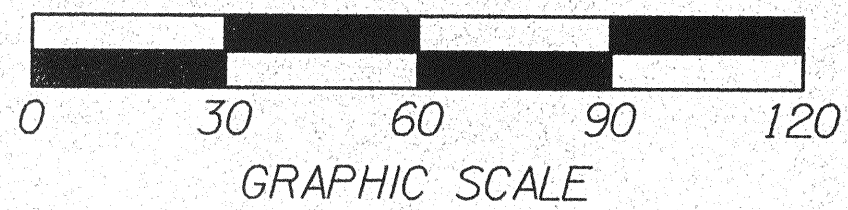


SCALE: 1" = 30'



UTILITY COMPANIES

360 Communications Co./Jaytel
2770 Lexington Ave
Mansfield, Oh 44904
419-884-0400

United Telephone Co of Oh
220 S Park Ave
Clinton, Oh 44126
330-825-4777

Marathon Pipeline
2809 Baughman Rd
Clinton, Oh 44126
330-825-4777

Columbia Gas of Ohio
1120 W. 4th St
Mansfield, Oh 44906
419-528-1130

Adelphia Cable
PO Box 576
1575 Lexington Ave
Mansfield, Oh 44907
419-756-3333 x 25

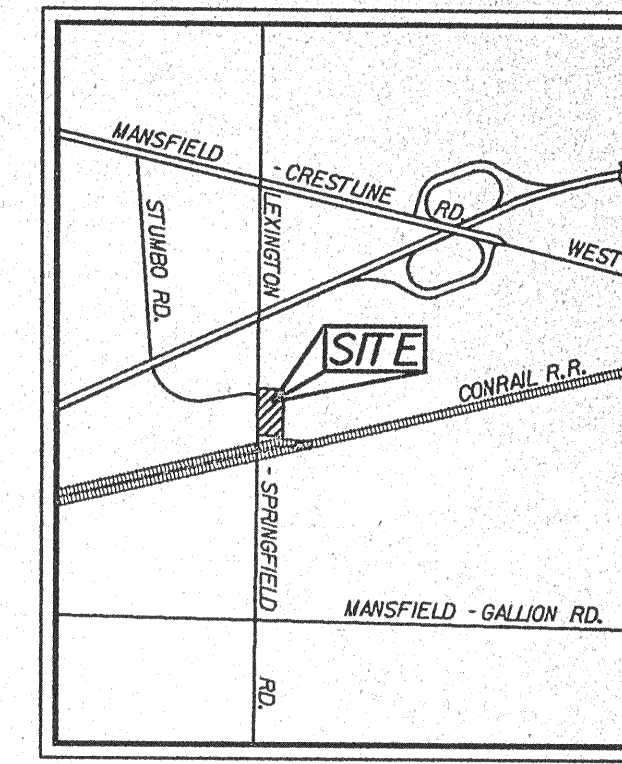
Village of Ontario/Wat/Saw/Truf
395 Lexington-Springmill Rd
Ontario, Oh 44862
419-529-3815

Ohio Edison-Pre Planning Site
Mansfield Division
1717 Ashland
Mansfield, Oh 44905
419-589-4567 x 6170

City of Mansfield-Ele/Wat/Saw
460 Park Ave East
Mansfield, Oh 44905
419-755-9806

City of Mansfield-Sewer Repair
135 Park Ave East
Mansfield, Oh 44902
419-755-9809

AT&T Communications
2535 E. 40th Ave
Denver, Co 80205-3601
800-852-3786



VICINITY MAP (NOT TO SCALE)

LEXINGTON - SPRINGMILL ROAD

S 01° 29' 30" W 143.74'

PERPETUAL HIGHWAY EASEMENT
CASE NO. 42707
DB. 602 PG 162
1.07 ACRES

T.P.O.B.

N 08° 28' 47" W 230.84'

N 04° 42' 32" W 197.67'

N 08° 33' 55" W 20.00'

N 86° 26' 05" E 5.00 ACRES

N 04° 33' 55" W 20.00'

N 86° 26' 05" E 5.00 ACRES

N 04° 33' 55" W 20.00'

N 86° 26' 05" E 5.00 ACRES

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N 86° 26' 05" E 5.00 ACRES

N 04° 33' 55" W 20.00'

N 86° 26' 05" E 5.00 ACRES

LEGAL DESCRIPTION

Situated in the Village of Ontario, County of Richland, State of Ohio...

