



DESCRIPTION OF SURVEY FOR GENE DEAL

PART OF LOTS 16188 THROUGH 16196 OF THE CITY OF MANSFIELD RICHLAND COUNTY, OHIO

Being part of Lots 16188 through 16196 of the City of Mansfield, County of Richland, State of Ohio and being more particularly described as follows:

Beginning at an iron pin, found, marking the northwest corner of Lot 16196;

Thence South 89° 22' 55" East a distance of 538.25 feet to an iron pin, set and capped, marking the northeast corner of Lot 16188, after passing an iron pin, found, marking the northeast corner of Lot 16194 at 179.89 feet, said course being with the north line of Lots 16188 through 16196, inclusive;

Thence South 01° 40' 16" West a distance of 693.25 feet to an iron pin, found, situated 15.00 feet northerly of the southeast corner of Lot 16188, at said bearing, said course being with the east line of said lot;

Thence North 86° 50' 08" West a distance of 363.72 feet to an iron pin found, in the west line of Lot 16193, said course passing through Lots 16188 through 16193 inclusive and being 15 feet northerly of and parallel to the south line of said lots;

Thence North 02° 07' 13" East a distance of 327.20 feet to a P. K. Nail, set, in the west line of Lot 16193;

Thence North 89° 22' 55" West a distance of 120.00 feet to an iron pin, set and capped, in the west line of Lot 16195, after passing the west line of Lot 16194 at 50.00 feet, said course being with the north line of lands conveyed to Miracle Acquisition in Official Record Volume 115 Page 454;

Thence North 02° 18' 42" East a distance of 50.13 feet to an iron pin, found, said course being with the west line of Lot 16195;

Thence North 89° 29' 47" West a distance of 60.15 feet to an iron pin, set and capped, in the west line of Lot 16196, said course being with the north line of lands conveyed to Ortolf in Deed Volume 752 Page 238;

Thence North 02° 08' 16" East a distance of 300.00 feet to the point of beginning;

Containing 7.0542 acres of land, more or less, of which 0.9556 acres are in Lot 16188, 0.9518 acres are in Lot 16189, 0.9482 acres are in Lot 16190, 0.9444 acres are in Lot 16191, 0.9408 acres are in Lot 16192, 0.9370 acres are in Lot 16193, 0.4818 acres are in Lot 16194, 0.4812 acres are in Lot 16195, and 0.4134 acres are in Lot 16196, but subject to all easements of record;

Bearing basis: The east line of lands conveyed to Miracle Acquisition in Official Record Volume 115 Page 454, called North 02° 07' 13" East.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to Republic Savings Bank and Chicago Title Insurance Co. as follows:

- The Drawing, Map, or Plat on which this certificate is contained, which was prepared by the undersigned from a field survey made on January 10-20, 1998, (herein the "Plat") is a true and accurate survey of the real estate described by metes and bounds description contained on said Plat (the "Property") and each parcel identified thereon (the "Parcels").
- The boundaries of the property and each parcel as depicted on the plat were established by actual field measurements and the pins, monuments or other markers were set or found as shown thereon. The Plat accurately sets forth the area of the Property and each Parcel in acres and square feet.
- The Property as surveyed and described in the Plat is contiguous along its entire boundaries and is enclosed within the perimeters thereof.
- If more than one parcel, the parcels are completely contiguous with one another and there are no gaps or gores between or among any of the parcels.
- The rights-of-way lines for Park Avenue West are completely contiguous to the perimeter lines of the Property along the entire rights-of-way as shown on the Plat.
- Each of the streets identified in paragraph 5, next above, is a duly dedicated public street, road or highway.
- Vehicular ingress and egress to and from the Property is afforded via the curb cuts shown on the Plat, which curb cuts have been duly approved by all public authorities having jurisdiction over the Property.
- Except as noted on this Plat, there are no encroachments, overlaps or overhangs by any improvements on the Property onto other property or any easement. Except as noted on this Plat, there are no encroachments, overlaps or overhangs by any improvements on other property on, over or across the Property.

