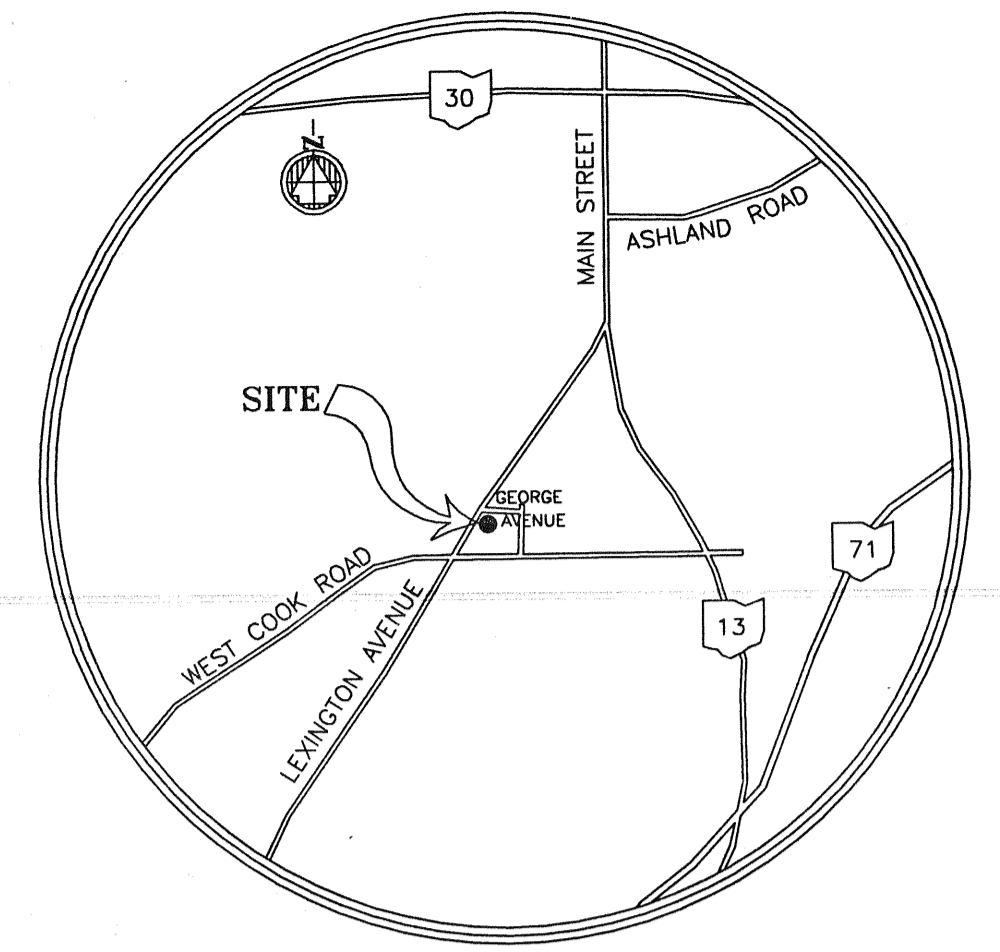


LEGEND

SYMBOLS LEGEND:

- | | |
|---------------------------------------|-----|
| EASEMENT LINE | --- |
| ORIGINAL LOT LINE | --- |
| CENTERLINE | --- |
| OVERHEAD LINES | --- |
| PROPERTY CORNER | ○ |
| D.H. DRILL HOLE SET | ○ |
| I.P. IRON PIN SET | ○ |
| R/W RIGHT OF WAY | --- |
| PROPERTY LINE | --- |
| UTILITY POLE (U.T.P.P., T.P.) | ○ |
| SANITARY MANHOLE (S.M., M.H.) | ○ |
| STORM MANHOLE (S.T.M., M.H.) | ○ |
| STORM DRAIN CATCH BASIN (S.T.M. C.B.) | ○ |
| FIRE HYDRANT/2-NOZZLE (FIRE HYD.) | ○ |
| SEWER CLEAN OUT | ○ |
| WATER METER | ○ |
| GAS METER | ○ |
| CURB INLET | ○ |
| UTILITY VAULT (TEL./ELEC.) | ○ |
| YARD LIGHT (BP SYMBOL) | ○ |
| WATER CAP | ○ |
| GAS CAP | ○ |



SITE MAP
NOT TO SCALE

CERTIFICATION

TO: SULLIVAN ACQUISITION, LLC, COMMONWEALTH LAND TITLE INSURANCE COMPANY, AND GUARDIAN TITLE AND GUARANTY AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7A, 7B-1, 8, 10, 11, 13, 14, AND 16 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN" SURVEY.

