

Situated in the Township of Springfield, Village of Ontario, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 14, Township 21, Range 19 and more particularly described as follows:

Commencing at a P.K. nail set at the intersection of the centerline of West Fourth Street (U.S. Route 30) and the centerline of Lexington-Springmill Road, said centerline of Lexington-Springmill Road also being the east line of Section 14;

Thence North 76° 07' 00" West along the centerline of West Fourth Street (U.S. Route 30), a distance of 928.04 feet to the point of beginning;

Thence continuing North 76° 07' 00" West along the centerline of West Fourth Street (U.S. Route 30), a distance of 384.10 feet to a point;

Thence North 2° 36' 27" East along the east line of lands now or formerly owned by E.A. Webb, and the east line of a part of Lot Number 2221 of the consecutively numbered lots of the Village of Ontario, passing through a survey marker found at a distance of 99.55 feet, and a crimped water pipe found at a distance of 392.20 feet, a total distance of 563.20 feet to a survey marker found;

Thence South 89° 31' 45" East, along the south line of Lot Numbers 2221, 2222, 2223, and a part of Lot Number 2224, a distance of 499.61 feet to a survey marker set;

Thence South 00° 28' 15" West, along the west line of land now or formerly owned by Town and Country a distance of 140.00 feet to a railroad spike set;

Thence North 89° 31' 45" West along the north line of said Town and Country lands, a distance of 20.00 feet to a railroad spike set;

Thence South 00° 28' 15" West along the west line of said Town and Country lands, a distance of 150.00 feet to a railroad spike found;

Thence North 89° 31' 45" West along the north line of said Town and Country lands a distance of 126.98 feet to a survey marker found;

Thence South 00° 28' 15" West along the west line of said Town and Country lands, passing through a survey marker found at a distance of 279.66 feet, a total distance of 361.91 feet to the point of beginning, containing 5.983 acres of land more or less, of which 0.773 acres are in the right of way of West Fourth Street, 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 West Fourth Street bearing being North 76° 07' 00" West as called for in Deed Volume 807, Page 564.

Bearings are for the determination of angular measurements only.

Survey markers set are 5/8" diameter by 30" long rebar with aluminum cap stamped "Richland Engineering Limited, Robert A. Cuning, RLS 4939".

Deed Reference: Deed Volume 807, Page 564.  
Deed Volume 817, Page 764.

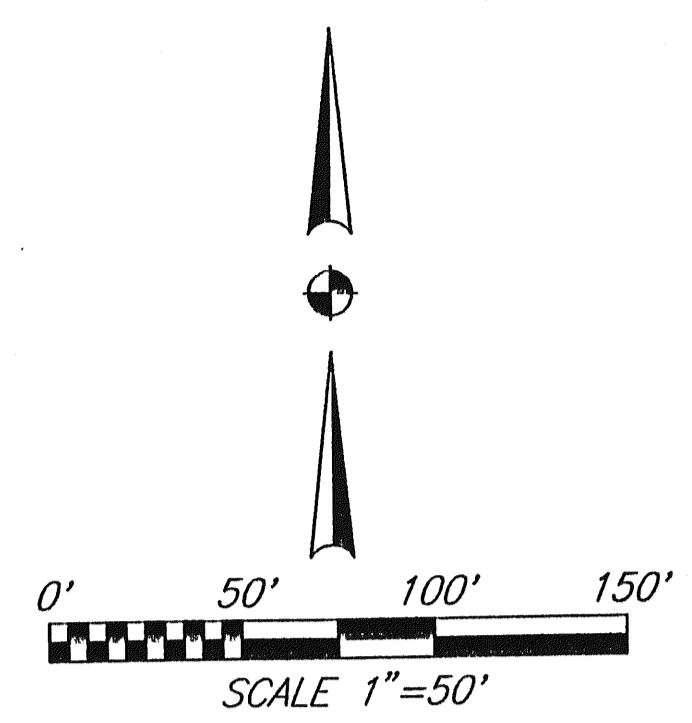
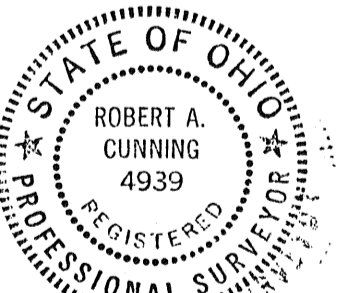
Permanent Parcel No.: 038-60-175-14-002  
038-60-318-24-001  
038-60-318-24-002  
038-60-174-14-003

To: Mallview Company Limited and First American Title Insurance Company and Coastal Title Agency Incorporated Title Company and Society National Bank.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ASCM in 1992, and includes items 4, 8, 10, and 11 of Table A thereof and pursuant to the Accuracy Standards (as adopted by ALTA and ASCM and in effect on the date of this certification) of an Urban Survey.

