

R. & K. BEER
O.R.V. 39
P. 273

PARCEL NO.	OWNER	D.V. / P.	P.P. #	AC.
III	RALPH G. RIDENOUR	O.R.V. 384 / 69	038-60-159-16-000	1.0
V	RALPH G. & ISOBEL J. RIDENOUR	603 / 220	038-60-167-15-000	1.0
VI	RALPH G. & ISOBEL J. RIDENOUR	603 / 220	038-60-167-16-000	1.0
VII	RALPH G. & ISOBEL J. RIDENOUR	603 / 220	038-60-167-12-000	1.0
VIII	RALPH G. & ISOBEL J. RIDENOUR	588 / 305	038-60-167-13-000	1.0
IX	RALPH G. & ISOBEL J. RIDENOUR	588 / 305	038-60-167-14-000	1.0
X	RALPH G. & ISOBEL J. RIDENOUR	555 / 495	038-60-167-17-000	1.0
XI	RALPH & ISABELL RIDENOUR	770 / 92	038-60-142-05-001	3.0
XII	RALPH & ISABELL RIDENOUR	770 / 92	038-60-142-05-002	2.0

NOTE: This description includes all that land described in Parcels III, V, VI, VII, VIII, IX, X, XI, XII as shown in Commitment No. 96-00116.

MW No.	ELEVATION	DESCRIPTION
1	1370.68	TOP OF WELL CASING
1	1367.5	GROUND AT WELL
2	1370.02	TOP OF WELL CASING
2	1367.2	GROUND AT WELL
		DESIGNATION ON WELL CASING MWUE3
3	1367.29	TOP OF WELL CASING
4	1368.26	TOP OF WELL CASING
5	1366.72	TOP OF WELL CASING
6	1370.47	TOP OF WELL CASING
6	1367.50	GROUND AT WELL
		DESIGNATION ON WELL CASING MWUE4

COMMONWEALTH TITLE AGENCY OF MANSFIELD
COMMITMENT NUMBER 96-00116
Dated December 16, 1996

Schedule B Section Two

- Item No. 11 - The easement in favor of Florence G. Mairs, her heirs, and assigns recorded in Volume 617, Page 609 does affect the subject parcel. This easement provides ingress and egress rights to Parcel III of the subject parcel.
- Item No. 12 - The easement in favor of Ohio Edison Company recorded in Volume 699, Page 122 does not affect the subject parcel. The pole line was to be located approximately 135 feet ± north of the north line of subject parcel.
- Item No. 13 - The right of way in favor of Columbia Gas of Ohio Inc. recorded in Volume 888, Page 133 does not affect the subject parcel. This 25 foot wide right of way lays across the 1.5 acre and 0.50 acre parcel north of subject parcel.
- Item No. 14 - The easement in favor of Ohio Edison Company recorded in Volume 551, Page 141 does not affect the subject parcel. The pole line was to be located outside and generally parallel to the west right of way line of Beer Road across the 0.50 acre parcel north of subject parcel.
- Item No. 15 - The easement in favor of Ohio Edison Company recorded in Volume 551, Page 143 does not affect the subject parcel. The pole line was to be located outside and generally parallel to the west right of way line of Beer Road across the 1.00 acre parcel 100 feet north of subject parcel.
- Item No. 16 - The right of way in favor of Columbia Gas of Ohio Inc. recorded in Volume 888, Page 379 does not affect the subject parcel. The 25 foot wide right of way was to be located parallel and adjacent to the west right of way line of Beer Road across the 1.00 acre parcel 460 feet north of subject parcel.
- Item No. 17 - The easement in favor of Ohio Edison Company recorded in Volume 551, Page 142 does not affect the subject parcel. The pole line was to be located outside and generally parallel to the west right of way line of Beer Road across the 1.00 acre parcel 460 feet north of the subject parcel.
- Item No. 18 - The easement in favor of Ohio Edison Company recorded in Volume 459, Page 579 does not affect the subject parcel. The pole line was to be located south and west of the subject parcel.
- Item No. 19 - The right of way in favor of Columbia Gas of Ohio Inc. recorded in Volume 887, Page 507 does affect the subject parcel. This is a 25 foot right of way being parallel and adjacent to the west right of way line of Beer Road crossing Parcel X, Parcel VIII, and Parcel IX.
- Item No. 20 - The easement in favor of Ohio Edison Company recorded in Volume 782, Page 45 affects the property and is shown hereon.
- Item No. 21 - The easement in favor of Ohio Edison Company recorded in Volume 612, Page 437 does not affect the subject parcel. This pole line was to be constructed on parcels approximately 860 feet north of the subject parcel.
- Item No. 22 - The sanitary sewer easement in favor of the Village of Ontario recorded in Official Record Volume 49, Page 791 does not affect the subject parcel. This easement is 400 feet north of the subject parcel.
- Item No. 23 - The right of way in favor of Ohio Edison Company recorded in Volume 527, Page 549 does not affect the subject parcel. The poles were to be located on the 0.50 acre parcel 760 feet north of the north line of the subject parcel.

