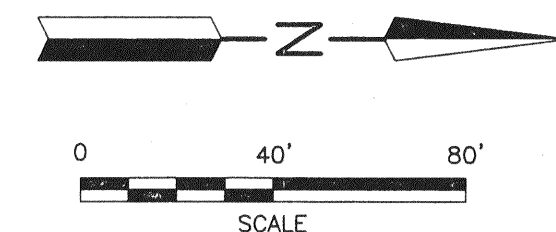
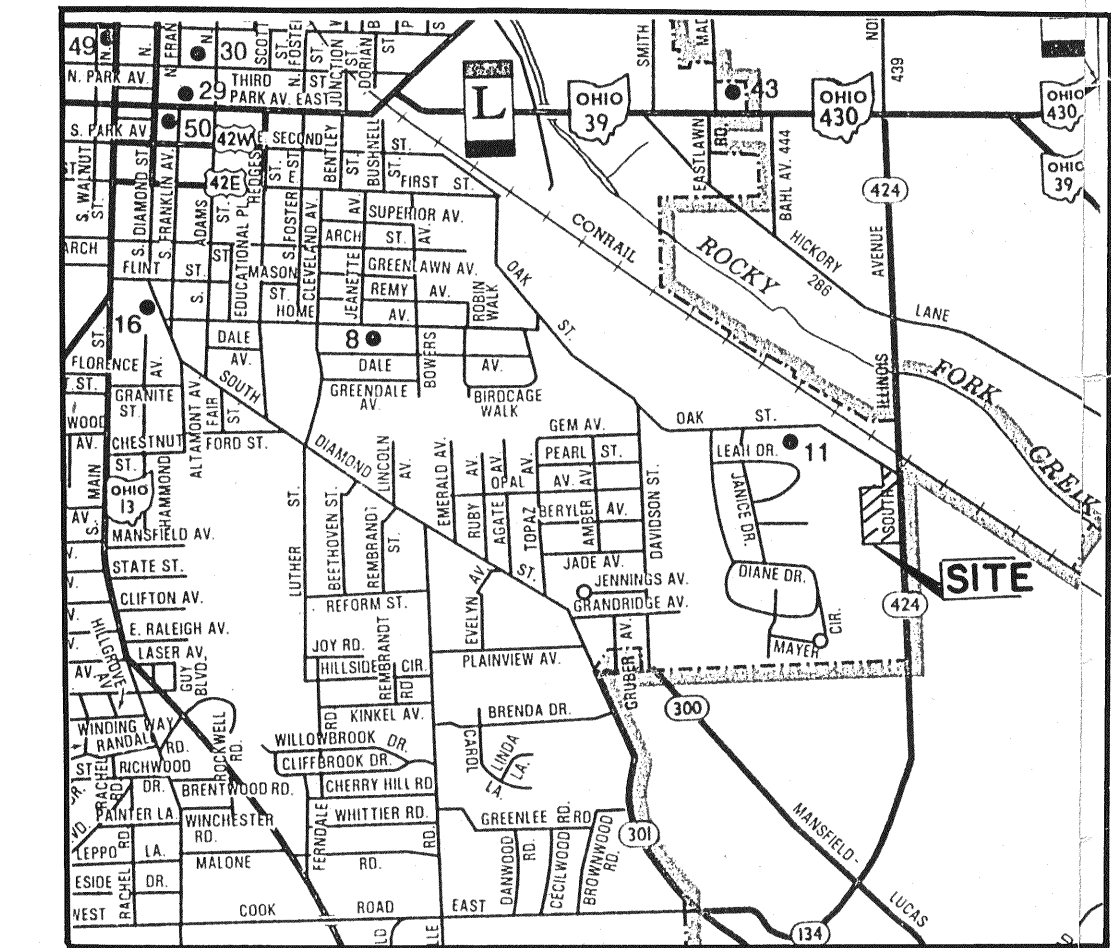


PART OF THE SW. 1/4 OF SECTION 26
TOWNSHIP-21, RANGE-18,
CITY OF MANSFIELD
RICHLAND CO., OHIO



- LEGEND**
- M. MEASURED
 - D. DEED
 - O IRON PIN FOUND
 - SURVEY SPIKE SET



VICINITY MAP

DESCRIPTION

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND AND STATE OF OHIO, AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 21, RANGE 18 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SURVEY SPIKE SET IN THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, SAID SURVEY SPIKE ALSO BEING IN THE CENTERLINE OF ILLINOIS AVENUE (C.R. 424);

THENCE N 00° 10' 47" E, 1,271.60 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER ALSO BEING ALONG SAID CENTERLINE OF ILLINOIS AVENUE TO A SURVEY SPIKE SET IN THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO VANROBGO LIMITED BY DEED VOLUME 676, PAGE 82, SAID SURVEY SPIKE BEING THE TRUE PLACE OF BEGINNING;

