PROPERTY DESCRIPTION

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 3, Township 21 North, Range 18 West, more particularly described as follows:

Commencing at a PK spike found and accepted as marking the northwest corner of said quarter; Thence, South 00 degrees 18 minutes 04 seconds East with the west line of said quarter, the same being the centerline of Harrington Memorial Road , a distance of 649.06 feet to a railroad spike found; Thence, North 88 degrees 33 minutes 46 seconds East with an existing property line, passing through an iron pin found for reference at 33.00 feet, a total distance of 1452.03 feet (record distance = 1453.00 feet) to an iron pin set marking the northeast corner of a parcel currently owned by Forsan Investment Company (deed reference: Volume 900, page 442), the same being the northwest corner of a parcel currently owned by the City of Mansfield (deed reference: deed Volume 725, page 417), said iron pin being the place of beginning of the parcel herein described;

Thence, continuing North 88 degrees 33 minutes 46 seconds East with the north line of said City of Mansfield parcel, a distance of 449.15 feet (record distance = 450.01 feet) to an iron pin found and accepted as marking the northeast corner thereof, the same being the northwest corner of a parcel currently owned by Richland Properties Inc. (deed reference: deed Volume 916, Page 712);

Thence, South 00 degrees 30 minutes 59 seconds East with the line common to said City of Mansfield parcel and to said Richland Properties, Inc. parcel, a distance of 626.95 feet (record distance = 630.90 feet) to an iron pin found on the north line of Industrial Parkway (80' right of way), said iron pin accepted as marking the southerly common corner to said parcels;

Thence, southwesterly with the said north line along a curve concave to the south with a central angle of 02 degrees 43 minutes 41 seconds, a radius of 612.96 feet, a chord distance of 29.18 feet (record distance = 29.26 feet) with a chord bearing of South 89 degrees 50 minutes 26 seconds West to an iron pin set marking the point of tangency of said curve;

Thence, continuing with said north line, South 88 degrees 28 minutes 36 seconds West a distance of 420.74 feet to an iron pin set marking the southerly common corner of said Forsan Investment Co. parcel and said City of Mansfield parcel;

Thence, North 00 degrees 26 minutes 47 seconds West with the line common to said parcels, a distance of 626.94 feet (record distance = 629.51 feet) to the place of beginning, containing 6.466 acres, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on July 21, 1997.

Iron pin set are 58" rods with caps stamped "SEILER 6869".

Bearings are based on an assumed meridian 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 for Coca-Cola Enterprises, Inc. and Lawyers Title Insurance Corporation that:

1. This plat and survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992, that this survey meets the requirements of an "Urban Class Survey" as defined therein, including Items 1 through 3, 5, 6, 7a, and 8 through 11 of Table "A" thereof. Additionally, this survey was performed to the normal standard of care of Professional Surveyors in Richland County, Ohio.

2. Easements of record, as furnished to the surveyor contained in Title Commitment #MA 971179 as issued by Lawyers Title Insurance Company, dated June 25, 1997, have been delineated or addressed hereon. This survey plat does not intend to show any unwritten or unrecorded (not of the public record) easements which may exist, except for any visible evidence of substantial use of portions of the subject property by adjacent property owners.

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

4. By graphical analysis only of Flood Insurance Rate Map #390477 0010 C, published by the Federal Emergency Management Agency, dated January 3, 1986, the subject property is not located within a flood hazard area.

5. The premises is contiguous with and has access to, Industrial Parkway, a dedicated public right of way, 80 feet in width.

6. Land Title lines and lines of actual possession are the same, except as may be noted.

7. The property consists of a total of 281,659 square feet (6.466 Acres), and is located within a zoning classification of I2. The current use of the premises is permitted within the zoning classification.