CERTIFICATE OF SURVEYOR

TO: Burner Systems International, Inc. and UE Acquisitions Corporation, and Commonwealth Title Agency of Mansfield

I hereby certify that on the _____ day of _____, 19____

(a) this survey was actually made on the ground as per the field notes shown on this survey and correctly shows (i) a fixed and determinable position and location of the land described thereon (including the position of the point of beginning); (ii) the boundaries and areas of the subject property and the size, location and type of buildings and structures thereon and all other improvements required to be shown thereon in accordance with the "Minimum Standard Detail requirements for ALTA and ACSM Land Title Surveys" jointly established by ALTA and ACSM in 1986 (the "Minimum Standards"); and the distance therefrom to the nearest facing exterior property lines of the subject property; (iii) the location of all rights-of-way, easements and any other matters of record (or of which I have knowledge or which appear from a careful physical inspection of the subject property, whether or not of record) affecting the subject property; (iv) all abutting dedicated public streets providing access to the subject property together with the width and name thereof; and (v) all other significant items of the subject property;

(b) the print of this survey reflects boundary lines of the described property which "close" by surveying calculation;

(c) the title lines and lines of actual possession are the same and, except as shown on this survey, there are no (i) encroachments upon the subject property by any buildings, structures or improvements on adjacent property, (ii) encroachments on adjacent property, streets or alleys by any buildings, structures or improvements on the subject property, (iii) overhangs of any improvements upon any easements, rights of way or adjacent land onto the subject property, (iv) building restrictions or setback lines, (v) party walls, or (vi) conflicts or protrusions;

(d) ingress to and egress from the subject property is provided by Beer Road (T.H. 160), the same being paved, dedicated public right(s)-of-way maintained by the Springfield Township Trustees maintaining authority;

(e) all utility services required for the operation of the subject property either enter the subject property through adjoining public streets, or this survey shows the point of entry and location of any utilities that pass through or are located on adjoining private land;

(f) all building setback lines of the subject property required to be shown hereon in accordance with the Minimum Standards are located as shown hereon;

(g) the subject property and only the subject property constitutes one tax lot except as shown on this survey;

(h) this survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage and any discharge into streams, rivers or other conveyance system;

(i) the subject Property does not lie within flood hazard areas in accordance with any maps entitled: "Flood Insurance Rate Map," or "Flood Hazard Floodway Boundary Map," or the "Flood Hazard Boundary Map" or the "Flood Boundary and Floodway Map" published by the Federal Emergency Management Agency or by the U.S. Department of Housing and Urban Development;

(j) there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements except as shown hereon;

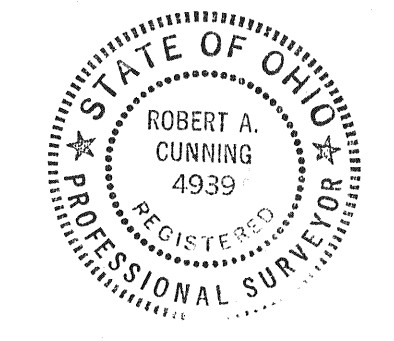
(k) all zoning, use and density classifications are properly shown hereon;

(l) there are 211 regular parking spaces, and two handicap parking spaces;

(m) any land or easements which have been platted or mapped are the same as those shown on this survey; and

(n) the undersigned has received and examined a copy of the title insurance commitment no. 96-00116 dated 12/16/96, prepared by Commonwealth Title Agency of Mansfield, for the subject property and of each instrument listed therein and the location of each easement to the extent it can be located has (with recording reference) been shown hereon.