THENCE S 89° 58' 13" W, 740.40 FEET ALONG THE NORTH LINE OF SAID LAND OF VANROBGO, LIMITED TO AN IRON PIN FOUND IN THE NORTHWEST CORNER OF SAID LAND, SAID IRON PIN ALSO BEING IN THE EAST LINE OF A PARCEL OF LAND CONVEYED TO GREENFIELD DEVELOPMENT CORPORATION BY DEED VOLUME 684, PAGE 162 AND PASSING THROUGH AN IRON PIN FOUND AT 24.22 FEET;

THENCE N 00° 29' 58" E, 587.43 FEET ALONG SAID EAST LINE OF SAID LAND OF GREENFIELD DEVELOPMENT CORPORATION TO AN IRON PIN FOUND IN THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO WALTER GRAPHICS INCORPORATED, AN OHIO CORPORATION BY OFFICIAL RECORDS VOLUME 359, PAGE 449;

THENCE S 89° 54' 58" E, 536.52 FEET ALONG THE SOUTH LINE OF SAID LAND OF WALTER GRAPHICS INCORPORATED, AN OHIO CORPORATION AND ALONG THE SOUTH LINE OF A PARCEL OF LAND CONVEYED TO LIPPERT INVESTMENT INC. BY OFFICIAL RECORDS VOLUME 266, PAGE 444 AND ALONG THE SOUTH LINE OF A PARCEL OF LAND CONVEYED TO LIPPERT INVESTMENT CO. BY OFFICIAL RECORDS VOLUME 35, PAGE 385 TO AN IRON PIN FOUND IN THE SOUTHEAST CORNER OF SAID LAND OF LIPPERT INVESTMENT CO.;

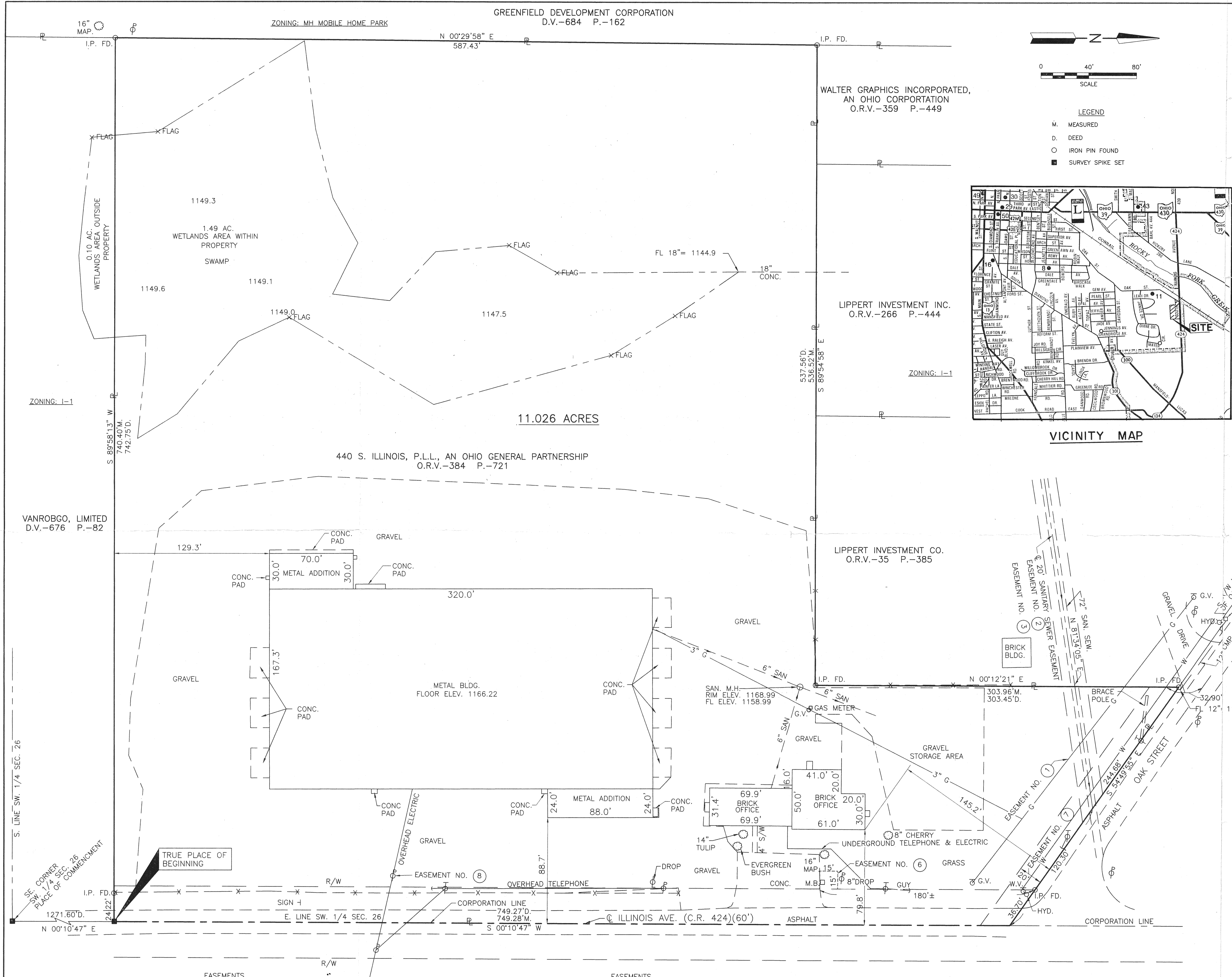
THENCE N 00° 12' 21" E, 303.96 FEET ALONG THE EAST LINE OF SAID LAND OF LIPPERT INVESTMENT CO. TO AN IRON PIN FOUND IN THE NORTHEAST CORNER OF SAID LAND, SAID IRON PIN ALSO BEING IN THE SOUTHERLY LINE OF OAK STREET;

