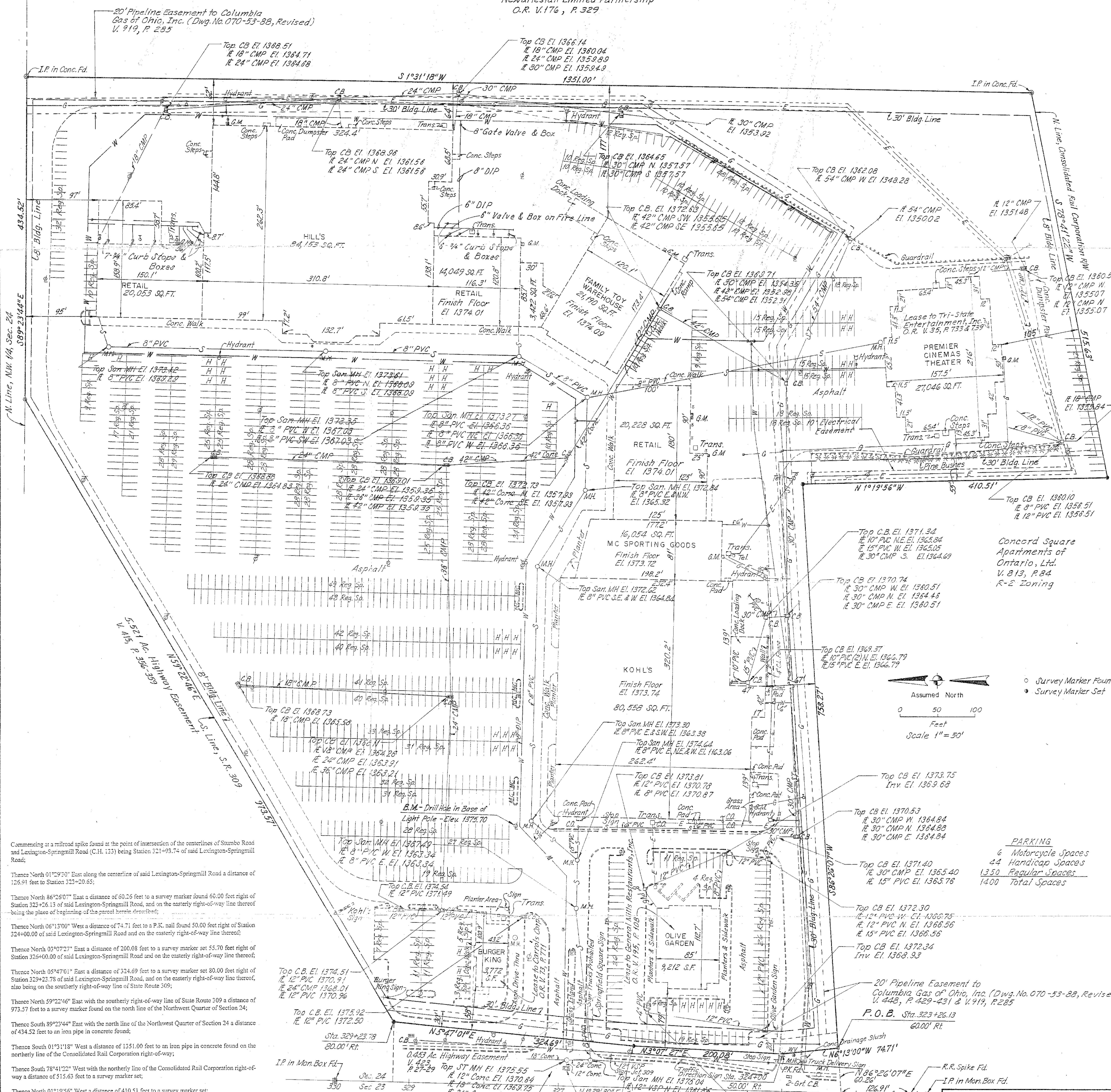


Newartesian Limited Partnership  
O.R. V.176, P.329



Commencing at a railroad spike found at the point of intersection of the centerlines of Stumbo Road and Lexington-Springmill Road (C.H. 133) being Station 221+93.74 of said Lexington-Springmill Road;

Thence North 01°29'50" East along the centerline of said Lexington-Springmill Road a distance of 126.91 feet to Station 323+20.65;

Thence North 86°26'07" East a distance of 60.26 feet to a survey marker found 60.00 feet right of Station 323+26.13 of said Lexington-Springmill Road, and on the easterly right-of-way line thereof being the place of beginning of the parcel herein described;

Thence North 06°13'00" West a distance of 74.71 feet to a P.K. nail found 50.00 feet right of Station 324+00.00 of said Lexington-Springmill Road and on the easterly right-of-way line thereof;

Thence North 03°07'27" East a distance of 206.08 feet to a survey marker set 55.70 feet right of Station 324+00.00 of said Lexington-Springmill Road and on the easterly right-of-way line thereof;

