

SCHEDULE B - SECTION 2

- ITEM NO. 2 - THE PREMISES ARE SUBJECT TO AN EASEMENT FOR HIGHWAY, FROM WILLIAM LEHNHART, TO STATE OF OHIO, FILED FOR RECORD JULY 28, 1928, ESTABLISHED BY INSTRUMENT RECORDED IN VOL. 188, PG. 321 OF RICHLAND CO. RECORDS. SAID EASEMENT DOES NOT EFFECT SUBJECT PARCEL.
- ITEM NO. 3 - THE PREMISES ARE SUBJECT TO AN EASEMENT FOR ELECTRIC, FROM WILLIAM MCKEE AND CARRIE MCKEE, TO OHIO EDISON CO., FILED FOR RECORD MARCH 30, 1951, ESTABLISHED BY THE INSTRUMENT RECORDED IN VOL. 336, PG. 466 OF RICHLAND CO. RECORDS. SAID EASEMENT DOES NOT EFFECT SUBJECT PARCEL.
- ITEM NO. 4 - THE PREMISES ARE SUBJECT TO A RIGHT OF WAY FROM W.W. MCKEE AND CARRIE MCKEE, TO STATE FUEL GAS COMPANY, FILED FOR RECORD APRIL 12, 1958, ESTABLISHED BY INSTRUMENT RECORDED IN VOL. 452, PG. 17 OF RICHLAND CO. RECORDS. ANY ABOVE GROUND INDICATION OF THE UTILITY COVERED BY SAID RIGHT OF WAY HAS BEEN SHOWN HEREON.
- ITEM NO. 5 - THE PREMISES ARE SUBJECT TO A RIGHT OF WAY FROM WILLIAM MCKEE AND CARRIE MCKEE TO OHIO FUEL GAS COMPANY, FILED FOR RECORD MAY 14, 1958, ESTABLISHED BY INSTRUMENT RECORDED IN VOL. 453, PG. 184 OF RICHLAND COUNTY RECORDS. ANY ABOVE GROUND INDICATION OF THE UTILITY COVERED BY SAID RIGHT OF WAY HAS BEEN SHOWN HEREON.
- ITEM NO. 6 - THE PREMISES ARE SUBJECT TO AN EASEMENT FOR HIGHWAY, FROM WILLIAM MCKEE AND CARRIE MCKEE, TO STATE OF OHIO, FILED FOR RECORD MAY 22, 1958, ESTABLISHED BY INSTRUMENT RECORDED IN VOL. 453, PG. 418 OF RICHLAND CO. RECORDS. SAID EASEMENT DOES NOT EFFECT SUBJECT PARCEL.
- ITEM NO. 7 - THE PREMISES ARE SUBJECT TO AN EASEMENT FOR ELECTRIC, FROM MOHICAN CONSTRUCTION COMPANY, INC., TO OHIO EDISON COMPANY, FILED FOR RECORD NOVEMBER 21, 1958, ESTABLISHED BY INSTRUMENT RECORDED IN VOL. 461, PG. 347 OF RICHLAND COUNTY RECORDS. SAID EASEMENT EFFECTS THE SUBJECT PARCEL AND IS SHOWN HEREON.
- ITEM NO. 8 - THE PREMISES ARE SUBJECT TO A RIGHT OF WAY FROM MOHICAN CONSTRUCTION COMPANY, TO OHIO FUEL GAS COMPANY, FILED FOR RECORD OCTOBER 19, 1960, ESTABLISHED BY INSTRUMENT RECORDED IN VOL. 491, PG. 208, OF RICHLAND COUNTY RECORDS. ANY ABOVE GROUND INDICATION OF THE UTILITY COVERED BY SAID RIGHT OF WAY HAS BEEN SHOWN HEREON.
- ITEM NO. 9 - LEASE FROM MOHICAN CONSTRUCTION COMPANY TO G & W OIL AND GAS PRODUCTS, INC., FILED FOR RECORD NOVEMBER 7, 1961 FOR A TERM OF 5 YEARS AND SO MUCH LONGER, RECORDED IN VOL. 31, PG. 549 OF RICHLAND COUNTY RECORDS. SAID LEASE DOES NOT EFFECT SUBJECT PARCEL.
- ITEM NO. 10 - RESTRICTIONS IN THE DEED FROM BP EXPLORATION & OIL INC. (FORMERLY BP OIL COMPANY), AN OHIO CORPORATION TO MOHICAN CONSTRUCTION COMPANY, AN OHIO CORPORATION FILED FOR RECORD APRIL 28, 1994 AND RECORDED IN O.R. VOL. 302, PG. 200 OF RICHLAND CO. RECORDS. STIPULATES USE RESTRICTIONS AND ENVIRONMENTAL CONSIDERATIONS.