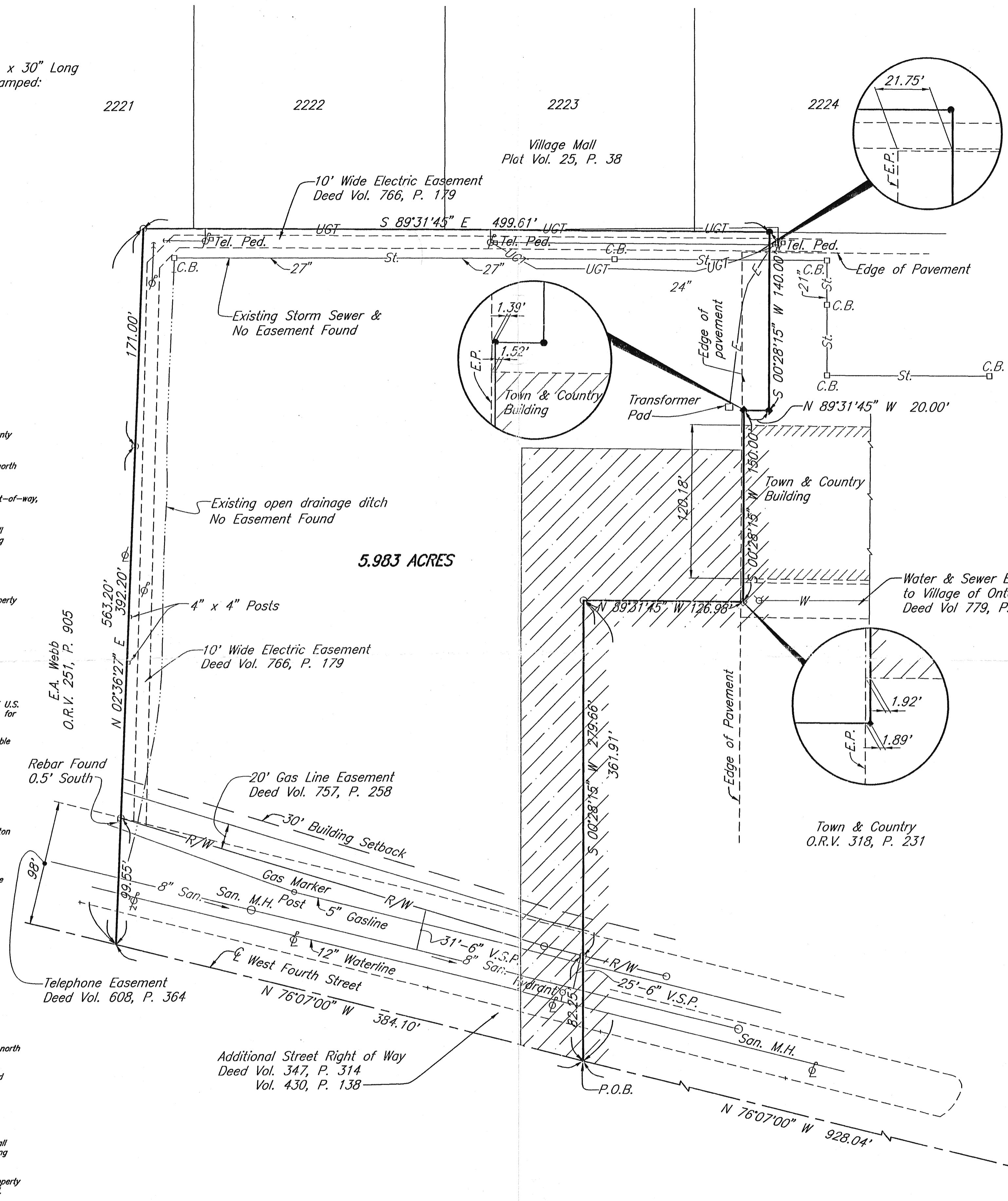
Date: 22 Nov 1995

Robert A. Cuning, Reg. No. 4939  
Robert A. Cuning  
29 North Park Street  
Mansfield, Ohio 44902  
Phone (419) 524-0074



- LEGEND**
- - Survey Marker Set—5/8" Dia. x 30" Long Rebar with Aluminum Cap Stamped: Richland Engineering Limited, Robert A. Cuning RLS 4939
  - - Survey Marker Found
  - ◇ - Railroad Spike Found
  - ◆ - Railroad Spike Set
  - - P.K. Nail Found
  - - P.K. Nail Set
  - San.— Sanitary Sewer
  - St.— Storm Sewer
  - UGT— Underground Telephone
  - E— Underground Electric