- All buildings, railroad tracks, drives, parking areas and other improvements located on the Property and existing on the date of this certification together with the size, location and type of improvements have been accurately depicted on the Plat, including the dimensions thereof and the relationship thereof to the boundary lines of the Property. All such improvements are within the boundaries of the Property and meet all applicable front, side and rear setback requirements.
- Except as noted on this Plat, there are no ditches, streams, rivers, gravel pits or other forms of excavation (active or inactive) for minerals, oil or gas apparent on the Property or evidence of any prior use of the Property for any of the foregoing.
- There is no evidence that any portion of the Property is being or was previously used for the dumping or disposal of waste materials of any nature or source. There is no evidence that there exists any toxic or hazardous material on the Property.
- A copy of Chicago Title Insurance Co. Commitment for Title Insurance No. MA 50128 (the "Commitment") has been received and reviewed, and all easements and rights-of-way existing on the effective date of said Commitment affecting the Property are accurately depicted on the Plat with corresponding recording references to the instrument creating the easement or right-of-way. Other than as shown on the Plat, no other easement or right-of-way which may be disclosed in the aforesaid Commitment affects the Property.
- A physical examination of the Property reveals no apparent use of the Property for pathways, driveways or roadways for which there are no recorded easements.
- All building set back lines created, reserved or imposed by all public authorities having jurisdiction over the Property or by any of the instruments referred to in the Commitment have been graphically depicted on the Plat.
- Except as noted on this Plat, there are no overhead electric or telephone wires or structures or supports therefore, including poles, anchor and guy wires on or over the Property.
- Storm sewer, sanitary sewer, electric service, telephone service, gas service and public water service are available on the Property and all of said services are provided via public rights-of-way or recorded permanent easements therefore (which easements are graphically depicted on the Plat) as to lines for said services which are off the Property.
- An exception is made for a sanitary sewer from a manhole near the southwest corner of the building, headed westerly into land owned by Miracle Acquisition, Inc., and whose location is unknown.
- A further exception is made for overhead electrical power and telephone lines along the east line of Lot 16188, for which no easement or right-of-way have been found.
- The Property is not located in a flood prone area, flood hazard area or in a flood plain or floodway district, including, but not limited to; (a) a flood prone area or flood hazard area as defined by the United States Department of Housing and Urban Development in the Flood Disaster Protection Act of 1973; or (b) within an area shown on maps entitled "Flood Insurance Rate Map," "Flood Hazard Floodway Boundary Map," "Flood Insurance Boundary Map," "Flood Boundary and Floodway Map" or any other map or listing published by the Federal Emergency Management Agency, the United States Department of Housing and Urban Development or the United States Corps of Engineers.
- The survey of the Property and Plat reflecting same shall contain the following certification:
 "This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association and American Congress on Surveying and Mapping in 1992 and meets the accuracy requirements of an "Urban" Class Survey as defined therein."
- The Property is located within the City of Mansfield of the State of Ohio, Richland County.
- All other information set forth on the Plat is true and correct.

Date: 1/23/98 19

SURVEYOR
 Robert M. Little
 Registration No. Ohio: 5524



NEW SPLIT TAX MAP APPROVED

NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED

ROBERT M. LITTLE
 PROFESSIONAL SURVEYOR & ENGINEER
 67 REDWOOD RD MANSFIELD OH 44907
 419 / 756 - 5056

SHEET TITLE SURVEY OF EXISTING PARCEL REVISIONS City of Mansfield, OH

PROJECT ALTA / ACSM Survey For GENE DEAL
 LOCATION Lots 16188, 16189, 16190, 16191, 16192, 16193, 16194, 16195 & 16196.

BY RML
 DATE 1/27/98
 SCALE 1" = 50'
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 SIGNATURE AND SEAL