

DESCRIPTION

LOCATED IN THE TOWNSHIP OF MADISON, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 21, RANGE 18 AND ALL OF LOTS 281 THROUGH 288, AND PART OF LOT 289 IN LINCOLN FIELDS ALLOTMENT AS SHOWN BY THE RECORDED PLAT IN VOLUME 15, PAGE 20 OF THE RICHLAND COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND IN THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 14;

THENCE N 88° 59' 10" W, 95.25 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO AN IRON PIN FOUND IN THE WEST RIGHT OF WAY LINE OF STEWART ROAD (TH. 267), SAID IRON PIN ALSO BEING IN THE EAST LINE OF A PARCEL OF LAND CONVEYED TO RA2 MANSFIELD L.L.C., A DELAWARE LIMITED LIABILITY COMPANY BY OFFICIAL RECORDS VOLUME 649, PAGE 666;

THENCE S 04° 44' 30" E, 289.59 FEET ALONG SAID WEST RIGHT OF WAY LINE OF STEWART ROAD ALSO BEING ALONG SAID EAST LINE OF SAID LAND OF RA2 MANSFIELD L.L.C., A DELAWARE LIMITED LIABILITY COMPANY TO AN IRON PIN FOUND IN THE SOUTHEAST CORNER OF SAID LAND, SAID IRON PIN ALSO BEING IN THE NORTHERLY RIGHT OF WAY LINE OF U.S.R. 42;

THENCE S 55° 51' 20" W, 230.00 FEET ALONG THE SOUTHERLY LINE OF SAID LAND OF RA2 MANSFIELD L.L.C., A DELAWARE LIMITED LIABILITY COMPANY ALSO BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF U.S.R. 42 TO A POINT BEING THE SOUTHWESTERLY CORNER OF SAID LAND, SAID POINT BEING REFERENCED BY AN IRON PIN FOUND IN A NORTHEAST CORNER OF SAID POINT AND BEING THE TRUE PLACE OF BEGINNING;

THENCE S 55° 51' 20" W, 296.03 FEET AND CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF U.S.R. 42 TO AN IRON PIN SET;

THENCE S 52° 41' 20" W, 75.53 FEET AND CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF U.S.R. 42 TO A P.K. NAIL SET IN THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO FIRST NATIONAL BANK BY DEED VOLUME 782, PAGE 360;

THENCE N 01° 32' 05" E, 167.22 FEET ALONG THE EAST LINE OF SAID LAND OF FIRST NATIONAL BANK TO AN IRON PIN SET IN THE NORTHEAST CORNER OF SAID LAND;

THENCE N 88° 27' 55" W, 277.67 FEET ALONG THE NORTH LINE OF SAID LAND OF FIRST NATIONAL BANK TO AN IRON PIN SET IN THE NORTHWEST CORNER OF SAID LAND, SAID IRON PIN ALSO BEING IN THE EAST LINE OF A PARCEL OF LAND CONVEYED TO RAYMOND C. AND JOANNE R. WOLF BY DEED VOLUME 560, PAGE 16;

THENCE N 01° 32' 05" E, 468.15 FEET ALONG SAID EAST LINE OF SAID LAND OF RAYMOND C. AND JOANNE R. WOLF, ALONG THE EAST LINE OF A PARCEL OF LAND CONVEYED TO DOROTHY ELLIOTT BY OFFICIAL RECORDS VOLUME 563, PAGE 24 AND ALONG THE EAST LINE OF LOT 280 OF SAID LINCOLN FIELDS ALLOTMENT TO AN IRON PIN SET IN A NORTHEAST CORNER OF SAID LOT, SAID IRON PIN ALSO BEING IN THE SOUTH LINE OF LOT 281;

THENCE N 88° 59' 10" W, 3.05 FEET ALONG THE SOUTH LINE OF SAID LOT 281 TO AN IRON PIN SET IN THE SOUTHWEST CORNER OF SAID LOT;

THENCE N 01° 32' 05" E, 137.76 FEET ALONG THE WEST LINE OF SAID LOT 281 TO AN IRON PIN SET IN THE NORTHWEST CORNER OF SAID LOT, SAID IRON PIN ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF DUKE AVENUE;

THENCE S 89° 03' 10" E, 400.00 FEET ALONG SAID SOUTH RIGHT OF WAY LINE OF DUKE AVENUE TO AN IRON PIN SET IN THE NORTHEAST CORNER OF SAID LOT 288;

THENCE S 72° 18' 18" E, 52.05 FEET AND CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF DUKE AVENUE TO AN IRON PIN SET IN THE EAST LINE OF LOT 289;