- Stambaugh-Thompson Realty Company Parcel Order No. 95-1224-CT
- Item 2 - This easement is for water line and sanitary sewer lines in front of and serving the Town and County Shops. This easement abuts the subject parcel.
  - Item 3 - This easement provides for a 10' wide power line easement whose centerline is 10' south of the north line and 10' east of the west line of said property.
  - Item 4 - This easement provides for a 20' wide gas line easement north of and adjacent to the street right-of-way, as the right-of-way existed in 1977.
  - Item 5 - This easement is a reciprocal easement agreement between the two entities, which provides that all architectural design shall conform to the existing, Stambaugh shall have a minimum of 150 parking spaces and the Lane Company has a right to sell or lease a site to Howard Johnson.
  - Item 6 - This easement is to the north and east of the parcel and does not encumber the parcel.
  - Item 7 - This easement provides for an easement for telephone lines extending across the front of the property and extending 98' back from the centerline of the road affecting the southerly part of the parcel.
  - Item 8 - The easement is to the west of the subject parcel and does not encumber said parcel.
  - Item 9 - This easement is for street or highway right-of-way and affects the southerly part of parcel.
  - Item 10 - This restriction does not affect this parcel.
  - Item 11 - This easement was for a single pole located 10 foot south of the northerly right-of-way limits of U.S. Route 30N at a point 830 feet east of the grantor's west property line. (I assume this pole was for the purpose of serving power to Mr. Rinehart's home and is probably no longer in use.)
  - Item 12 - This easement is for street or highway right-of-way which was increased from 30 feet to a variable amount of between 50' and 70' and affects the southerly part of the parcel.
  - Item 13 - The easement is to the west of the subject parcel and does not encumber said parcel.
  - Item 14 - This is for a pipe line that lies south of West Fourth Street and does not encumber the subject property.
  - Item 15 - This easement is for a power line and appurtenances adjacent to C.H. 133, also known as Lexington Springmill Road. This easement does not encumber the subject parcel.
  - Item 16 - This easement was for the construction of telephone and telegraph lines with necessary conduits, manholes, etc. This line was to be constructed on the north side of Mansfield-Cresline Highway, now West Fourth Street. It was transferred to the Mansfield Telephone Co. I believe that with the widening of West Fourth Street this easement was superseded with the easement to United Telephone Company (Item 7.)
  - Item 17, 18 - The subject parcel lays within the boundary of said lease, however, no working wells are visible upon the property, and the primary 10 year term has expired.
  - Item 19 - The subject parcel lays within the boundary of said lease, however, no working wells are visible upon the property and the primary 12 year term has expired.
- Weilman Bros. Inc. Parcel Order No. 85-1223-CT
- Item 2 - This easement is for water line and sanitary sewer lines in front of and serving the Town and Country Shops. This easement abuts the subject parcels.
  - Item 3 - This easement provides for a 10' wide power line easement whose centerline is 10' south of the north line of said property.
  - Item 4 - This easement is for water line and sanitary sewer line to serve Service Merchandise Company and the Town and Country Shops. It does not encumber subject parcel.
  - Item 5 - This easement provides for a 20' wide gas line easement north of and adjacent to the street right-of-way, as the right-of-way existed in 1977.
  - Item 6 - This easement is a reciprocal easement agreement between the two entities, which provides that all architectural design shall conform to the existing, Stambaugh shall have a minimum of 150 parking spaces and the Lane Company has a right to sell or lease a site to Howard Johnson.
  - Item 7 - This easement provides for an easement for telephone lines extending across the front of the property and extending 98' back from the centerline of the road affecting the southerly part of the parcel.
  - Item 8 - This easement is for street or highway right-of-way and affects the southerly part of parcel.
  - Item 9 - This restriction encumbers a part of the subject parcel and is shown as cross-hatched on the drawing.
  - Item 10 - This easement is for street or highway right-of-way which was increased from 30' feet to a variable amount of between 50' and 70' and affects the southerly part of parcel.

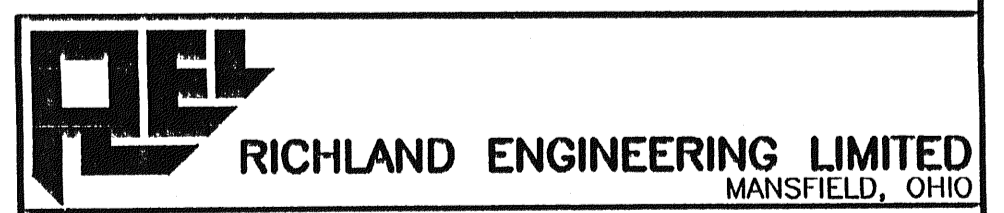


**Ontario Zoning Code Requirements**

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

Area of Deed Restriction—  
No Alcoholic Beverage Sales  
Deed Vol. 359, P. 399

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



**SURVEY FOR  
CARNEGIE MANAGEMENT AND  
DEVELOPMENT CORPORATION**

Situated in the  
Village of Ontario, County of  
Richland, State of Ohio and being  
a part of the S.E. 1/4 of Section 14,  
Township 21, and Range 19.

