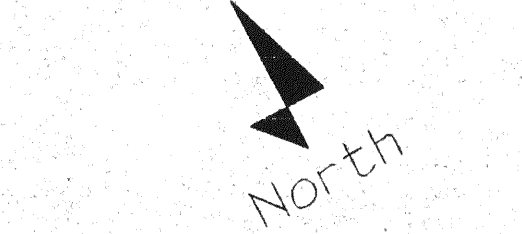


LEGEND			
— Utility Line	-X-X- Fence Line	○ Guy Wire	⊙ Catch Basin
R/W Right of Way	C/L Centerline	○ Utility Pole	⊙ Traffic Signal Pole
P.O.B. Place of Beginning	— Break Line	⊙ Yard Light	⊙ Traffic Signal Box
(R) Record Distance	(M) Measured Distance	⊙ Gas Meter	⊙ Lamp Post
(C) Calculated Distance	⊙ Sign	⊙ Gas Valve	⊙ Culvert Pipe
⊙ Handicapped Parking	⊙ Fire Hydrant	⊙ Water Valve	⊙ Telephone Riser
Date of Survey: 09-21-00	⊙ Street Light	⊙ Telephone Vault	⊙ Transformer
Job Number: 0045-A	⊙ Sanitary Manhole		
Drawn By: TJO	⊙ Storm Manhole		

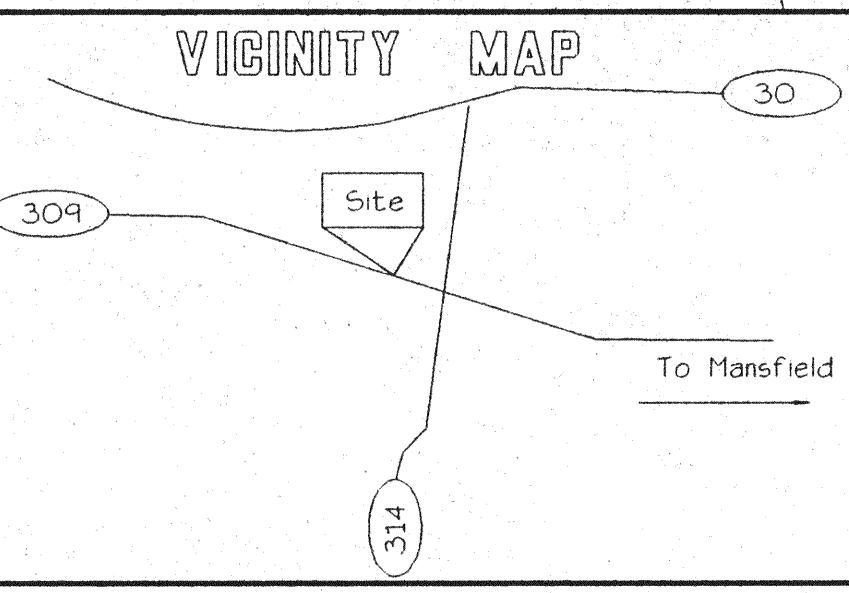
All Iron Pins noted as being Set are 5/8" dia. x 30" long steel rebar bearing a plastic cap "OHARA 7995"

ENCROACHMENTS

None



ALTA/ACSM LAND TITLE SURVEY
O&H SURVEY GROUP, L.L.C.



ZONING INFORMATION

Classification: Industrial, General Industry (I1)
 Height Restrictions: 50 Feet
 Front Setback: 50 Feet
 Side Setback: Equal to height of building, 50 Foot Max.
 General Setback: 100 foot from residential property
 Bulk Restrictions: 2 Acre Minimum Lot size.
 Parking Restrictions: must be located behind or to the side of the building.

SHEET 1 OF 1

LEGAL DESCRIPTION OF RECORD

Situated in the Township of Springfield, County of Richland and State of Ohio:
PARCEL #1: And being a part of the Northwest Quarter of Section 20, Township 21, Range 19 and more particularly described as follows: Commencing at a point where the centerline of S.R. #314 intersects the centerline of S.R. #30-5; thence in a northerly direction in the centerline of S.R. #30-5 a distance of 1033 feet to the true place of beginning; thence continuing north 64 degrees 23 minutes west along the centerline of said road a distance of 25 feet; thence north 25 degrees 37 minutes east, passing through an iron pin set 30 feet from the centerline of said road, a distance of 300 feet to an iron pin; thence north 8 degrees 47 minutes east a distance of 419.36 feet to a fence corner; thence south 88 degrees 22 minutes west a distance of 462 feet to an iron pin; thence south 15 degrees 00 minutes west a distance of 594.44 feet to an iron pin; thence north 64 degrees 23 minutes west parallel to the centerline of S.R. #30-5 a distance of 418.76 feet to an iron pin; thence south 25 degrees 37 minutes west a distance of 300 feet to the centerline of S.R. #30-5, passing through an iron pin set 30 feet from the centerline of said road, the place of beginning and containing 5.21 acres, more or less, and subject to all legal highways. According to survey by Richard E. Friddell, Registered Surveyor #5393, Permanent Parcel #037-28-043-15-000