THENCE S 01° 32' 05" W, 123.29 FEET ALONG SAID EAST LINE OF SAID LOT 289 TO A RAILROAD SPIKE FOUND IN THE SOUTHEAST CORNER OF SAID LOT, SAID RAILROAD SPIKE ALSO BEING IN A NORTHWEST CORNER OF AFOREMENTIONED LAND OF RA2 MANSFIELD L.L.C., A DELAWARE LIMITED LIABILITY COMPANY;

THENCE S 01° 32' 05" W, 238.31 FEET ALONG THE WESTERLY LINE OF SAID LAND OF RA2 MANSFIELD L.L.C., A DELAWARE LIMITED LIABILITY COMPANY TO A RAILROAD SPIKE FOUND;

THENCE S 34° 08' 40" E, 222.94 FEET AND CONTINUING ALONG SAID WESTERLY LINE OF SAID LAND OF RA2 MANSFIELD L.L.C., A DELAWARE LIMITED LIABILITY COMPANY TO THE TRUE PLACE OF BEGINNING AND CONTAINING 7.048 ACRES, MORE OR LESS, OF WHICH 1.417 ACRES LIES IN SAID NORTHEAST QUARTER, ALSO BEING IN SAID LOTS OF LINCOLN FIELDS ALLOTMENT AND 5.631 ACRES LIES IN SAID SOUTHEAST QUARTER, AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

CERTIFICATION:

TO BLSI PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE COUNTY OF RICHLAND, FIRST AMERICAN TITLE INSURANCE COMPANY, RICHLAND TITLE SECURITY, INC. AND JAMES K. WAGNER: THIS IS TO CERTIFY THAT THIS PLAT 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 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 8, 10, 11a, 13 AND 15 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA, NSPS 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."

DATE: 9-24-02

ROGER L. STEVENS P.S. NO. 7052

SHAFFER, JOHNSTON LICHTENWALTER & ASSOC., INC. 909 SOUTH MAIN STREET P.O. BOX 3598 MANSFIELD, OH 44907 PHONE: 419-756-7302 FAX: 419-756-0867 EMAIL: roger.stevens@earthlink.net