THE PROPERTY IS CONTIGUOUS TO, AND HAS ACCESS TO AND FROM LEXINGTON AVENUE AND GEORGE AVENUE, PUBLIC ROADWAYS.

TITLE COMMITMENT NUMBER 99-BP01159 (EFFECTIVE DATE: AUGUST 3, 1999) PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY IS SOURCE DOCUMENT FOR EXCEPTIONS AND EASEMENTS.

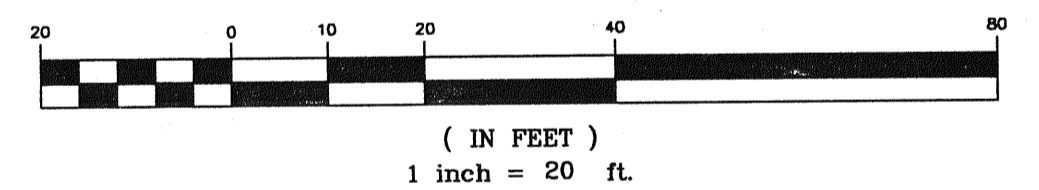
DATE: 9/13/99

REGISTERED SURVEYOR, STATE OF OHIO NO. 6369

ENCROACHMENTS

- THE GARAGE NEAR THE SOUTHEASTERN PROPERTY LINE ENCRONES ONTO THE SUBJECT PARCEL.
- A POSSIBLE UNRECORDED EASEMENT AFFECTS THIS PROPERTY AS EVIDENCED BY OVERHEAD UTILITY LINES NEAR SOUTHERN PROPERTY LINES.
- ASPHALT PAVEMENT FROM BERNSTEIN PROPERTY ENCRONES ONTO SUBJECT PARCEL.
- PUBLIC SIDEWALK ENCRONES ONTO SUBJECT PARCEL ALONG WEST PROPERTY LINE.

GRAPHIC SCALE



WARNING

UNDERGROUND CONDUITS IN AREA CONTACT UTILITIES PROTECTION SERVICE PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.....1-800-362-2764

CURVE DATA

PROPERTY LINE
L = 96.06'
R = 285.43'
Δ = 19°17'00"
T = 48.49'
CHRD B = S63°43'05"E
CHRD L = 95.61'

DESCRIPTION

Situated in the City of Mansfield, County of Richland, and State of Ohio, being all of lot numbers 13406, 13407, 13408, 13409, and 13410 in Maple Heights Allotment as recorded in Plot Book 16 page 8 of Richland County Records, and being more fully described as follows:

Beginning at a "PK" nail set in the concrete sidewalk at the intersection of the east line of Lexington Avenue (60 feet) with the southerly line of George Avenue (60 feet), also being the northwesterly corner of Lot 13407, said point also being the TRUE POINT OF BEGINNING;

THENCE South 54°04'35" East 62.56 feet along the southerly line of George Avenue to a "PK" nail set in concrete;

THENCE along a curve to the left having a radius of 285.43 feet and an arc length of 96.06 feet, being subtended by a chord of South 63 degrees 43 minutes 05 seconds East for a distance of 95.61 feet along the southerly line of George Avenue to a point;

THENCE South 02°10'45" West for a distance of 147.40 feet along the west line of Lot 13405 owned by William H Stone as recorded 7/7/60 in Deed Volume 486 Page 579 of Richland County Records, passing over a 1/2 inch pipe found at 0.79 feet, to a 1/2 inch pipe found;

THENCE North 88°51'47" West 108.00 feet along the north line of Lot 13390 owned by Robert S. and Elizabeth J. Collins as Recorded 6/8/95 in Deed Volume 368 page 893 of Richland county Records and Along Lot 13389 owned by Stephen A. Goulding as Recorded 10/5/95 in Deed Volume 392 page 245 of Richland County Records to a 5/8 x 30 inch rebar set with a cap marked Wellert 6369;

