

DESCRIPTION OF 63.437 ACRE PARCEL

Situated in the Village of Ontario, Township of Springfield, County of Richland and State of Ohio, being a part of the Southeast Quarter of Section 11, Township 21 North, Range 19 West being further described as follows:

Commencing at a monument found in the center of Lexington-Springmill Road (C.H. 133) at the southeast corner of the Southeast Quarter of Section 11, Township 21 North, Range 19 West;

Thence North 0° 29' 41" East with the centerline of Lexington-Springmill Road (C.H. 133) a distance of 521.10 feet to a monument found;

Thence North 0° 30' 11" East with the centerline of Lexington-Springmill Road (C.H. 133) a distance of 719.35 feet to a drill hole found at the intersection of Walker Lake Road;

Thence North 88° 56' 45" West with the centerline of Walker Lake Road (C.H. 164) passing through a rebar found at 275.05 feet, a total distance of 389.43 feet to a railroad spike found;

Thence with the centerline of Walker Lake Road (C.H. 164), along a curve to the right having a radius of 540.70 feet, an arc length of 87.39 feet and a chord bearing of North 84° 18' 56" West, a chord distance of 87.30 feet to a railroad spike found at the point of beginning of the parcel herein described;

Thence South 8° 17' 17" West, passing through a survey marker found marked "Seiler" at 33.70 feet, a total distance of 676.98 feet to a survey marker found marked "Seiler" on the north right of way line of U.S. Route 30;

Thence South 62° 33' 33" West with the north right of way line of U.S. Route 30, a distance of 232.91 feet to a survey marker found marked "Woolpert";

Thence South 77° 23' 50" West with the north right of way line of U.S. Route 30, a distance of 585.43 feet to a survey marker found marked "Woolpert";

Thence South 83° 46' 29" West with the north right of way line of U.S. Route 30, a distance of 1358.32 feet to a survey marker found on the west line of the Southeast Quarter of said Section 11, marked "Woolpert";

Thence North 0° 21' 18" East with the west line of the Southeast Quarter of said Section 11, passing through a survey marker found at 1730.74 feet, a total distance of 1762.20 feet to a railroad spike found in the center of Walker Lake Road;

Thence South 72° 06' 48" East with the centerline of Walker Lake Road, a distance of 2254.72 feet to a railroad spike found;

Thence with the centerline of Walker Lake Road, along a curve to the left having a radius of 540.70 feet, an arc length of 71.46 feet and a chord bearing South 75° 53' 58" East, a chord distance of 71.40 feet to the railroad spike found in the center of Walker Lake Road at the point of beginning, containing 63.437 acres of land, more or less, of which 1.600 acres are within street right of way, subject to all highways, easements and use restrictions of record.

This description is based upon an actual field survey. All bearings are based upon the centerline of Lexington-Springmill Road bearing being North 0° 30' 11" East as called for in Plat Volume 23, Page 52.

Bearings are for the determination of angular measurement only.

Survey markers found are 5/8" x 30" long reinforcing bar with aluminum cap stamped "Richland Engineering Limited, Robert A. Cunning, R.L.S. 4939."

I hereby certify to:

First American Title Insurance Company  
Fifth Third Bank Northeastern Ohio  
Stonewater Properties Ltd.  
Land Title Agency, Inc.

1. That the survey represented herein is an accurate survey of all the real property legally described herein;
2. That the within survey properly and accurately indicates and locates the visible improvement on the real property as of the date of the survey;
3. That the within survey was prepared under the direct supervision and control of the undersigned from an actual survey made of the real property legally described herein;
4. That there are no encroachments either across property lines or zones restriction lines in effect as of the date of this survey, except as shown;
5. That the within survey properly designates and locates the visible and recorded easements as provided by Land Title Agency, Inc. as of the date of the survey;
6. Ingress and egress to the subject property is provided by Walker Lake Road upon which the property abuts, the same being paved and dedicated right-of-way maintained by the Village of Ontario;
7. The property is not located in an area designated as a special flood hazardous area by the U.S. Department of Housing and Urban Development, and lies in Map Zone X as shown on Community Panel Number 39047(0075B, April 2, 1991.
8. That the building setback lines have been shown and designated according to information received from the proper authority;
9. This map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys," jointly established and adopted by ALTA and ASCM in 1997, and meets the accuracy requirements of an Urban Survey, and includes optional items from Table A - 1, 3, 4, 6, 8, 10, and 11.

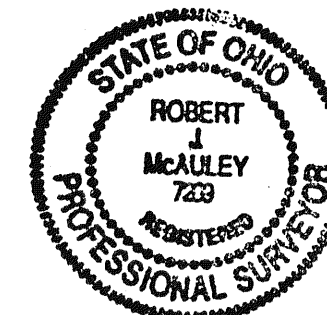
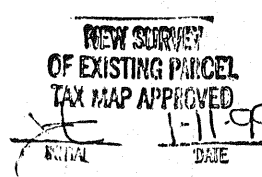
Zoned B-2, General Business District

THE FOLLOWING PROVISIONS OF THE ZONING ORDINANCE APPLY TO THE PREMISES:

- |                                     |               |
|-------------------------------------|---------------|
| 1. FRONT YARD SET BACK:             | 30'           |
| REAR YARD SET BACK:                 | 30'           |
| SIDE YARD SET BACK:                 | 8'            |
| SIDE YARD ABUTTING RESIDENTIAL USE: | 30'           |
| 2. MAXIMUM HEIGHT:                  | 75'           |
| MAXIMUM BULK COVERAGE (F.A.R.):     | NONE          |
| MAXIMUM AREA COVERAGE:              | NONE          |
| 3. MINIMUM LOT SIZE:                | 5,000 SQ. FT. |
| MINIMUM FRONTAGE:                   | 100'          |

Land Title Agency, Inc.  
A.L.T.A. Commitment E-22196  
Effective Date: December 03, 1998  
Schedule B - Section 2

- Item 9 - The easement in favor of Meijer Properties, Inc. recorded in Volume 130, Page 430-443, affects the property and is shown hereon.
- Item 10 - The easement in favor of Ohio Edison Company recorded in Volume 414, Page 438, affects the property and is shown hereon.
- Item 11 - The easement in favor of Ohio Public Service Company recorded in Volume 322, Page 155, affects the property and is shown hereon.
- Item 12 - The easement in favor of Ohio Public Service Company recorded in Volume 286, Page 256, does not affect the property and is shown hereon.
- Item 13 - The easement in favor of the Marion Reserve Power Company recorded in Volume 240, Page 123, does not affect the property and is shown hereon.



*Robert J. McAuley*  
Robert J. McAuley  
RLS 7209

*11 Jan 1999*  
Date

Revised 1-6-99, 1-11-99

**REL**  
**RICHLAND ENGINEERING LIMITED**  
MANSFIELD, OHIO

**A.L.T.A./A.C.S.M. SURVEY FOR**  
**STONewater PROPERTIES, Ltd.**

Situated in the Village of Ontario, Township of Springfield, County of Richland, State of Ohio and being a part of the S.E. 1/4 of Section 11, Township 21 N, and Range 19 W.