PARCEL #2: And being further described as follows: Commencing at the intersection of the centerline of State Route #314 and State Route #30-5; thence north 64 degrees 23 minutes west, along the centerline of S.R. #30-5, 1058 feet to the true place of beginning; thence north 25 degrees 37 minutes east, 300 feet; thence north 8 degrees 47 minutes east, 419.36 feet to the southwest corner of the L. + C. Earick property; thence northwesterly along the west line of the Earick property, 320 feet; thence southwesterly with an interior angle of 90 degrees, 190 feet more or less to the northeast corner of the Protane Corp., property; thence south 13 degrees 47 minutes west along the east line of the Protane Corp., property, 909 feet to the centerline of S.R. #30-5; thence south 64 degrees 23 minutes east, along said centerline, 244.3 feet to the place of beginning, containing 5.8 acres of land, more or less, and being subject to all legal highways and easements of record. According to survey by Philip Marcus, Registered Surveyor #4518, on August 7, 1978, Permanent Parcel #037-28-074-08-001

CERTIFICATION

The undersigned hereby certifies to Falcon Investment Associates, RoundWood Real Estate LLC, Surety Title Agency, Inc., and Commonwealth Land Title Insurance Company, Huntington National Bank that this map or plat and the survey on which it was based were made (i) in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 4, 7(a), 7(b)(1), 8, 10, 11(a), 11(b), 13, 14, 15 and 16 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, undersigned further certifies that the survey measurements were made in accordance with the Minimum Angle, Distance, and closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.
 Additionally, this map or plat and the survey on which it was based were made (i) in accordance with and satisfy the Minimum Standards for Boundary Surveys in the State of Ohio, as codified in Chapter 4733 of the Ohio Administrative Code in effect at the time and (ii) the current standards of conveyance adopted by Richland County, if any.

FLOOD NOTE
 By graphic plotting only, this property is in Zone 'C' of the Flood Insurance Rate Map, Community Panel Number 390478, which bears an effective date of N/A and is not in a special flood hazard area. No field surveying was performed to determine this zone, and an elevation certificate may be needed to verify determination or apply for variance from the Federal Emergency Management Agency.

I further certify that the property shown on this map or plat abuts a publicly dedicated street and there is no ingress and egress to and from the property that the property description is the same property specifically described in Commonwealth Land Title Insurance Company's Title Commitment No. ST 25054, dated September 15, 2000, that except as shown the premises does not serve any other adjoining property for drainage, ingress, egress or any other purpose; that if the property consists of two or more parcels that the parcels are contiguous and when taken together form one parcel without any gaps or gaps; and that existing utilities (i.e., storm, sanitary sewers, water, gas and electric) are available to the property.
 Thomas J. Ohara, #7995
 Registered Professional Surveyor
 within the State of Ohio
 Dated: September 21, 2000
 Revised: October 31, 2000