THENCE South 35°55'25" West 39.83 feet along the northwesterly line of Lot 13388 owned by Jerome M. Bernstein as recorded 10/30/72 in Deed Volume 677 page 218 of Richland County Records, to a point

THENCE North 54°04'35" West 150.00 feet along the northerly line of Lot 13411 owned by Jerome M. Bernstein as recorded 10/30/72 in Deed Volume 677 page 218 of Richland County Records, passing over a 5/8" x 30" rebar set on line at 5.00', to a "PK" nail set in asphalt pavement;

THENCE North 35°55'25" East 208.00 feet along the southeasterly line of Lexington Avenue to THE TRUE POINT OF BEGINNING, containing 0.9223 acres, but subject to all highways, easements, and covenants of legal record as surveyed by Robert L. Wellert Registered surveyor no. 6369.

The basis of bearing is the east line of subject parcel bearing South 02°02'25" West, between monuments found, per Deed Volume 558 page 192.

NOTES

UTILITY SOURCES:

UTILITIES SHOWN ARE FROM FIELD OBSERVATION AND DATA REQUESTED FROM OHIO UTILITY PROTECTION SERVICES (OUPS). ADDITIONAL RESEARCH REGARDING UTILITIES WAS NOT INCLUDED AS PART OF THIS SURVEY.

BEARING BASIS:

THE BASIS OF BEARINGS IS THE EAST LINE OF THE SUBJECT PARCEL BEARING SOUTH 02°02'25" WEST BETWEEN MONUMENTS FOUND PER DEED VOLUME 558 PAGE 192.

FLOOD_ZONE:

THE SITE IS IN FLOOD ZONE C, AREA OF MINIMAL FLOODING PER FEMA MAP 390477 0015 C, EFFECTIVE DATE 1/3/86.

RECORD DEED

RECORD DEED DOES NOT CLOSE.

SURVEY DATE:

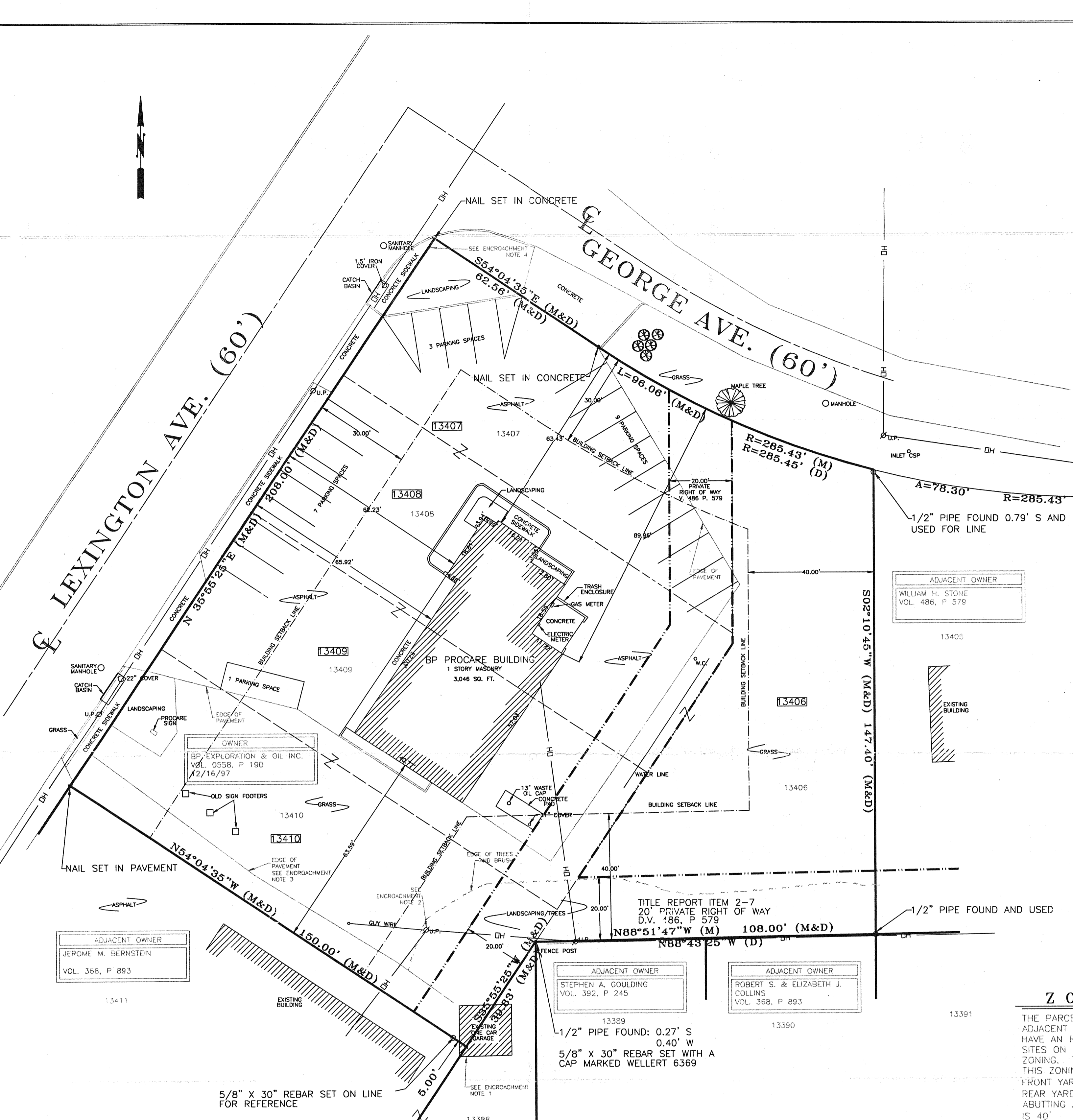
SURVEY WAS PERFORMED OCTOBER 1998. FIELD REVIEW FOR RECERTIFICATION WAS PERFORMED AUGUST 16, 1999.

