

PROPERTY DESCRIPTION

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as Lot Numbers: 10108, 10109, 10110, 10111, and 10112 of the consecutively numbered lots in said City (plat reference: Volume 11, Page 8), more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southeast corner of said Lot #10108; Thence, North 89 degrees 56 minutes 11.71 seconds East a distance of 514.6 feet to an iron pin found and accepted as marking the southwest corner of said lot;

Thence, northwesterly with the west line of said lot (the same being the east line of Lexington Avenue) along a curve concave to the west with a central angle of 1 degree 48 minutes 19 seconds, a radius of 1462.39 feet, a chord distance of 46.08 feet which bears North 35 degrees 34 minutes 45 seconds East to the point of tangency of said curve;

Thence, continuing with said west line and the northerly prolongation thereof a distance of 485.38 feet to an iron pin found and accepted as marking the northwest corner of said Lot #10112;

Thence, South 55 degrees 21 minutes 05 seconds East with the north line of said lot a distance of 314.59 feet (record distance of 314.3 feet) to an iron pin found and accepted as marking the northeast corner thereof;

Thence, South 10 degrees 19 minutes 26 seconds West with the east line of said lot and the southerly prolongation thereof, a distance of 262.55 feet (record distance of 262.8 feet) to the place of beginning, containing 3.44 acres (149,900 square feet).

Bearings are based on the right of way plans for Lexington Avenue and are intended to be used for angular determination only.

SURVEYOR'S STATEMENT

I, Douglas C. Seiler, being a Professional Surveyor in the State of Ohio do hereby state to the best of my knowledge, information and belief to: CMC-Commercial Mortgage, First American Title Company, and to Lymanston XII, LLC as of July 26, 1997 that:

1. This plat and the survey on which it is based were made in accordance with the minimum standards and requirements for accuracy set forth in the Surveying and Mapping Code of the American Land Title Association and the American Congress on Surveying and Mapping in 1992; that this survey meets the accuracy requirements of the Surveying and Mapping Code of the American Land Title Association through the use of the following methods: six (6) traverse stations, eight (8) through the use of a total station, and eight (8) through the use of a total station. Additionally, this survey was performed to the normal standard of care of Professional Surveyors in north central Ohio.

2. This survey was conducted during the week of July 21, 1997, and shows the area of the subject property, the location and type of all easements, encroachments, and above ground improvements situated on the subject property.

3. Each easement affecting the subject property, per Title Commitment #97-1462-39, is shown on this plat, or referenced in the "Easement Note" schedule. This survey does not address the possibility of unrecorded or unrecorded (not of the public record) easements which may exist.

4. There are no encroachments from above ground improvements appurtenant to adjoining premises upon the subject premises, nor from the subject premises onto adjoining premises.

5. The property shown on this plat is the property described in said Title Commitment # 97-1462-39.

6. The location of all above ground improvements on the subject property is in accord with the minimum set back provisions and restrictions of record, except as noted on the building located on Lot #10109, and Lot #10110.

7. The subject property has access to and from Lexington Avenue, a duly dedicated and accepted public street.

8. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

9. The "Property Description" contained on this survey forms a closed mathematical figure.

10. By graphical analysis only of Flood Insurance Rate Map #390477 0009C published by the Federal Emergency Management Agency dated January 3, 1986, the subject property is not located within a special flood hazard area.

11. All utilities, vehicular access and drainage necessary for the operations of the property access the property directly through public easements and/or through private easements or access through private property.

EASEMENT NOTES

The following numbers refer to Schedule "A" of this Commitment #97-1462-39 and shall refer to the easements shown on the plat. Additional easements contained in the commitment but not listed below are delineated on this plat.