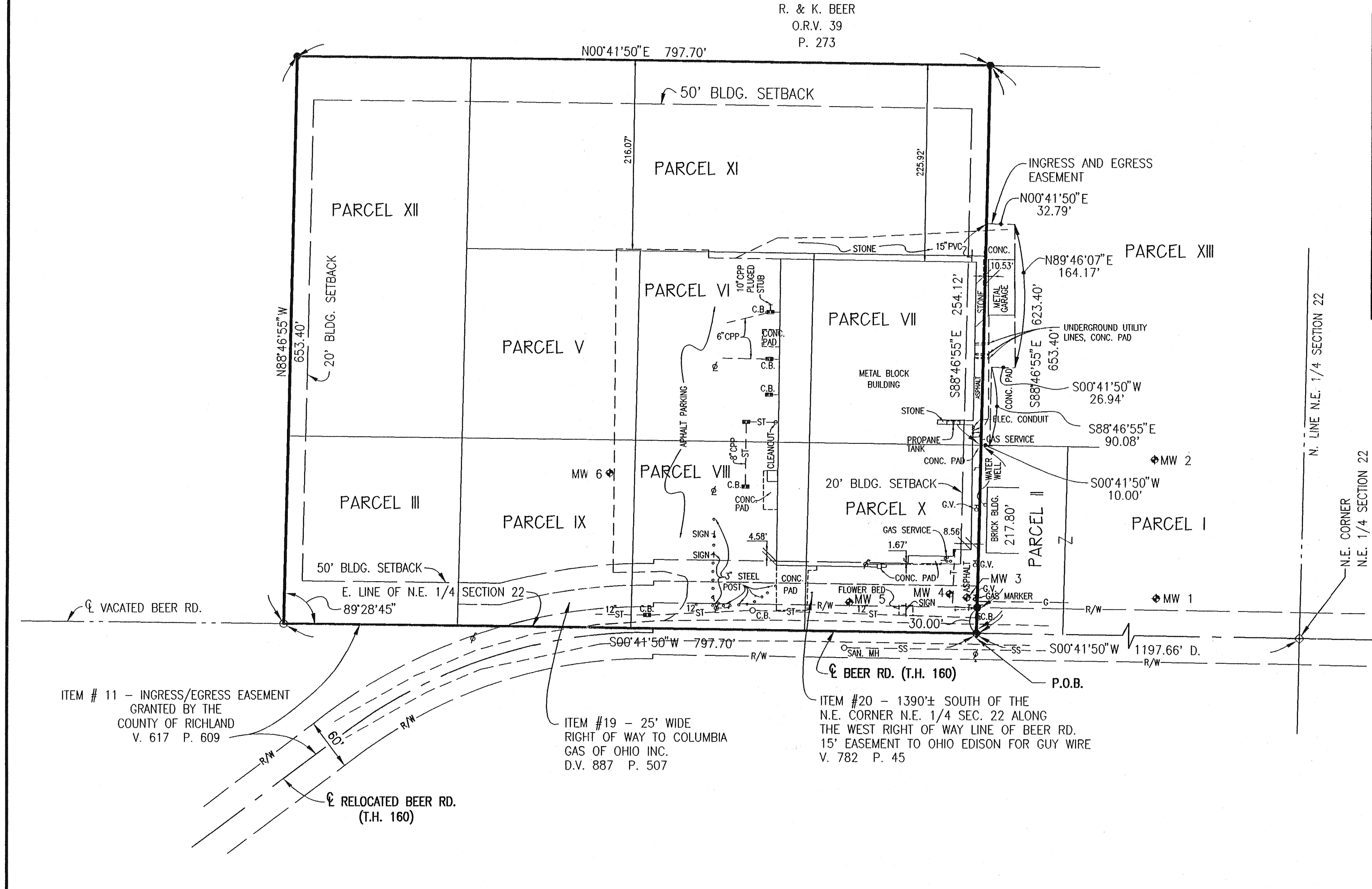
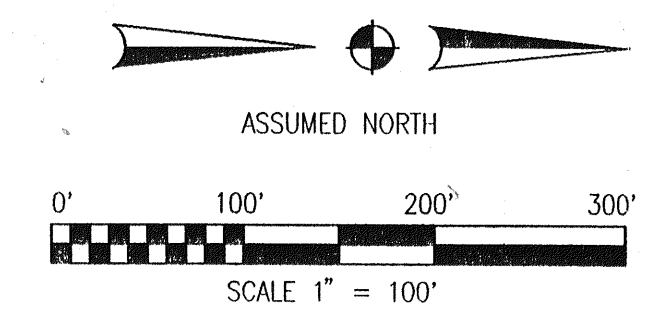
Robert A. Cuning
Robert A. Cuning, P.E., P.S.
29 North Park Street
Mansfield, Ohio 44902
419-524-0074
Registration No. 4939
Date: 20 March 1997



THE SUBJECT PARCEL DOES NOT LIE WITHIN A 100 YEAR FLOOD AREA, THE HAZARD MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WAS RECESNDED BY F.E.M.A. ON JANUARY 30, 1984.
ZONING AS PER CHAPTER 1169 OF THE VILLAGE OF ONTARIO ZONING AND PLANNING BOOK.