ZONING

THE PARCEL HAS A B-2 ZONING. ADJACENT SITES ON GEORGE AVENUE HAVE AN R-2 ZONING. ADJACENT SITES ON LEXINGTON HAVE A B-2 ZONING. THE SETBACKS REQUIRED BY THIS ZONING ARE AS FOLLOWS:
FRONT YARD - 30'
REAR YARD - 30' EXCEPT WHERE ABUTTING AN R-1 OR R-2 THEN IT IS 40'
SIDE YARD SET BACK IS ZERO EXCEPT WHERE ABUTTING AN R-1 OR R-2 THEN IT IS 30'

AREA

CONTAINING 0.9223 ACRES OF LAND.



EASEMENTS

SCHEDULE "B" ITEM #	GRANTEE	DESCRIPTION	RECORDED IN ...	ENCUMBRANCE
2-7	WILLIAM H. STONE	PRIVATE RIGHT OF WAY	D.V. 486, P 579 7/8/60	PRIVATE RIGHT OF WAY 20 FEET WIDE ALONG THE SOUTHEASTERLY SIDE OF LOTS: 13404, 13407, 13408, 13409, 13410 AND 20 FEET WIDE OVER THE SOUTH SIDE OF LOTS 13404, 13405, 13406. (AS PLOTTED ON THE DRAWING)

ALTA/ACSM Land Title Survey

GEORGE AVE. & LEXINGTON AVE.
301 LEXINGTON AVENUE MANSFIELD, OHIO

WG. NO.: 34-095-01159	FILE NAME: 01159
DATE: 11/11/98	SCALE: 1" = 20'
DRAWN BY: E.A.W.	CHECKED BY: R.W.W.
CURRENT REVISION NOTE	
REVISED BEARING ALONG EAST LINE OF SUBJECT PARCEL	DATE: 6/25/99
CERTIFICATION TO SULLIVAN ACQUISITION, LLC.	DATE: 8/11/99
WITH UPDATED TITLE REPORT	DATE: 8/11/99

PRELIMINARY
FINAL SURVEY

WELLERT CORPORATION
ENGINEERS - SURVEYORS
5136 BEACH ROAD
MEDINA, OHIO 44256
(330) 239-2699

STATE OF OHIO
ROBERT LEE WELLERT
6369
REGISTERED SURVEYOR

NEW SURVEY OF EXISTING PARCEL
TAX MAP APPROVED
DATE: 11/11/98

SHEET NO.
1 of 1