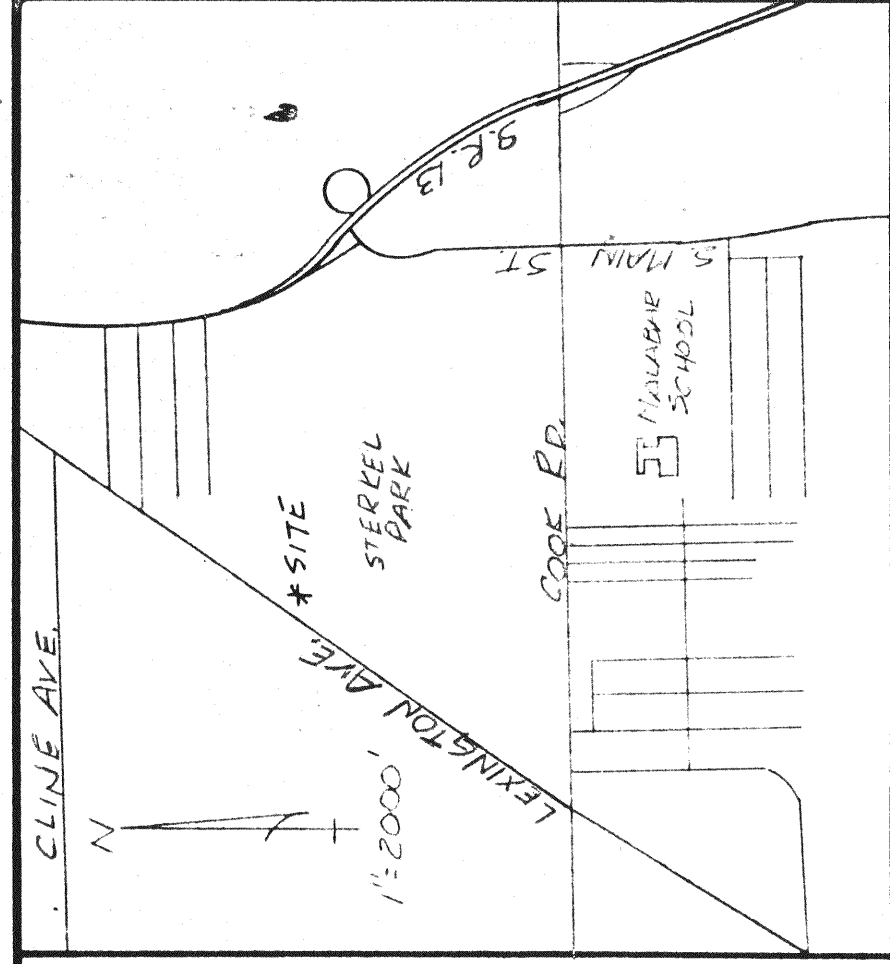
23. Temporary right of way agreement has now expired
24. easement for sanitary sewer line; line has been abandoned
25. easement for septic tank granted in 1928; area is now serviced by sanitary sewer
26. pertains to building restrictions (expired in 1970) and reservation of utility easements five feet in width four and sides of lots
28. see #27
29. see #27
30. see #27

