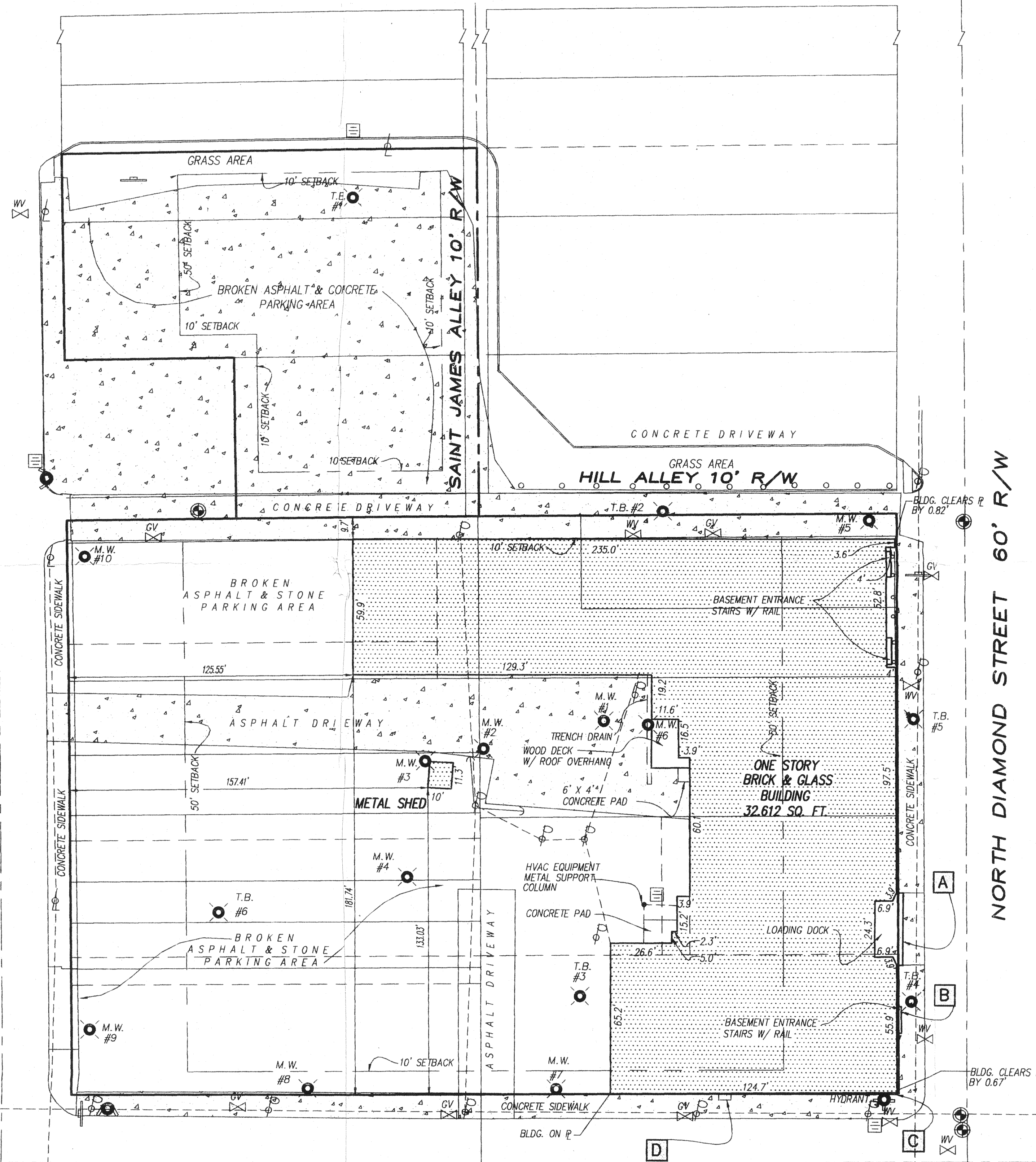


EAST SIXTH STREET 60' R/W

SCALE : 1" = 30'

NORTH MAIN STREET S.R. 13 60' R/W



EAST FIFTH STREET 60' R/W

NORTH DIAMOND STREET 60' R/W

SURVEY DESCRIPTION

CONTINUED FROM SHEET 1 OF 2

**SURVEY DESCRIPTION
PARCEL II - 2.0859 ACRES**

Situated in the State of Ohio, County of Richland, City of Mansfield, and known as being all of Lot Nos. 288, 289, 292, 293, 294, 2572, 2573, 2574, 2575, 2576 and 2577 of the consecutively numbered lots of the City of Mansfield, also known as being Lot Nos. 7, 8, 9, 10, 11, 12, 13 and 14 in Bentley's Addition as recorded in Plat Volume 1, Page 43, and part of Hill Alley as vacated by Ordinance 89-091, and further bounded and described as follows:

Commencing at a drill hole found at the intersection of the North line of East Fifth Street (60 feet wide) with the West line of North Diamond Street (60 feet wide), said point also being the "TRUE PLACE OF BEGINNING" of the Parcel herein described;

Thence, North 80°29'07" West, along the North line of East Fifth Street, 361.18 feet to a railroad spike found on the East line of North Main Street;

Thence, North 09°30'00" East, along the East line of North Main Street, 251.02 feet to a point on the centerline of Hill Alley, now vacated, referenced by a drill hole found South 09°30'00" West, 10.00 feet;

Thence, South 80°37'07" East, along the centerline of Hill Alley, now vacated, 361.58 feet to a point on the West line of North Diamond Street, referenced by a railroad spike found South 09°35'04" West, 10.00 feet;

Thence, South 09°35'04" West, along the West line of North Diamond Street, 251.86 feet to the "TRUE PLACE OF BEGINNING" and containing 2.0859 acres of land (90862 sq. ft.), more or less, as calculated by the above courses by Steven W. Clutter, Ohio Registered Surveyor No. 7655, for and on behalf of Bock & Clark under Project No. 96165, and subject to all legal highways and easements of record.

This description is intended to describe all the land in Schedule C of Chicago Title Agency of North Central Ohio's Commitment No. MA 44716 bearing an effective date of June 24, 1996 at 7:29 a.m.

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
E.A.S. 8-19-96
INITIAL DATE

Items Corresponding to Schedule B

- 4. Party Wall Agreement - Deed Volume 149 Page 409
This item is plotted and shown hereon.
- 5. Right of Way - Deed Volume 257 Page 103
This item is plotted and shown hereon.
- 6. Right of Way - Deed Volume 697 Page 572
This item is plotted and shown hereon.
- 7. Right of Way - Deed Volume 698 Page 612
This item is plotted and shown hereon.

Statement of Encroachments

- A SUBJECTS BUILDING OVERHANG ENCLOSES ACROSS RIGHT OF WAY APPROXIMATELY A MAXIMUM DISTANCE OF 2 FEET.
- B SUBJECTS BASEMENT STAIRWELL WITH HANDRAIL ENCLOSES ACROSS RIGHT OF WAY APPROXIMATELY A MAXIMUM OF 1.25 FEET.
- C SUBJECTS BUILDING ENCLOSES ACROSS RIGHT OF WAY OF EAST FIFTH STREET APPROXIMATELY A MAXIMUM DISTANCE OF 0.46 FEET.
- D A EXHAUST VENT ATTACHED TO SUBJECTS BUILDING ENCLOSES ACROSS RIGHT OF WAY APPROXIMATELY A MAXIMUM DISTANCE OF 1 FOOT.

Legend of Symbols & Abbreviations

- | | | | |
|---|-----------------|---|----------------------|
| ⊙ | LIGHT POLE | ⊕ | POWER POLE |
| ⊗ | GAS VALVE | ⊕ | WATER VALVE |
| ⊙ | MANHOLE | ⊕ | CATCH BASIN (SQUARE) |
| ⊕ | SIAMESE HYDRANT | ⊕ | HYDRANT |
| ⊕ | SIGN | | |
| ⊕ | MONITOR WELL | | |

Zoning Information

According to Geoffrey D. Eaton, Chief Building Official for the City of Mansfield, the subject property is zoned I-2 Industrial and is subject to the following requirements:

- FRONT SETBACK
50 FEET from the Right of Way
- SIDE YARD SETBACK
10 FEET
- REAR YARD SETBACK
10 FEET
- MAXIMUM BUILDING HEIGHT
100 FEET
- BULK RESTRICTIONS
None
- PARKING REQUIREMENTS
One space per employee on the two largest consecutive shifts
- MINIMUM LOT CONFIGURATION
20,000 square feet with 100 feet of frontage

Because there may be a need for an interpretation of the applicable zoning codes, we refer you to the City of Mansfield, and the applicable zoning codes.

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
FIGGIE SITE #10
DATE: JUNE 26, 1996
B. & C. Project No. 96165
Sheet 2 of 2

Bock & Clark's National Surveyors Network
Consulting Engineers & Surveyors 1-800-787-8397, (330) 665-4832, (Fax: (330)-665-5176)
537 North Cleveland - Massillon Road, Akron, Ohio 44333