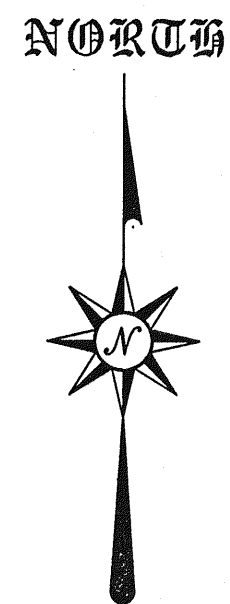


BEARINGS ARE BASED ON AN ASSUMED MERIDIAN



SMITH AVENUE REALTY COMPANY
DEED VOLUME 592, PAGE 391

A. & G. McCULLLEY
DEED VOLUME 867, PAGE 474

J. WILLIAMSON
O.R.V. 590, PAGE 25

D. REITHER ET AL.
O.R.V. 537, PAGE 988

PROPERTY DESCRIPTION

PART SW QUARTER SECTION 23
MADISON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Madison, County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 23, Township 21 North, Range 18 West, more particularly described as follows:

Commencing at a PK spike set marking the point of intersection of the centerline of Madison Road (Township Highway 219) with the centerline of the Mansfield Wooster Road (Park Avenue East, State Route 430); Thence, North 01 degree 05 minutes 04 seconds East with said centerline of Madison Road, a distance of 728.71 feet to a PK spike set, the place of beginning of the parcel herein described;

Thence, continuing North 01 degree 05 minutes 04 seconds East with said centerline, a distance of 120.00 feet to a PK spike set;

Thence, North 89 degrees 35 minutes 46 seconds West, passing through an iron pin found at 24.53 feet, a total distance of 250.00 feet to an iron pin found;

Thence, North 01 degree 03 minutes 00 seconds East a distance of 119.82 feet (record distance = 120') to an iron pin found;

Thence, North 89 degrees 40 minutes 15 seconds West a distance of 214.00 feet to an iron pin found;

Thence, South 01 degree 05 minutes 04 seconds West a distance of 290.89 feet (record distance = 290') to an iron pin set;

Thence, South 89 degrees 40 minutes 15 seconds East a distance of 214.66 feet (record distance = 214') to an iron pin set;

Thence, North 01 degree 05 minutes 04 seconds East a distance of 50.00 feet to an iron pin found;