Beginning for reference at a p.k. set in the intersection of the centerline of Stamba Road and the centerline of Lexington-Springmill Road...

Thence South 1° 29' 30" West 143.74 feet along said centerline of Lexington-Springmill Road to a p.k. set in the intersection of the centerline of Lexington-Springmill Road and the centerline of Station 321-933.74...

Thence South 88° 30' 30" East, 90.00 feet to an iron pin set in the westerly right of way line of Lexington-Springmill Road and in the westerly line of a 2.827 acre tract...

Thence North 04° 42' 32" West, along a westerly line of said 2.827 acre tract and an easterly line of said 2.827 acre tract, a distance of 197.67 feet to a point found in the southwest corner of a 5.00 acre tract...

Thence North 86° 26' 05" East, along a southerly line of said 5.00 acre tract and a northerly line of said 5.00 acre tract, a distance of 25.00 feet to a point, being referenced by an iron pin found in the northwesterly direction of a distance of 0.36 feet...

Thence North 04° 33' 55" West, along a westerly line of said 5.00 acre tract and a westerly line of said 5.00 acre tract, a distance of 20.00 feet to a point, being referenced by an iron pin found in the northwesterly direction of a distance of 0.21 feet...

Thence North 86° 26' 05" East, along a southerly line of said 5.00 acre tract and a northerly line of said 5.00 acre tract, a distance of 300.00 feet to a point, being referenced by an iron pin found in the southwesterly direction of a distance of 0.46 feet...

Thence South 04° 33' 55" West, along a westerly line of said 5.00 acre tract and an easterly line of said 5.00 acre tract, a distance of 419.10 feet to a point in the northerly right of way line of Consolidated Rail Corporation, said point being referenced by an iron pin found in the southwesterly direction of a distance of 0.54 feet...

Thence North 78° 43' 05" West, along the solid northerly right of way line of said Consolidated Rail Corporation and a southerly line of said 2.827 acre tract, a distance of 244.01 feet to a point in the easterly line of a 1.07 acre Perpetual Highway Easement, said point being referenced by an iron pin found in the southwesterly direction of a distance of 0.31 feet...

Thence North 08° 28' 47" West, along said easterly line of a 1.07 acre Perpetual Highway Easement westerly line of said 2.827 acre tract, a distance of 230.84 feet to the PLACE OF BEGINNING containing 2.827 acres, more or less, but subject to all legal highways and easements of record.

Basis of bearings: Plat Volume 24, Page 71. All iron pins set are 5/8" diameter rebar/rod with plastic cap stamped "LJB". According to a survey made in November, 1997, by Ronald J. Yarano, Ohio Registered Surveyor No. 7169, Permanent Parcel No. 038-60-153-08-000.

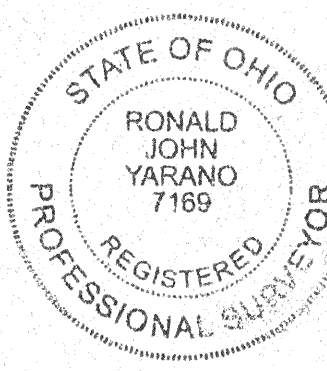
CERTIFICATION

To: Protective Life Insurance Company, Chicago Title Insurance Company, Craig Danely

I, Ronald John Yarano, a Registered Professional Land Surveyor in the State of Ohio, of the firm of Lockwood, Jones, and Beals Inc., 4000 Ventura Court, Columbus, Ohio, 43228, and 614-777-0728, hereby certify that the premises shown hereon is a true and correct plat of the property described hereon; that the buildings thereon are located with respect to property boundaries as shown; that there are no electric or telephone wires (excluding those which serve the premises only) or structures or supports therefor on or over said premises except as shown; that all Rights-of-way, Easements or Joint drives over or across said premises visible on the surface are shown; that the premises surveyed do not encroach on the adjoining property and that the adjoining property does not encroach on the premises surveyed except as shown; I further certify that I have consulted Federal Insurance Administration Flood Hazard Boundary Maps as are currently and have found that the subject property's maps have been rescinded by FEMA in a letter dated January 20, 1994.