UTILITY SERVICES

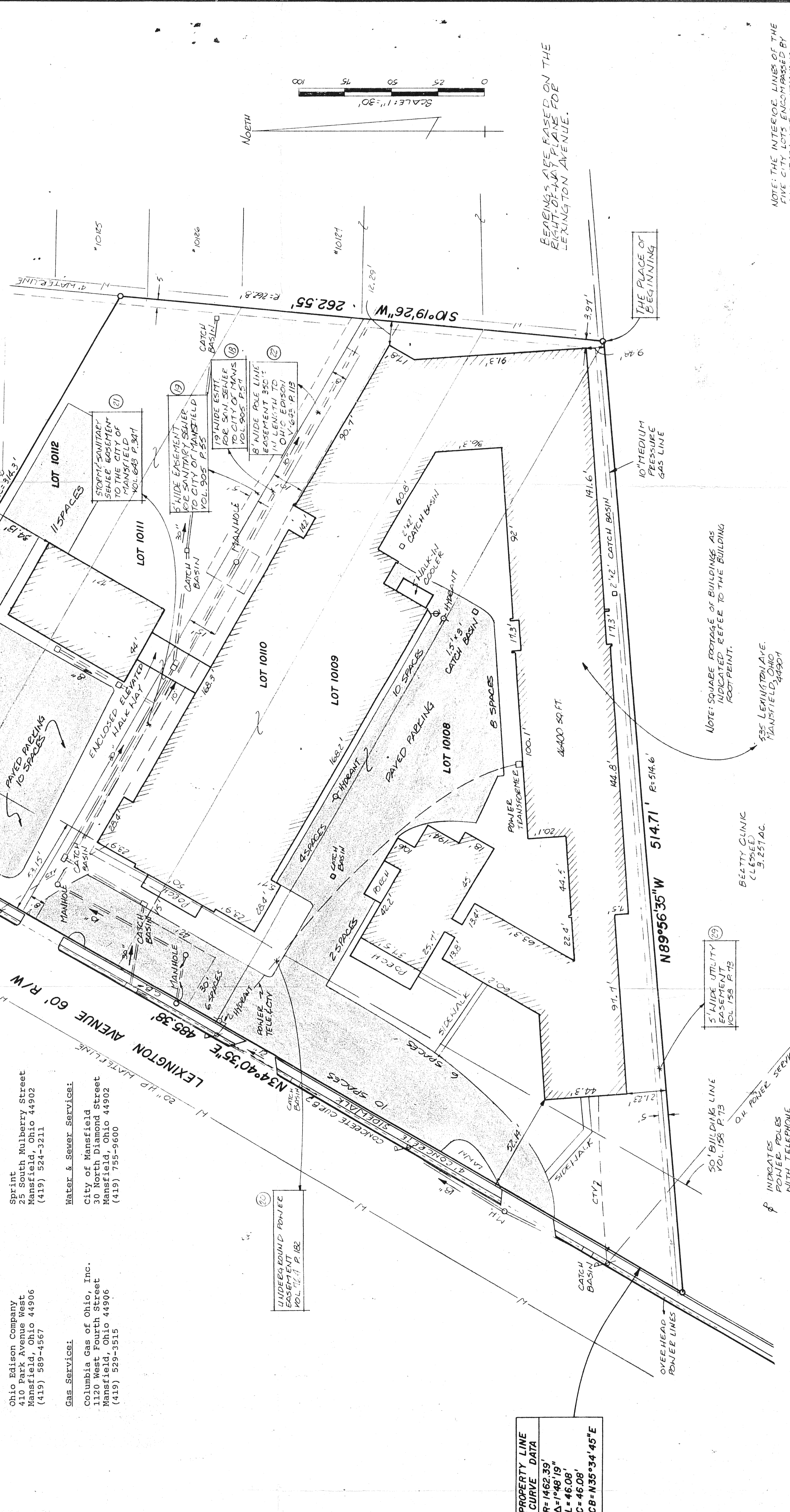
POWER SERVICE:
Ohio Edison Company
410 Park Avenue West
Mansfield, Ohio 44902
(419) 389-4367

SEWER SERVICE:
Columbia Gas of Ohio, Inc.
30 North Fourth Street
Mansfield, Ohio 44902
(419) 389-3313

TELEPHONE SERVICE:
Sprint
25 South Mulberry Street
Mansfield, Ohio 44902
(419) 324-3111



TOTAL AREA
3.44 AC.



PROPERTY LINE CURVE DATA
R=1462.39'
Δ=1°48'19"
L=46.08'
C=46.08'
CB=135°34'45"E

ALTA LACOST LAND TITLE SURETY
LYMANSTON XII, LLC
LOTS 10108, 10109, 10110, 10111 & 10112
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO
DATE: JULY 26, 1997 SCALE: 1"=200'
DRAWN BY: JES-240 DCM/BF/MAA

REVISIONS
OF EXISTING PARCEL
TRAVEL APPROVED
EASMENTS
DATE: JULY 26, 1997 SCALE: 1"=200'
DRAWN BY: JES-240 DCM/BF/MAA

DEVIATES IRON PINS
FOUND

ZONING NOTE
Portions of the subject property are zoned HS (Health Services), and portions of the subject property are zoned OS (Office Services), of which the subject property is zoned OS. The zoning official permitted use by the City of Mansfield Codes and Permits Department.

NOTE: THE INTERIOR LINES OF THE FIVE CITY LOTS ENCOMPASSED BY THIS SURVEY ARE CONTIGUOUS

NOTE: SQUARE FOOTAGE OF BUILDINGS AS INDICATED REFER TO THE BUILDING FOOTPRINT.
BELTLY CLINIC
VOL. 158 P. 73
C-5, 251 AC

INDICATES
WITH TELEPHONE
& CABLE TV SERVICES

Douglas C. Seiler
Douglas C. Seiler
Professional Surveyor #6869
52 1/2 North Main Street
Mansfield, Ohio 44902
Date: 7/26/97