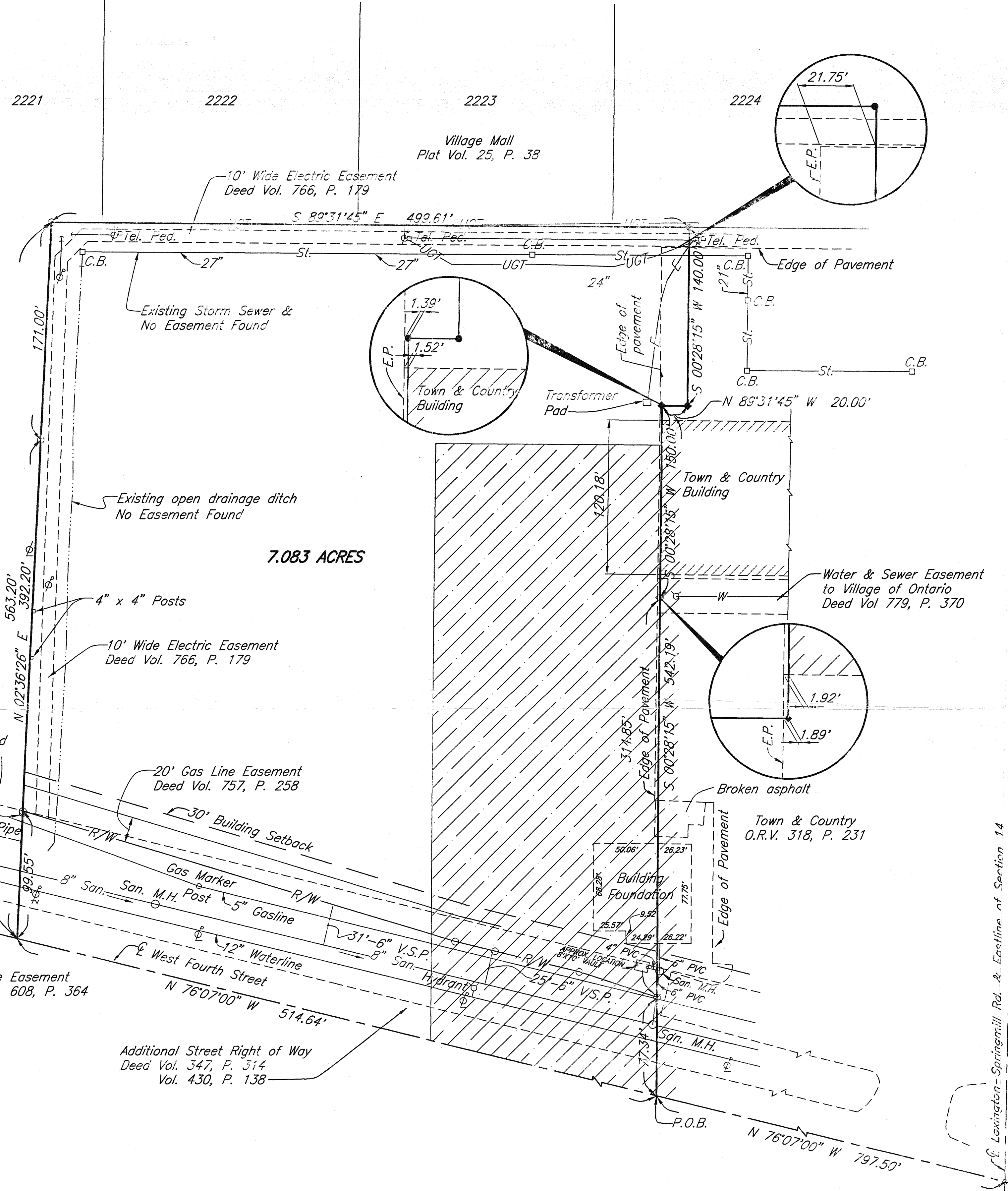


- LEGEND**
- - Survey Marker Set—5/8" Dia. x 30" Long Rebar with Aluminum Cap Stamped: Richland Engineering Limited, Robert A. Cuning RLS 4939
 - - Survey Marker Found
 - ◇ - Railroad Spike Found
 - ◆ - Railroad Spike Set
 - - P.K. Nail Found
 - - P.K. Nail Set
 - San.— Sanitary Sewer
 - St.— Storm Sewer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