ITEM NO. 11 - THE COUNTY TREASURER'S 1997 TAX DUPLICATE SHOWS:
 TAXES FOR THE FIRST HALF OF 1997, LISTED IN THE NAME OF MOHICAN CONSTRUCTION COMPANY, (PARCEL NO. 056-92-239-13-000), AMOUNTING TO \$1,406.45 ARE A LIEN NOW DUE AND PAYABLE PLUS PENALTY, IF ANY.
 SPECIAL ASSESSMENT FOR SANITARY SEWER RUNNING THRU THE YEAR 2007, AMOUNTING TO \$1,105.02, (AMOUNT INCLUDED IN THE ABOVE TAX FIGURE).
 TAXES FOR THE LAST HALF OF 1997 ARE A LIEN, BUT NOT YET DUE AND PAYABLE.

PRIOR DEED REFERENCE:

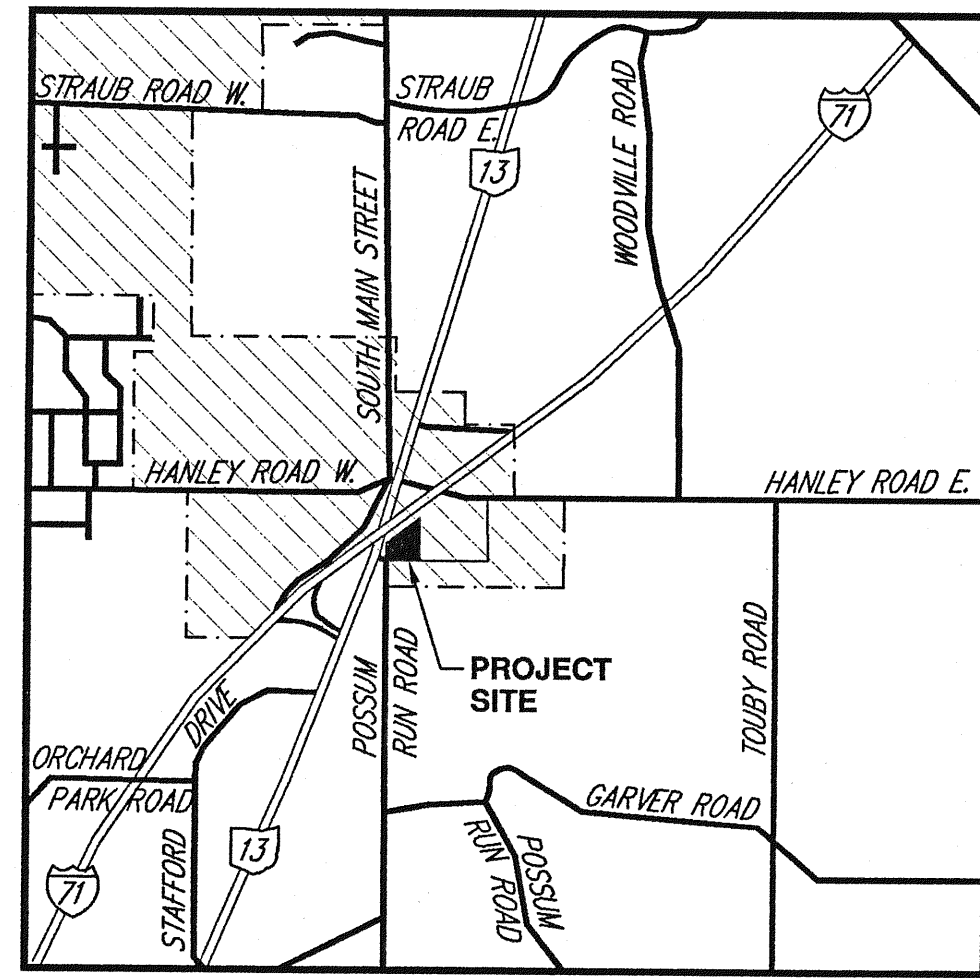
O.R. VOLUME 302, PAGE 200 OF RICHLAND COUNTY RECORDS.