WITNESS my hand this 19 day of March 1998

Ronald John Yarano, Ohio Registered Surveyor No. 7169



NOTES

- 1) THE EASEMENTS SHOWN HEREON ARE PER THE TITLE BINDER PROVIDED BY THE CHICAGO TITLE INSURANCE COMPANY DATED OCTOBER 16, 1997, AND ORDER NUMBER 101858
2) OUPS REFERENCE NUMBER IS 11121272031
3) BASIS OF BEARINGS IS THE CENTERLINE OF LEXINGTON-SPRINGMILL ROAD AS SHOWN ON THE STATE OF OHIO HIGHWAY DRAWINGS WITH STATE JOB NUMBER 0327501 DATED DECEMBER 27, 1976
4) CURRENT ZONING FOR THE TRACT IS B - 2
5) THE CITY OF ONTARIO FEMA HAS BEEN RESCINDED BY FEMA IN A LETTER DATED JAN. 20, 1994
6) THE ELECTRIC EASEMENT AS RECORDED IN DB 216 PG 409 IS A BLANKET EASEMENT AND DOES AFFECT THE PROPERTY
7) THE OHIO FUEL GAS COMPANY EASEMENT AS RECORDED IN DB 448 PG 429, IS A BLANKET EASEMENT AND DOES AFFECT THE PROPERTY
8) THE PERPETUAL HIGHWAY EASEMENT FROM CASE NO 42707 DOES NOT AFFECT THE PROPERTY, AND IS SHOWN ON THE DRAWING.
9) THE STORM SEWER EASEMENT AS RECORDED IN DB 813 PG 78 DOES AFFECT THE PROPERTY AND IS SHOWN ON THE DRAWING
10) THE SANITARY EASEMENT AS RECORDED IN DB 813 PG 80, DOES AFFECT THE PROPERTY AND IS SHOWN ON THE DRAWING
11) THE RESERVATIONS LISTED IN DB 813 PG 84, FOR THE ACCESS EASEMENT, DOES AFFECT THE PROPERTY AND AS SHOWN ON THE DRAWING
12) THE 0.0233 ACRE TRACT CALLED OUT AS AN ACCESS EASEMENT, WAS INTENDED TO GIVE ACCESS TO THE 2.827 ACRE PARCEL, HOWEVER THE STATIONING AND DEED CALLS FOR THIS 0.0233 ACRE DESCRIPTION ARE NOT CONTIGUOUS WITH THE 2.827 ACRE TRACT AS SHOWN ON THE DRAWING

BENCHMARKS

BENCHMARK NO. 1 NORTHWEST CORNER OF THE STORM SEWER GRATE, ON TOP OF CATCH BASIN AT SOUTHWEST CORNER OF PROPERTY ELEVATION - 1351.76

SETBACKS

SETBACKS ARE PER THE VILLAGE OF ONTARIO ZONING AND PLANNING BOOK THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE 75' EXCLUDING WATER TANKS, AERIALS, CHIMNEYS, AND OTHER APPURTENANCES WHICH MAY EXCEED THIS HEIGHT

LEGEND:

- EX. C.B. (CATCH BASIN)
EX. M.H. (MANHOLE)
EX. C.O. (SANITARY CLEANOUT)
EX. S.H. (SAND BATTERY)
EX. S.V. (SAND VALVE)
EX. W.V. (WATER VALVE)
EX. F.H. (FIRE HYD.)
EX. P.O. (POLE)
EX. L.P. (LIGHT POLE)
EX. T.P. (TELEPHONE PEDESTAL)
EX. S.W. (STORM SEWER)
EX. W.M. (WATER MAIN)
EX. G.M. (GAS MAIN)
EX. S.S. (SANITARY SEWER)
EX. S.S. (STORM SEWER)
EX. U. (UNDERDRAIN)
EX. O.E. (OVERHEAD ELECTRIC)
EX. U.G. (UNDERGROUND ELECTRIC)
EX. U.G. (UNDERGROUND TELEPHONE)
EX. E. (EASEMENT LINE)
EX. S. (SETBACK LINE)
EX. P. (PROPERTY & RIGHT-OF-WAY LINE)
EX. S.P. (SUBJECT PROPERTY LINE)
EX. T. (TREE)
EX. I.P. (IRON PIN (FOUND))
EX. G. (GRAVEL)
EX. C. (CONCRETE)
EX. B. (BUILDING LINE)
EX. D. (DITCH)

A.L.T.A., ACSM LAND TITLE SURVEYORS
490 LEXINGTON-SPRINGMILL ROAD
SECTION 24, TOWNSHIP 21, RANGE 19
VILLAGE OF ONTARIO
COUNTY OF RICHLAND
STATE OF OHIO

Professional information block including R.J.Y., P.S.B., Lockwood, Jones and Beals Inc., and date JAN, 1998.