Title Commitment #36 0084 010 00012980
Schedule B Section 2

- Item 5 - Lease Volume 17, Page 311 - 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-Crestline 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was transferred to the Mansfield Telephone Co. I believe that with the widening of West Fourth Street this easement was superseded with the easement to United Telephone Company (Item 12).
- Item 6 - Deed Volume 242, Page 364 - This easement is for a power line and appurtenances adjacent to C.R. 133, also known as Lexington Springmill Road. This easement does not encumber the subject parcel.
- Item 7 - Deed Volume 265, Page 57 - This is for a pipe line now owned by Marathon that lies south of West Fourth Street and does not encumber the subject property.
- Item 8 - Deed Volume 347, Page 314 - 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' from the centerline of West Fourth Street and affects the southerly part of the parcel.
- Item 9 - Deed Volume 352, Page 34 - This easement was for a single pole located 10 feet 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 10 - Deed Volume 359, Page 399 - This restriction encumbers a part of the subject parcel and is shown as cross-hatched on the drawing. It prohibits the sale of liquor or any immoral use whatsoever.
- Item 11 - Deed Volume 430, Page 138 - This easement is for street or highway right-of-way and affects the southerly part of parcel.
- Item 12 - Deed Volume 608, Page 364 - This easement provides for an easement for telephone lines extending across the front of the property and extending 80' back from the centerline of West Fourth Street affecting the southerly part of the parcel.
- Item 13 - Deed Volume 754, Page 331 - This is a reciprocal easement agreement that covers building, parking, utilities, ingress, egress, etc. and it does encumber subject property.
- Item 14 - Deed Volume 757, Page 258 - 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 1972.
- Item 15 - Deed Volume 765, Page 40 - 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 16 - Deed Volume 766, Page 179 - 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 subject property.
- Item 17 - Deed Volume 779, Page 370 - 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 parcel.
- Item 18 - Deed Volume 807, Page 643 - This is a reciprocal easement agreement between the Lane Company and Stambaugh-Thompson Realty Company, which provides that all architectural design shall conform to the existing setbacks, sign signs, "D" property lines etc. 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 etc.
- Item 19 - Lease Volume 56, Page 679 - Memorandum of Lease outlining the terms and conditions of the lease between Pacific Cascade Corporation and Service Merchandise Company, Inc.
- Item 20 - Lease Volume 57, Page 510 - Assignment of Lease. The Lane Company assigns the Service Merchandise lease to The Prudential Insurance Company of America.
- Item 21 - Miscellaneous Volume 14, Page 223 - An agreement concerning the assignment of rentals between The Lane Company and The Prudential Insurance Company of America.
- Item 22 - Lease Volume 60, Page 564 - Assignment of the Service Merchandise Company lease from The Lane Company to Town and Country.
- Item 23 - Lease Volume 60, Page 571 - Assignment of various shopping center leases from The Lane Company to Town and Country.
- Item 24 - Lease Volume 68, Page 678 - A memorandum of lease between Town and Country and Service Merchandise Company, Inc.
- Item 25 - Lease Volume 70, Page 401 - Assignment of rents and leases from FFC Ohio Partners, L.P. to Town and Country.
- Item 26 - Lease Volume 5, Page 364 - The subject parcel lays within the boundary of the Oil and Gas Lease dated March 1920 and was to expire in 12 years if no oil or gas wells are in operation. No working wells are visible upon the property.
- Item 27 - Lease Volume 5, Page 500 - The subject parcel lays within the boundary of the Oil and Gas Lease dated June 1910. The lease is null and void and no longer binding if a well is not drilled on the premises within three months. No working wells are visible upon the property.
- Item 28 - Lease Volume 5, Page 131 - The subject parcel lays within the boundary of the Oil and Gas Lease dated July 1912. The lease has a term of 10 years or as long as an oil or gas well is in operation. No working wells are visible upon the property.
- Item 29 - Lease Volume 5, Page 153 - The subject parcel lays within the boundary of the Oil and Gas Lease dated July 1912. The lease has a term of 10 years or as long as an oil or gas well is in operation. No working wells are visible upon the property.
- Item 30 - Deed Volume 418, Page 166 - This is an easement for a gas line adjacent to the right of way of Lexington-Springmill Road. It does not encumber this property.
- Item 31 - Deed Volume 433, Page 128 - This is an easement for an electric power on lands to the west and does not encumber this property.



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
or any immoral use whatsoever.
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

DESCRIPTION

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

Thence North 75°07'00" West along and with the centerline of West Fourth Street (U.S. Route 30) a distance of 797.50 feet to a point, being the point of beginning of the parcel herein described;

Thence continuing North 75°07'00" West along the centerline of West Fourth Street (U.S. Route 30) a distance of 514.64 feet to a point;

Thence North 2°38'26" 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 95.55 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 found;

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

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

Thence South 00°28'15" West along the west line of said Town and County lands, passing through a railroad spike found at a distance of 150.00 feet and a survey marker found at a distance of 464.85 feet, a total distance of 542.19 feet to the point of beginning, containing 7.083 acres more or less of which 1.029 acres is in public right of way 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 bearing of West Fourth Street (U.S. Route 30) being North 76°07'00" West as shown in Deed Volume 807, Page 564 of the Richland County Recorder's Records.

Bearings are for the determination of angular measurement only.

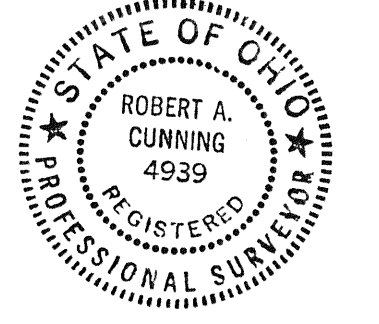
Survey markers found are 5/8" x 30" long reinforcing bar with aluminum cap stamped "Richland Engineering Limited, Robert A. Cuning, R.L.S. 4939".

Deed Reference: Official Record Volume 318, Page 230.
Official Record Volume 403, Page 432.
Official Record Volume 403, Page 433.

To: Mallview Company Limited and Circuit City Stores, Inc.,
and Chicago Title Insurance Company, and Chicago Title
Agency of North Central Ohio.

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.

Robert A. Cuning Reg. No. 4939
Robert A. Cuning
29 North Park Street
Mansfield, Ohio 44902
Phone (419) 524-0074
Date: 19 Dec 1995



RICHLAND ENGINEERING LIMITED
MANSFIELD

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.

Job No. 95054 Date 12/15/95 Drawn By revised by RMC