

FLOOD ZONE
 BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE C (NOT A SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, COMMUNITY PANEL No. 3904770010C EFFECTIVE DATE: JANUARY 3, 1986

ZONING
 B-2 Commercial
 MAXIMUM BUILDING HEIGHT - 50'
 BUILDING SETBACKS - FRONT: 30' from Park Ave. West
 SIDE: 0'; REAR: 30'
 PARKING SETBACKS - FRONT REQUIRES LANDSCAPE APPROVAL
 PARKING RATIO - 3 spaces for every 100 square feet of usable floor area

NOTE: The subject property was approved by zoning at the time that the site was built which was prior to the current zoning restrictions. The property is now considered a legal non-conforming use, therefore the building being over the building setback line is not reported heron as a violation or encroachment.

CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NO. MA 55403- SCHEDULE A
 Situated in the City of Mansfield, County of Richland and State of Ohio: And being known as the North 150 feet of Lot Number Nine Thousand Five Hundred Seventy-eight (#9578) and the North 150 feet of the West 18.4 feet of lot Number Nine Thousand Five Hundred Seventy-seven (#9577) of the consecutively numbered lots (formerly Nos. 11 and 10) as shown at Volume 8, Page 18 of Plats, be the same more or less, but subject to all legal highways.
 Permanent Parcel #027-02-055-18-000.

CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NO. MA 55403- SCHEDULE B SECT. 2
 There are no Schedule B, section 2 items relating to survey matters in the Current Title Commitment referenced above.

ENCROACHMENTS
 There are no apparent encroachments on the subject parcel or on any adjoining property by any improvements on the subject property

BASIS OF BEARINGS
 The Basis of Bearings for all bearings shown hereon is an assumed bearing of North 00°00'00" East for the east line of Linden Road.