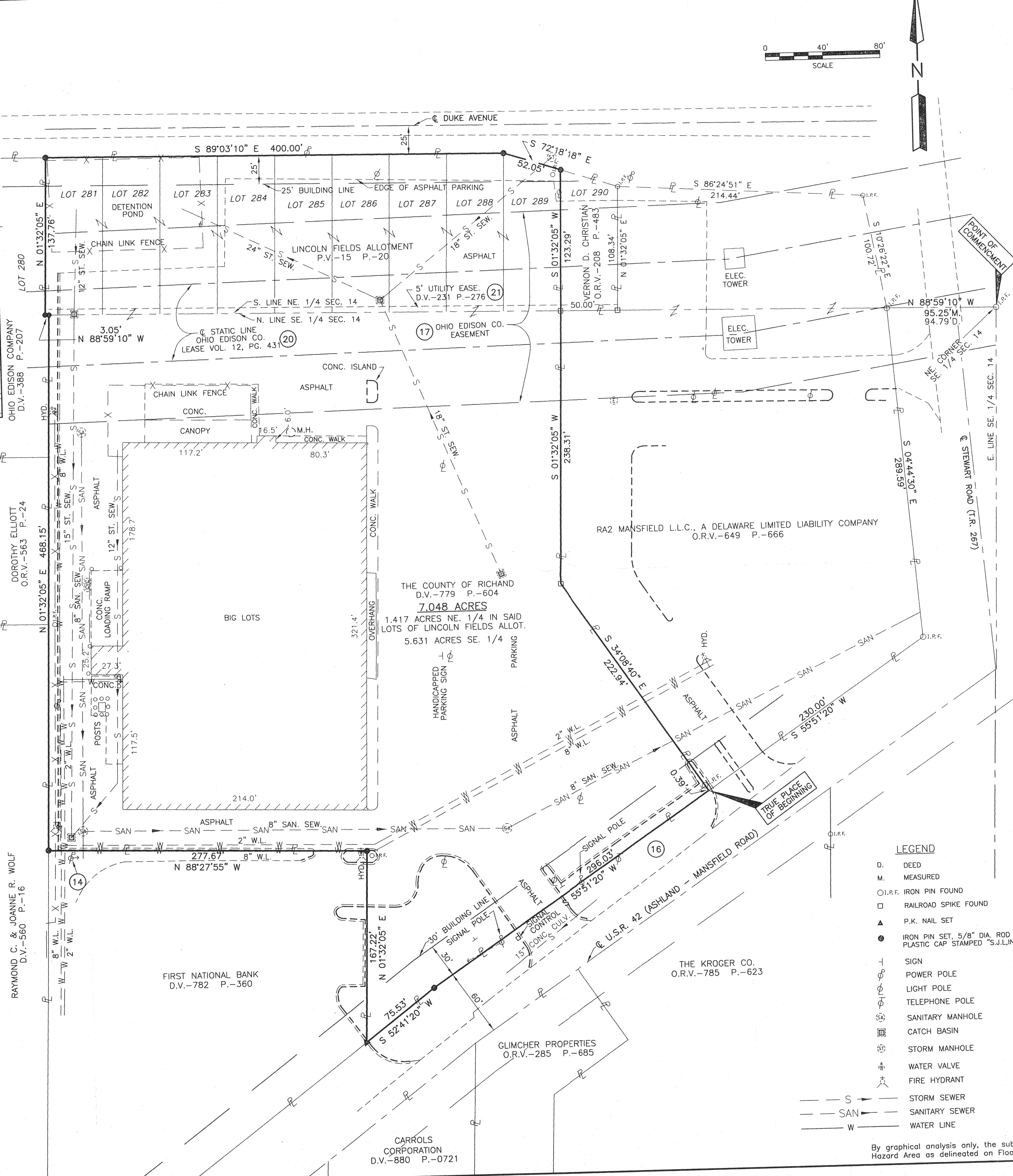
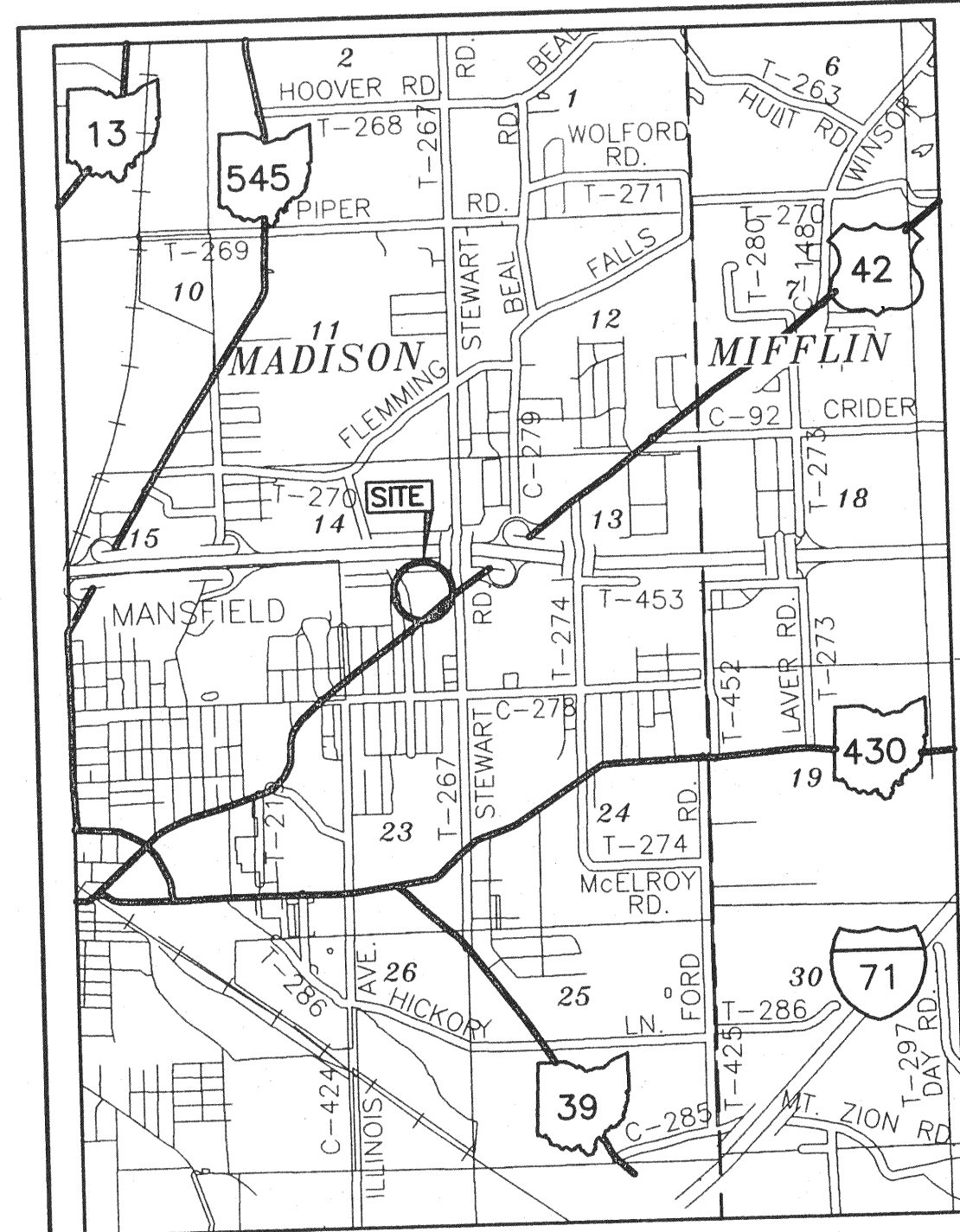
SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC. CONSULTING ENGINEERS - SURVEYORS MANSFIELD OHIO WOODSTER