Thence North 05°47'01" East a distance of 324.69 feet to a survey marker set 80.00 feet right of Station 324+23.78 of said Lexington-Springmill Road, and on the easterly right-of-way line thereof, also being on the southerly right-of-way line of State Route 309;

Thence North 59°22'46" East with the southerly right-of-way line of State Route 309 a distance of 973.57 feet to a survey marker found on the north line of the Northwest Quarter of Section 24;

Thence South 89°23'44" East with the north line of the Northwest Quarter of Section 24 a distance of 434.52 feet to an iron pipe in concrete found on the northerly line of the Consolidated Rail Corporation right-of-way;

Thence South 78°41'22" West with the northerly line of the Consolidated Rail Corporation right-of-way a distance of 515.63 feet to a survey marker set;

Thence North 01°19'56" West a distance of 410.51 feet to a survey marker set;

Thence South 86°26'07" East a distance of 758.27 feet to the survey marker found at the place of beginning, containing 30.411 acres of land, more or less, but subject to all highway easements and use restrictions of record.

This description is based upon an actual field survey. The basis of bearing is the centerline of Lexington-Springmill Road (C.H. 133) bearing being North 01°29'30" East as shown in the Ohio Department of Transportation improvement plans, Project M-2N12(1).

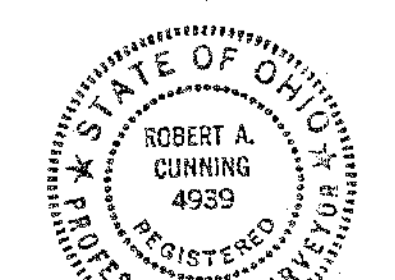
Bearings are for the purpose of angular measurement only.

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

Deed Reference: Volume 915, Page 229.  
Permanent Parcel No. 038-60-167-03-000.

Zoned B-2 General Business.

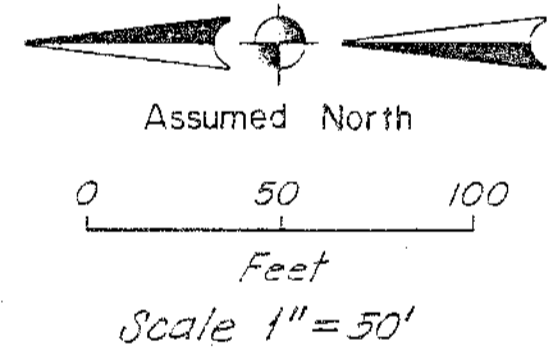
I hereby certify to Sun Life Assurance Company of Canada (U.S.), Gumberg Associates - Springfield Square, Commonwealth Land Title Insurance Company and J.J. Gumberg Company that I personally made an as-built survey of the improvements shown on this plot plan on the 26th day of July 1995; that this plan is a correct representation of the premises as determined by said survey. I further certify that there are no encroachments either way across any boundary line of the premises. This property does not lie within a 100-year flood hazard area as shown on F.E.M.A. Community Map No. 390478 A-01-04, dated October 31, 1975.



Robert A. Cuning  
Reg. Surveyor No. 4939  
Signed at Mansfield, Ohio  
Date: 3 August 1995

NEW SURVEY OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
FAX 52743  
DATE 8/3/95  
F-1315

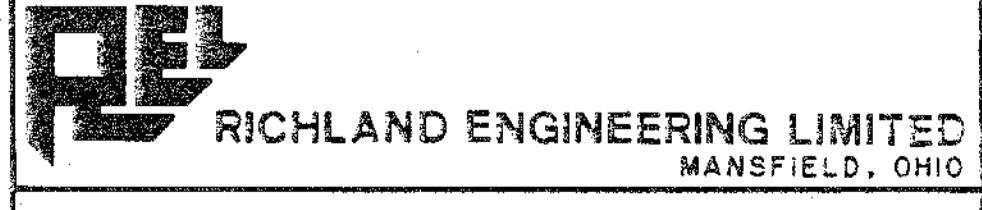
**SPRINGFIELD SQUARE**  
Lexington-Springmill Rd. & State Route 309



○ Survey Marker Found  
● Survey Marker Set

**PARKING**  
6 Motorcycle Spaces  
44 Handicap Spaces  
1350 Regular Spaces  
1400 Total Spaces

20' Pipeline Easement to  
Columbia Gas of Ohio, Inc. (Dwg. No. 070-53-88, Revised)  
V. 448, P. 429-431 & V. 919, P. 285  
P.O.B. Sta. 323+26.13  
60.00' R/L



**A.L.T.A./A.C.S.M. SURVEY FOR J.J. GUMBERG CO.**

Situated in the Village of Ontario,  
Township of Springfield, County of  
Richland, State of Ohio and being a  
part of the N.W. 1/4 of Section 24,  
Township 21 N. and Range 19 W.

REV. 8/4/95  
DRAWN SCALE DATE SHEET  
1" = 50' 8/3/95 1 of 1