - Storm manhole
- ⊕ - Fire hydrant
- ⊠ - Telephone pedestal
- ⊙ - 6" steel guard posts
- ⊕ - Light pole
- ⊕ - Power pole
- ⊕ - Sign
- ◇ - Railroad spike found
- ◆ - Railroad Spike Set

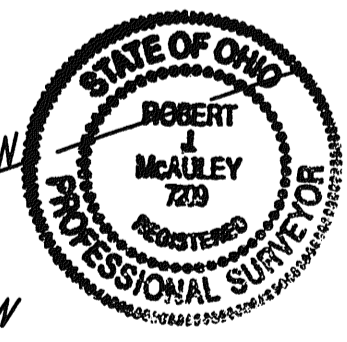
A non-exclusive access right for the use of all exists, entrances and driveways to Firestone Tire and Rubber Company V. 771 P. 521.

A lease to Econorental Inc., 35' x 100' store, O.R.V. 112 P. 782

The undersigned hereby certifies to D.I.Y. Home Warehouse, Inc. its successors and assigns, and Commonwealth Land Title Insurance Corporation, (Title Company), its successors and assigns, that the buildings situated on the above described real estate are located on and within the boundaries of said premises. I further certify that the buildings located on the adjoining property do not encroach upon said real estate.

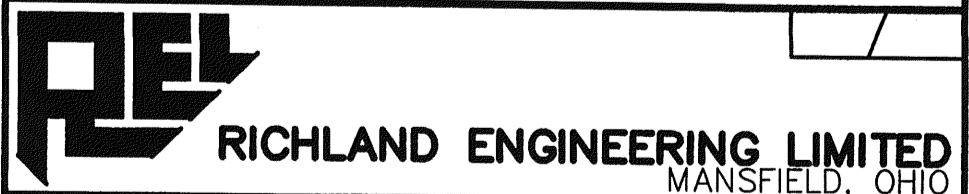
The property has access to and from a public highway as shown.

Signed *Robert J. McAuley* Date 15 Oct 1998
being a Registered Professional Land Surveyor in the State of Ohio.
Land Surveyor No. 7209



Ontario Zoning Code Requirements

Zoned B 2	
Front yard setback	30'
Side yard setback	8'
Rear yard setback	30'
Maximum building height	75'



MORTGAGE LOAN INSPECTION
MADE FOR AND AT THE INSTANCE OF
NATIONAL CITY BANK, COLUMBUS/
COMMONWEALTH LAND TITLE INS. CO.
REFINANCE: D.I.Y. HOME WAREHOUSE, INC.
WEST FOURTH STREET
ONTARIO, OHIO

NOTE: This mortgage inspection was prepared for identification purposes for the mortgage in connection with a new mortgage, and is not intended or represented to be a land or property survey. No corners were set. Do not use for establishing fence or building lines. No responsibility is extended herein to the land owner or occupant.

Project site is not located in a 100 year flood area. Map rescinded by F.E.M.A. January 30, 1984 Zone C

Revised 10/14/98 - changes to caption in description, no other changes made to drawing.