ALTA/ACSM LAND TITLE SURVEY FOR BIG LOTS

PART OF SOUTHEAST & NORTHEAST QUARTERS OF SECTION 14 T-21, R-18, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO 1033 ASHLAND ROAD, MANSFIELD, OHIO

Table with columns: DRAWN R.L.S., CHECKED T.L.S., 1" SCALE = 50', DATE 9-24-02, JOB NO EM-1509, SHEET 1 OF 1

By graphical analysis only, the subject property is not located in a Special Flood Hazard Area as delineated on Flood Insurance Rate Map Number: 390476 0004 A



- EASEMENTS AND RIGHTS OF OTHERS
13 TERMS AND CONDITIONS OF DECLARATION OF COMMON AREA, INGRESS AND EGRESS AND UTILITY EASEMENT BY EAST MANSFIELD ASSOCIATES, AN OHIO LIMITED PARTNERSHIP...
14 EASEMENT AND RIGHT OF WAY FOR LINES AND FOR THE DISTRIBUTION OF ELECTRIC FROM EAST MANSFIELD ASSOCIATES, LTD TO OHIO EDISON COMPANY...
15 RESERVATION OF EASEMENT FOR RIGHT OF WAY FOR LINES FOR THE DISTRIBUTION OF ELECTRIC BY OHIO EDISON COMPANY...
16 RESERVATION OF RIGHT OF INGRESS AND EGRESS TO U.S.R. 42 AND RELOCATED STEWART ROAD AS RECORDED IN DEED VOLUME 638, PAGE 247, DEED VOLUME 636, PAGE 629 AND DEED VOLUME 636, PAGE 632. LOCATION AS SHOWN.
17 EASEMENT AND RIGHT OF WAY FOR LINES AND DISTRIBUTION OF ELECTRIC FROM HERMAN J. SCHMITZ AND MARIE E. SCHMITZ TO OHIO EDISON CO. RECORDED NOVEMBER 2, 1954 IN RICHLAND COUNTY DEED RECORDS VOLUME 392, PAGE 168. LOCATION AS SHOWN.
18 EASEMENT FOR RIGHT OF WAY FOR LINES FOR DISTRIBUTION OF ELECTRIC FROM H.J. SCHMITZ AND MARIE SCHMITZ TO OHIO EDISON CO. RECORDED JULY 17, 1950 IN RICHLAND CO. DEED RECORD VOLUME 326, PAGE 271. NO PHYSICAL EVIDENCE FOUND.
19 EASEMENT FOR RIGHT OF WAY FOR PIPE LINES AND APPURTENANCES FROM ELLEN YEARNING TO THE OHIO FUEL GAS CO., RECORDED JUNE 30, 1936 IN RICHLAND COUNTY DEED RECORDS VOLUME 214, PAGE 329. APPEARS TO BE IN THE EXISTING RIGHT OF WAY.
20 EASEMENT FOR RIGHT OF WAY FOR LINES FOR THE DISTRIBUTION OF ELECTRIC FROM H. AND E. YEARNING TO THE OHIO PUBLIC SERVICE CO. RECORDED NOVEMBER 27, 1922 IN RICHLAND COUNTY LEASE RECORDS VOLUME 12, PAGE 431. LOCATION AS SHOWN.
21 PROTECTIVE COVENANTS, AS MAY BE APPLICABLE, FROM N.P. DODGE CORPORATION FOR LINCOLN FIELDS ALLOTMENT, RECORDED AUGUST 20, 1940 IN RICHLAND COUNTY DEED VOLUME 231, PAGE 275. COVERS LOTS 281 THROUGH 289.

- LEGEND
D. DEED
M. MEASURED
O.I.P.F. IRON PIN FOUND
R.R. RAILROAD SPIKE FOUND
P.K. NAIL SET
IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "S.J.L.C."
SIGN
POWER POLE
LIGHT POLE
TELEPHONE POLE
SANITARY MANHOLE
CATCH BASIN
STORM MANHOLE
WATER VALVE
FIRE HYDRANT
STORM SEWER
SANITARY SEWER
WATER LINE