LEGAL DESCRIPTION PER SURVEY

Situated in Township of Springfield, County of Richland, and State of Ohio, and being part of the Northwest Quarter of Section 20, Township 21, Range 19; Beginning at a 3/4" iron rod found at the intersection of the centerlines of State Route 314 and State Route 309 (Formerly 30-5) said point being the True Place of Beginning, thence North 59° 00' 42" West along the centerline of State Route 309, a distance of 733.57 feet to an angle point in said road, passing through a 3/4" iron rod found in a monument box assembly, 90.53 feet therefrom, thence North 60° 50' 00" West, continuing along said centerline a distance of 296.84 feet to a point, said point being the southwest corner of land now or formerly owned by Viktor Bambach, as recorded in Deed Volume 751 Page 348 in Richland County Record of Deeds, said point witnessed by an iron pin found 30.62 feet, at a bearing of N29°30'33" East, therefrom, said point being the Place of Beginning of the parcel herein described. Thence continuing along said centerline North 60° 50' 00" West, a distance of 269.30 feet to a point, said point being the southeast corner of land now or formerly owned by M+B Investments, PLL, as recorded in Official Record Volume 824 Page 0506 in Richland County Record of Deeds, as witnessed by a magnetic nail found. Thence North 17° 21' 00" East along the easterly line of land now or formerly owned by M+B Investments, as recorded in Official Record Volume 824 Page 0506 in Richland County Record of Deeds, a total distance of 909.18 feet, to a point, said point being on the southerly line of land now or formerly owned by Earl Gilkinson and Judy Gilkinson as recorded in Official Record Volume 324 Page 159 in Richland County Record of Deeds, said point witnessed by a 5/8" iron pin found, passing through an iron pin found 23.55 feet therefrom, and passing through a 5/8" iron pin found in the northerly right of way of State Route 309, thence South 78° 05' 50" East along the southerly line of land now or formerly owned by Gilkinson, as recorded in Official Record Volume 324 Page 159 in Richland County Record of Deeds, a distance of 185.76 feet to a point, said point being on the westerly line of land now or formerly owned by David A. Thompson and Brenda S. Thompson as recorded in Deed Volume 837 Page 412 in Richland County Record of Deeds, as witnessed by a 5/8" iron pin found. Thence South 01° 03' 13" East along the westerly line of land now or formerly owned by Thompson, as recorded in Official Record Volume 837 Page 412 in Richland County Record of Deeds, a distance of 277.63 feet to the southwest corner of land now or formerly owned by Thompson, as recorded in Official Record Volume 837 Page 412 in Richland County Record of Deeds, a distance of 462.00 feet to a point in the westerly line of land now or formerly owned by Sunset Drive-in Theatre as recorded in Deed Volume 371 Page 351 in Richland County Record of Deeds, said point witnessed by an iron pin set. Thence South 18° 41' 33" West along the westerly line of Sunset, as recorded in Official Record Volume 371 Page 351 in Richland County Record of Deeds, a distance of 599.71 feet to a point, said point being the northwest corner of land now or formerly owned by Brown Investments, an Ohio Limited Partnership as recorded in Deed Volume 895 Page 790 in Richland County Record of Deeds, said point witnessed by an iron pin set. Thence North 60° 00' 50" West along the northerly line of Brown, as recorded in Official Record Volume 895 Page 790 in Richland County Record of Deeds, a distance of 393.48 feet to a point, said point being the northwest corner of land owned by Bambach, as recorded in Official Record Volume 895 Page 790 in Richland County Record of Deeds, a distance of 302.54 feet therefrom, thence South 29° 30' 33" West along the westerly line of Bambach, as recorded in Official Record Volume 895 Page 790 in Richland County Record of Deeds, a distance of 302.54 feet to a point, said point being on the centerline of State Route 309 and the Place of Beginning, passing through a 5/8" iron pin found 30.62 feet therefrom, and containing 11,008 acres, 47,950 sq. ft., of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (0045-A) dated September 21, 2000, by O&H Survey Group, L.L.C. and Thomas J. Ohara, Ohio Registered Surveyor No. 7995. Bearings used herein are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is North 60° 50' 00" West, along the centerline of State Route 309, as witnessed by two monuments found. The intent of this description is to describe all of the land described in the current title commitment provided by Surety Title Agency, Number ST 25054 with an effective date of September 15, 2000.

NOTES CORRESPONDING TO SCHEDULE B SECTION 2

- OIL AND GAS LEASE:** Oil and Gas Lease by and between Rhea M. Taylor and Charles L. Pifer, Lessor and Harlan Taylor and Linda Pifer, Lessee, recorded in Book 37, Page 211 of Richland County Records. This easement affects the Subject's Parcels and is Blanket in nature.
- OIL AND GAS LEASE:** Oil and Gas Lease by and between Charles L. Pifer and Josephine Pifer, Lessor and Linda Pifer, Lessee, recorded in Book 37, Page 213 of Richland County Records. This description is vague, therefore unable to determine whether or not it affects Subject's Parcels.
- SUBJECT EASEMENT:** Easement for utilities from Anna R. Iles, et al to The Ohio Bell Telephone Company, recorded in Volume 17, Page 469 of Richland County Records. This easement affects the Subject's Parcels, however, it is blanket in nature. It appears to also cover the Utility Pole shown on the south side of State Route (30-5) 309.
- SUBJECT EASEMENT:** Easement for utilities from Rhea M. Taylor, et al to Ohio Edison Company, recorded in Volume 726, Page 335 of Richland County Records. The exact location of this easement is undeterminable, however it appears to cover the Overhead Utility Lines that supply the existing buildings on Subject's Parcels.
- SUBJECT EASEMENT:** Easement for utilities from Martin Lotterer, et al to Ohio Edison Company, recorded in Volume 620, Page 393 of Richland County Records. The exact location of this easement is undeterminable, however it appears to cover the Overhead Utility Lines that supply the existing buildings on Subject's Parcels.
- SUBJECT EASEMENT:** Easement for utilities from Charles L. Pifer, et al to Ohio Edison Company, recorded in Volume 736, Page 526 of Richland County Records. The exact location of this easement is undeterminable, however it appears to cover the Overhead Utility Lines that supply the existing buildings on Subject's Parcels.

State Route (30-5) (309) Mansfield-Galion Road (60' R/W)
 Public Road

TRUE PLACE OF BEGINNING

State Route 314
 State Route (60' R/W)