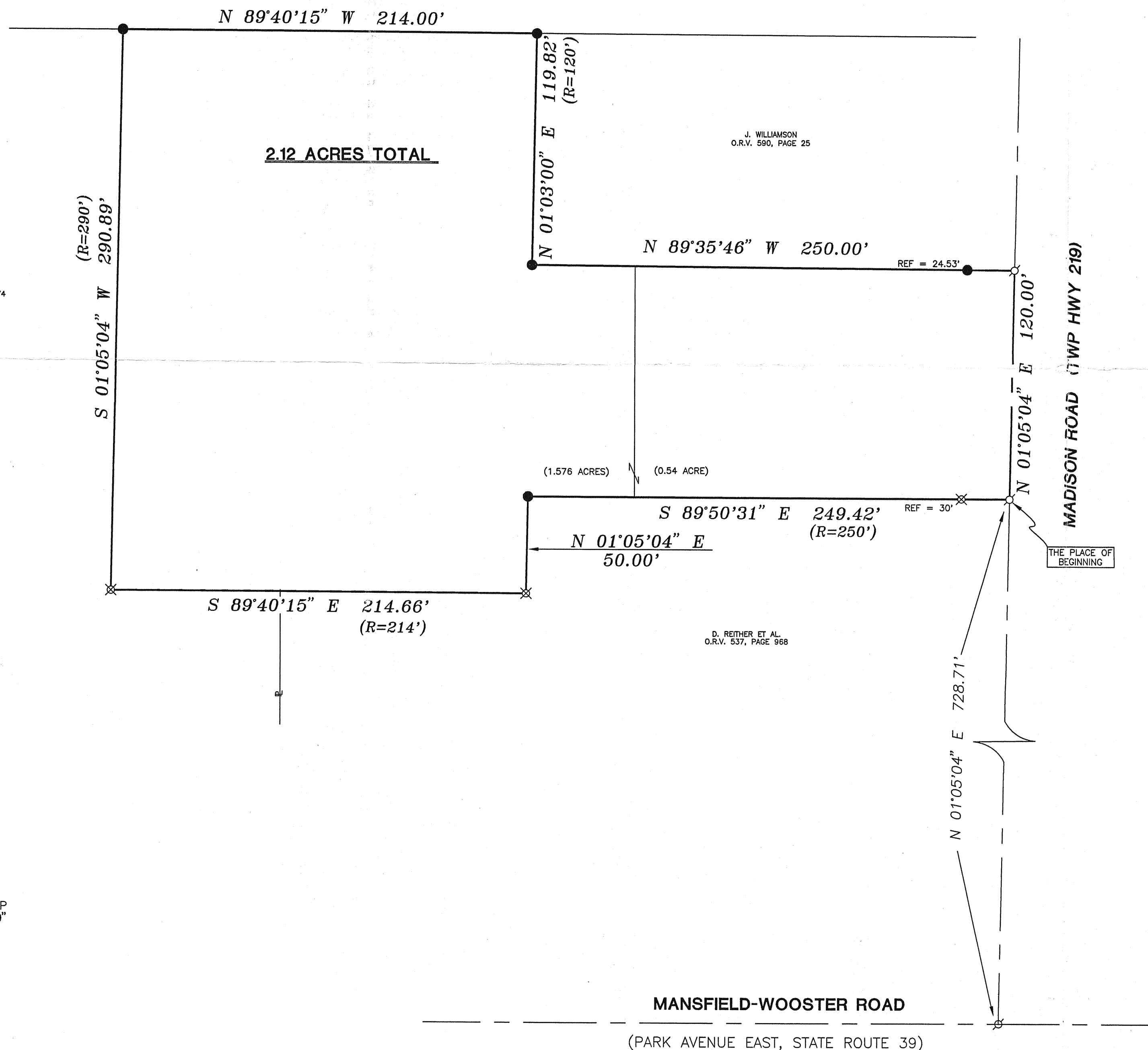
Thence, South 89 degrees 50 minutes 31 seconds East, passing through an iron pin set for reference at 224.42 feet, a total distance of 249.42 feet (record distance = 250') to the place of beginning, containing 2.12 acres, according to survey by Douglas C. Seiler, Professional Surveyor #6869 on August 17, 1998, but subject to the right of way of Madison Road.

Iron pin set are 5/8" rods with caps stamped "SEILER 6869".

Bearings are based on an assumed meridian and are intended to be used for angular determination only.

NOTE: The above description is intended to describe in greater detail the premises transferred by Deed Volume 877, page 626.

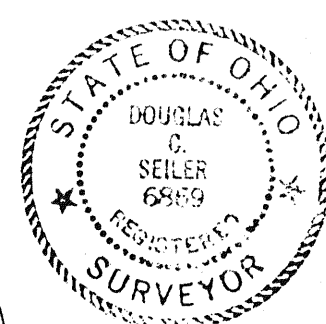
Permanent Parcel Numbers: 025-09-038-03-000 and 025-09-038-02-000.



- IRON PIN FOUND
- PK SPIKE SET
- ⊗ IRON PIN SET WITH CAP STAMPED "SEILER 6869"

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

10/6/98
 Date



ALTA/ACSM LAND TITLE SURVEY	
TWIN OAKS LIVING AND LEARNING	
PART SW QTR. SEC. 23, T-21, R-18	
MADISON TOWNSHIP	
RICHLAND COUNTY, OHIO	
DATE: AUGUST 20, 1998	SCALE: 1"=40'
C:\SC12\WORK\TWINOAKS\982997\JEB	