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE CENTERLINE OF O'POSSUM RUN ROAD (60' R/W) PER PLAT BOOK 26, PAGE 106 OF RICHLAND COUNTY RECORDS.

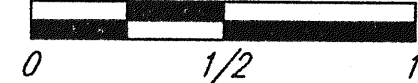
LEGEND

- SURVEY MARKER SET WITH CAP STAMPED "MCCARTNEY & ASSOC." (5/8" DIA. x 30" LONG).
- △ R.R. SPIKE FOUND
- SURVEY MARKER FOUND
- ⊗ SURVEY MARKER FOUND WITH CAP STAMPED "MCCARTNEY & ASSOC." (5/8" DIA. x 30" LONG).



LOCATION MAP

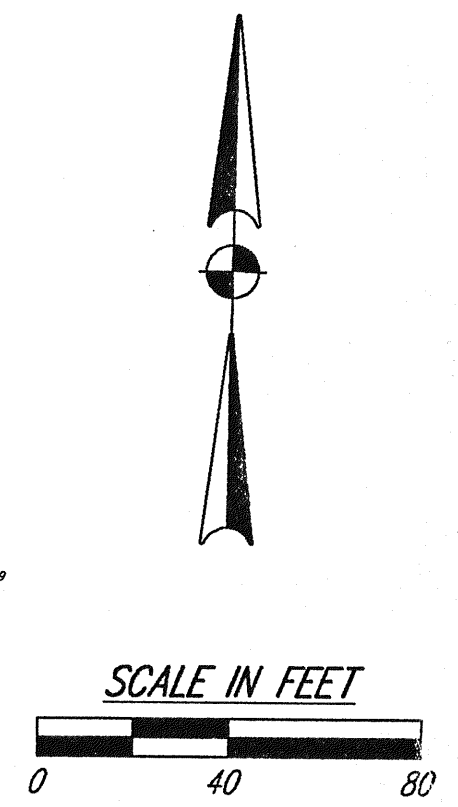
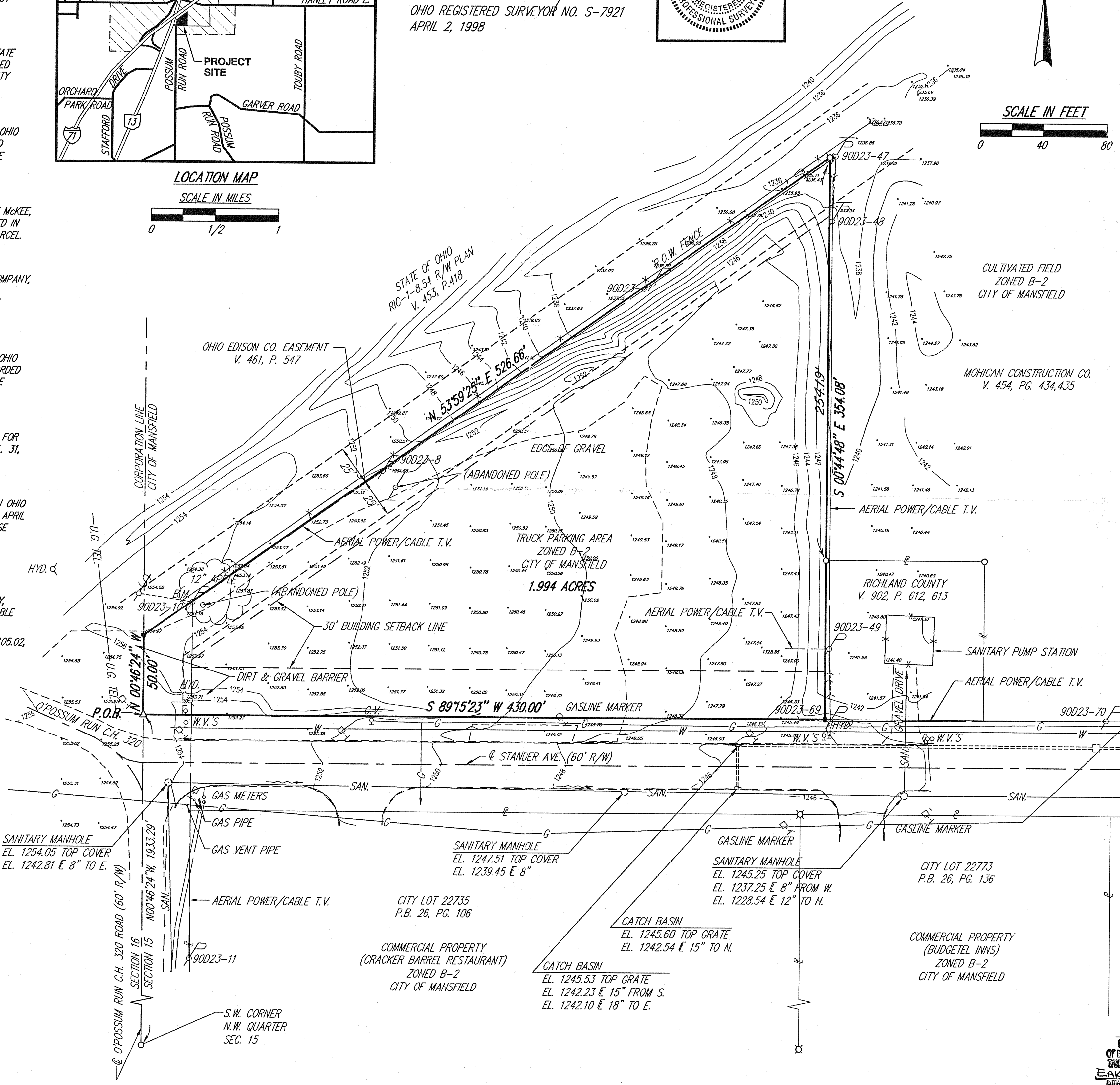
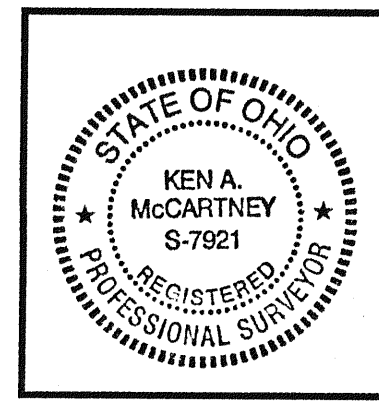
SCALE IN MILES