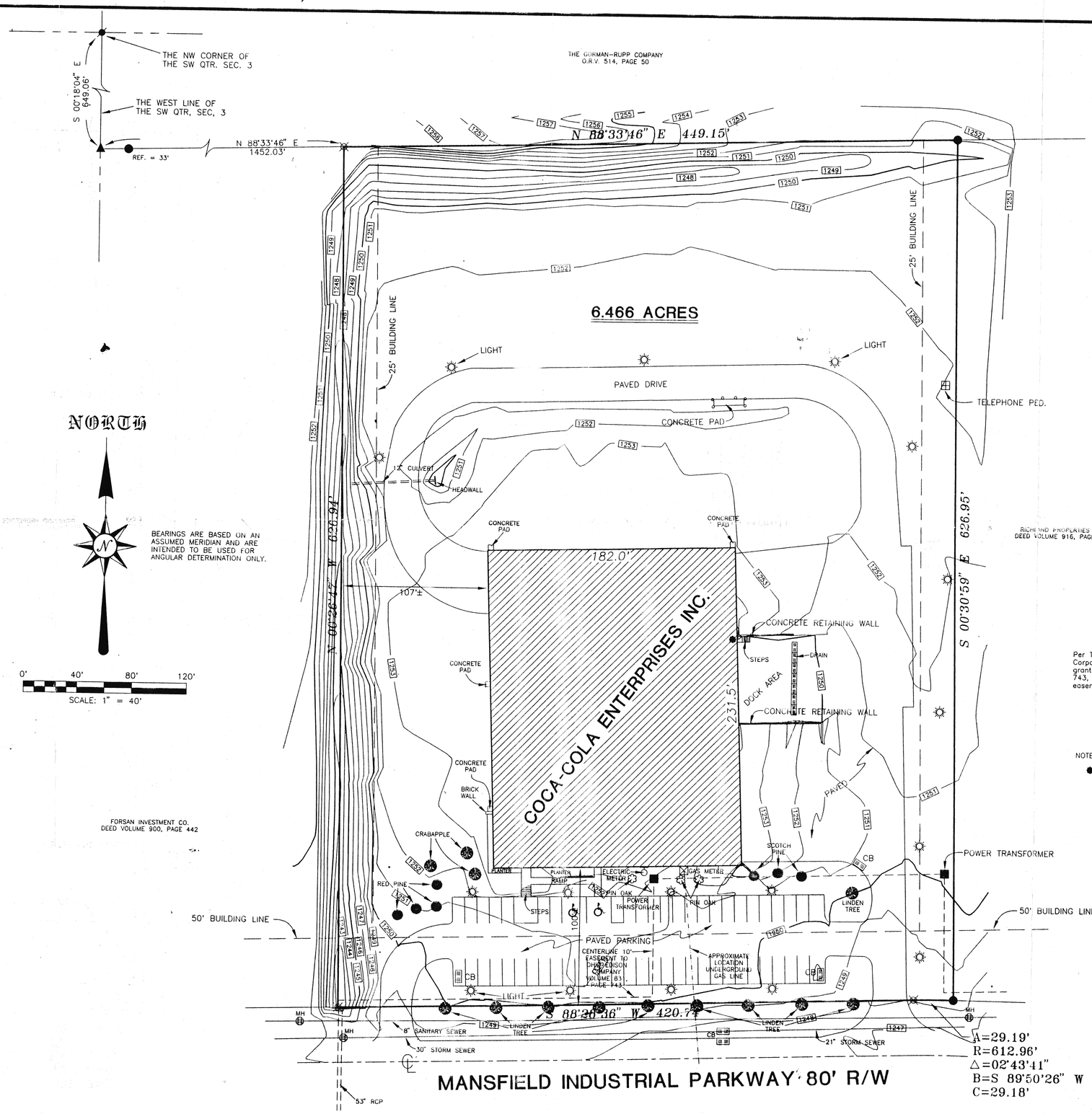
8. The street address of the subject property is: 100 Industrial Parkway, Mansfield, Ohio 44903.

9. The Title Commitment for the subject premises has been reviewed, and all applicable matters referred to are addressed or shown on this plat.

Douglas C. Seiler
Professional Surveyor #6869
52 1/2 North Main Street
Mansfield, Ohio 44902
(419) 525-3644

7/23/97
Date

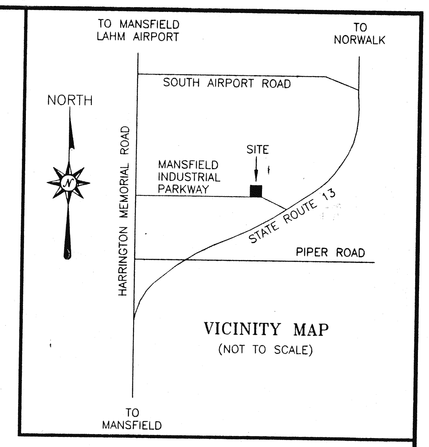
NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
INITIAL DATE



NORTH

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO BE USED FOR ANGULAR DETERMINATION ONLY.

0' 40' 80' 120'
SCALE: 1" = 40'



VICINITY MAP
(NOT TO SCALE)

EASEMENT NOTE

Per Title Commitment MA #971179, issued by Lawyers Title Insurance Corporation on June 25, 1997 for the subject property, the easement granted to the Ohio Edison Company recorded at Deed Volume 831, page 743, is the only easement affecting the subject premises. This easement is delineated on this plat.

NOTE: Elevations are based on USGS (mean sea level) datum.

● BENCH MARK: Floor elevation at access door, east side of building, north of loading docks. Elevation = 1253.77

▲ RR SPIKE FOUND
◪ PK SPIKE FOUND
● IRON PIN FOUND
⊠ IRON PIN SET WITH CAP STAMPED "SEILER 6869"

ALTA/ACSM LAND TITLE SURVEY
COCA-COLA ENTERPRISES INC.
PART SW QUARTER SECTION 3
T-21, R-18 CITY OF MANSFIELD
RICHLAND COUNTY, OHIO
DATE: JULY 22, 1997 SCALE: 1"=40'
C:\SC12\WORK\COKECOLA\972867\JEB