THENCE S 54° 49' 55" E, 244.68 FEET ALONG SAID SOUTHERLY LINE OF OAK STREET TO A POINT IN THE EAST LINE OF SAID SOUTHWEST QUARTER ALSO BEING IN SAID CENTERLINE OF ILLINOIS AVENUE AND PASSING THROUGH AN IRON PIN FOUND AT 207.98 FEET;

THENCE S 00° 10' 47" W, 749.28 FEET ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER AND SAID CENTERLINE OF ILLINOIS AVENUE TO THE TRUE PLACE OF BEGINNING AND CONTAINING 11.026 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

ACCORDING TO A SURVEY MADE IN FEBRUARY 1999 BY ROGER L. STEVENS, OHIO REGISTERED SURVEYOR NO. 7052.

DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO EXPRESS ANGLES ONLY.



11.026 ACRES

440 S. ILLINOIS, P.L.L., AN OHIO GENERAL PARTNERSHIP
O.R.V.-384 P.-721

LIPPERT INVESTMENT CO.
O.R.V.-35 P.-385

VANROBGO, LIMITED
D.V.-676 P.-82

CERTIFICATION

To 440 S. Illinois, P.L.L., an Ohio General Partnership
To KeyCorp Real Estate Capital Markets, Inc. it's successors and assigns
To Stewart Title Guaranty Company

This is to certify that this plat and the survey on which it is based was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey", jointly established and adopted by ALTA and ACSM in 1992, and includes items 1., 3., 6., 7.(a) and (b)(1), and 8. through 13. of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a Suburban Survey.



Roger L. Stevens P.S. #7052
3-1-99
Date

SHAFPER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS
MANSFIELD OHIO WOOSTER

ALTA/ACSM LAND TITLE SURVEY
FOR
440 S. ILLINOIS, P.L.L.,
AN OHIO GENERAL PARTNERSHIP

SURVEYOR
ROGER L. STEVENS, P.S.
SHAFPER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
P.O. BOX 3598
MANSFIELD, OHIO 44907
(41) 756-7302 PHONE NO.
(41) 756-0867 FAX NO.
SM-1754A JOB NUMBER

ZONING: I-1 LIMITED IMPACT INDUSTRIAL
BUILDING SETBACK: 50' FRONT
10' REAR
10' SIDEYARD
MAXIMUM BUILDING HEIGHT: 50'

- EASEMENTS**
- ① EASEMENT TO OHIO FUEL AND GAS COMPANY, RECORDED IN DEED VOLUME 367, PAGE 122
 - ② EASEMENT TO THE CITY OF MANSFIELD, RECORDED IN DEED VOLUME 454, PAGE 551 FOR SANITARY SEWER.
 - ③ EASEMENT TO THE CITY OF MANSFIELD, RECORDED IN DEED VOLUME 455, PAGE 97 FOR SANITARY SEWER.
 - ④ EASEMENT AND RIGHT OF WAY TO OHIO EDISON COMPANY, RECORDED IN DEED VOLUME 544, PAGE 212, COVERS ENTIRE PROPERTY
 - ⑤ EASEMENT TO MANSFIELD TELEPHONE COMPANY, RECORDED IN DEED VOLUME 546, PAGE 255. EASEMENT IS 10 FEET IN WIDTH ALONG AND ACROSS PROPERTY TO TRAILERS, EXACT LOCATION NOT DESCRIBED.
 - ⑥ EASEMENT TO THE COLUMBIA GAS OF OHIO, RECORDED IN DEED VOLUME 589, PAGE 322.
 - ⑦ EASEMENT TO THE CITY OF MANSFIELD, RECORDED IN DEED VOLUME 589, PAGE 529 FOR WATER LINE.
 - ⑧ EASEMENT AND RIGHT OF WAY TO OHIO EDISON COMPANY RECORDED IN DEED VOLUME 727, PAGE 669.