CERTIFICATION:

THIS IS TO CERTIFY TO CHICAGO TITLE INSURANCE COMPANY AND STEAK N SHAKE, INC. THAT KEN A. MCCARTNEY CONDUCTED ON APRIL 2, 1998, A BOUNDARY-TOPOGRAPHIC SURVEY OF THE PROPERTY DESCRIBED HEREIN; THAT THE PROPERTY DESCRIPTION ACCURATELY DESCRIBES SAID DEPICTED PROPERTY; THAT THE RESULTS OF SAID FIELD SURVEY ARE SHOWN; AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS AS REFERENCED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 102599 DATED MAY 3, 1998, ARE AS SHOWN HEREON.

Ken A. McCartney
 KEN A. MCCARTNEY
 OHIO REGISTERED SURVEYOR NO. S-7921
 APRIL 2, 1998



GENERAL NOTES:

1. AN ADDRESS WAS NOT AVAILABLE FOR THIS SITE AT TIME OF SURVEY.
2. ZONING: B-2 CENTRAL BUSINESS DISTRICT SET BACK REQUIREMENTS (SECTION 1167.06 OF MANSFIELD PLANNING AND ZONING CODE)
 - A. MINIMUM YARD REQUIREMENTS:
 - A.1. FRONT YARD: 30 FEET
 - A.2. REAR YARD: 30 FEET, EXCEPT WHERE THE LOT ABUTS AN R-1 OR R-2 DISTRICT, OR A LOT DEVELOPED FOR A ONE OR TWO-FAMILY DWELLING, IN WHICH CASE THE REAR YARD SHALL BE 40 FEET.
 - A.3. EACH SIDE YARD: NO REQUIREMENT OR INTERIOR LOT LINES; WHERE A LOT TO BE USED FOR BUSINESS ABUTS AN R-1 OR R-2 DISTRICT, OR A LOT DEVELOPED FOR A ONE OR TWO-FAMILY DWELLING, THE SIDE YARD SHALL BE 30 FEET, WITH A GREENBELT TO PROVIDE SCREENING FOR THE ADJACENT RESIDENTIAL PROPERTY.
3. UTILITY SERVICE NAME AND CONTACT:

<p>RICHLAND COUNTY SEWER DEPARTMENT 38 SOUTH PARK STREET MANSFIELD, OHIO 44902 (419) 774-5517 MR. PHIL MARCUS, SANITARY ENGINEER</p> <p>RICHLAND COUNTY ENGINEER 395 NORTH MAIN STREET MANSFIELD, OHIO 44902 (419) 774-5591 MR. THOMAS BECK, P.E., P.S., COUNTY ENGINEER</p> <p>OHIO EDISON COMPANY 1717 ASHLAND ROAD MANSFIELD, OHIO 44905 (419) 589-4567 MR. WILLIAM JEFFERIES</p> <p>CITY OF MANSFIELD - WATER, TRAFFIC 30 NORTH DIAMOND STREET MANSFIELD, OHIO 44902 (419) 755-9702 MR. JAMES LICHTENWALTER, P.E., CITY ENGINEER</p>	<p>COLUMBIA GAS OF OHIO, INC. 380 NORTH MAIN STREET P.O. BOX 1326 MANSFIELD, OHIO 44901-1326 (419) 521-3694</p> <p>SPRINT LOCAL OPERATIONS 175 ASHLAND ROAD MANSFIELD, OHIO 44902 (419) 755-7135 MR. LARRY RICHTER</p> <p>COLUMBIA GAS TRANSMISSION CORP. 2385 COTTER ROAD MANSFIELD, OHIO 44905 (419) 589-2158 MR. FRED WINTERS</p>
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LEGAL DESCRIPTION

SITUATED IN THE CITY OF MANSFIELD, TOWNSHIP OF WASHINGTON, COUNTY OF RICHLAND AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20, RANGE 18 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ONE INCH IRON PIPE FOUND AT THE CENTERLINE OF O'POSSUM RUN ROAD (C.H. MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 15); THENCE N00°46'24" W, 193.329 FEET ALONG THE CENTERLINE OF SAID O'POSSUM RUN ROAD (C.H. 320) AND THE WEST LINE OF SECTION 15 TO A RAILROAD SPIKE FOUND, SAID SPIKE BEING THE PRINCIPAL POINT BEGINNING FOR THE PARCEL DESCRIBED HEREIN;

- 1) THENCE CONTINUING N00°46'24" W, 50.00 FEET ALONG THE WEST LINE OF SECTION 15 TO A DECREPT 1" IRON PIPE FOUND AND REPLACED;
- 2) THENCE N53°59'25" E, 526.66 FEET ALONG THE SOUTHERLY LINE OF I.R. 71 (V. 453, P. 418) TO A 5/8" REBAR FOUND WITH CAP STAMPED "MCCARTNEY & ASSOC.";
- 3) THENCE S00°44'48" E, 354.08 FEET ALONG THE WESTERLY LINE OF MOHICAN CONSTRUCTION CO. (V. 454, P. 435), AND RICHLAND CO. (V. 902, P. 612) AND PASSING THROUGH AN IRON PIN FOUND AT 254.19 FEET TO AN IRON PIN SET;
- 4) THENCE S89°15'23" W, 430.00 FEET ALONG THE NORTH LINE OF STANDER AVENUE (60' R/W) TO THE PRINCIPAL POINT OF BEGINNING, ENCLOSING AN AREA OF 1.994 ACRES, SUBJECT TO ALL LEGAL EASEMENTS AND PUBLIC RIGHT-OF-WAY NOW ON RECORD.

THIS DESCRIPTION WAS PREPARED BY KENNETH A. MCCARTNEY, P.S. S-7921 FROM AN ACTUAL FIELD SURVEY PERFORMED BY K.E. MCCARTNEY & ASSOCIATES, INC. IN 1998. SURVEY MARKERS SET ARE 1/2" DIAMETER BY 30" LONG REBAR WITH CAP STAMPED "MCCARTNEY & ASSOC."

ALTA SURVEY
I-71 & S.R. 13
MANSFIELD, OHIO

Client: **STEAK N SHAKE, INC.**
 2720 AIRPORT DRIVE, SUITE 100
 COLUMBUS, OHIO 43219
 PHONE: (614) 418-1755, FAX: (614) 418-1701

52 N. Diamond Street
 Mansfield, Ohio 44902
 419/326-0893, Fax: 419/525-0835

KEM
 K.E. McCartney & Associates, Inc.
 Engineers • Planners • Survey

DRAFTED BY K.E. MCCARTNEY AND ASSOCIATES, INC. DATE: 6/14/98 SHEET NAME: ST280A01 SCALE: 1"=40'