I - 1 INDUSTRIAL

SIDEYARD SETBACK	20'
REARYARD SETBACK	50'
FRONTYARD SETBACK	50'
MINIMUM LOT AREA	2 ACRES
MINIMUM LOT WIDTH	200'



DESCRIPTION

Situated in the Village of Ontario, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 22, Township 21, Range 19 and being more particularly described as follows:

Commencing at a railroad spike found at the northeast corner of the Northeast Quarter of Section 22, also being the centerline of Beer Road (T.H. 160);

Thence South 00°41'50" West along the east line of the Northeast Quarter of Section 22 and the centerline of Beer Road (T.H. 160), a distance of 1197.66 feet to a railroad spike set at the point of beginning of the parcel herein described;

Thence continuing South 00°41'50" West along the east line of the Northeast Quarter of Section 22 and the centerline of Beer Road (T.H. 160), a distance of 797.70 feet to a survey marker found with Seiler cap;

Thence North 88°46'55" West along the south line of lands now or formerly owned by Ralph G. Ridenour as called for in Official Record Volume 384, Page 69, and the south line of a 2.00 acre parcel of land now or formerly owned by Ralph G. Ridenour as recorded in Deed Volume 770, Page 92, a distance of 653.40 feet to a survey marker set at the southwest corner of said 2.00 acre parcel;

Thence North 00°41'50" East along the west line of said 2.00 acre parcel, and the west line of a 3.00 acre parcel of land now or formerly owned by Ralph and Isabel Ridenour as recorded in Deed Volume 770, Page 92, a distance of 797.70 feet to a survey marker set at the northwest corner of said 3.00 acre parcel;

Thence South 88°46'55" East along the north line of said 3.00 acre parcel, and the north line of a one acre parcel now or formerly owned by Ralph G. and Isabel J. Ridenour as recorded in Volume 603, Page 220, and a one acre parcel now or formerly owned by Ralph G. and Isabel J. Ridenour as recorded in Volume 555, Page 495, passing thru a survey marker set at a distance of 623.40 feet, a total distance of 653.40 feet to the railroad spike set at the point of beginning, containing 11.966 acres of land more or less, subject to all highways, easements and use restrictions of record.

Together with an easement for purposes of Ingress and Egress further described as follows:

Situated in the Village of Ontario, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 22, Township 21, Range 19 and being more particularly described as follows:

Commencing at a railroad spike found at the northeast corner of the Northeast Quarter of Section 22, also being the centerline of Beer Road (T.H. 160);

Thence South 00°41'50" West along the east line of the Northeast Quarter of Section 22 and the centerline of Beer Road (T.H. 160), a distance of 1197.66 feet to a railroad spike set;

Thence North 88°46'55" West along the south line of a 0.50 acre parcel of land now or formerly owned by Ralph G. Ridenour, a distance of 217.80 feet to a point, being the southwest corner of said 0.50 acre parcel, said point being the point of beginning of the parcel herein described;

Thence continuing North 88°46'55" West along the south line of a 4.45 acre parcel of land now or formerly owned by Ralph G. and Isabel Ridenour, a distance of 254.12 feet to a point;

Thence North 00°41'50" East a distance of 32.79 feet to a point;

Thence North 89°46'07" East a distance of 164.17 feet to a point;

Thence South 00°41'50" West a distance of 26.94 feet to a point;

Thence South 88°46'55" East a distance of 90.08 feet to the point of beginning, containing 0.040 acres of land more or less.

Together with an easement for purposes of Ingress and Egress as shown in Volume 617, Page 607.

Bearings are assumed for the determination of angular measurement only.

This description is based upon an actual field survey. All bearings are based upon the east line of the Northeast Quarter of Section 22 and the centerline of Beer Road (T.H. 160) bearing being South 00°41'50" West as called for in Official Record Volume 39, Page 273.

Survey markers set indicate a 5/8" diameter by 30" long rebar with cap stamped "Richland Engineering RLS 4939".

Deed Reference:	Deed Volume 555, Page 495	P.P.# 038-60-167-17-000
	Deed Volume 588, Page 305	P.P.# 038-60-167-14-000
	Deed Volume 603, Page 220	P.P.# 038-60-167-13-000
		P.P.# 038-60-167-15-000
		P.P.# 038-60-167-16-000
		P.P.# 038-60-167-12-000
	Deed Volume 770, Page 92	P.P.# 038-60-142-05-002
	Official Record Volume 384, Page 69	P.P.# 038-60-159-16-000

LEGEND

- 5/8" DIA. X 30" LG. REBAR SET WITH CAP STAMPED, "RICHLAND ENGINEERING LIMITED, ROBERT A. CUNNING RLS 4939"
- ◆ RAILROAD SPIKE SET
- ⊙ RAILROAD SPIKE FOUND
- ⊙ SURVEY MARKER FOUND WITH "SEILER" CAP
- ◆ MONITORING WELL (MW)
- D. DEED
- FD. FOUND

Job No. 96182ALT Date 2/17/97 Drawn By LS



A.L.T.A./A.C.S.M. Survey
for
Ralph Ridenour

Situated in the Village of Ontario, County of Richland, State of Ohio, and being a part of the Northeast Quarter of Section 22, Township 21, Range 19.