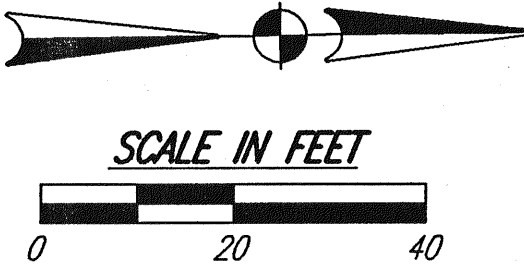


LEGEND

- SURVEY MARKER SET WITH CAP STAMPED "McCARTNEY & ASSOC." (5/8" DIA. x 30" LONG)
- ◆ MAG SPIKE SET
- 5/8" DIA. REBAR FND.
- CENTERLINE MONUMENT FOUND
- ⊥ POWER POLE
- ⊥ FLAG POLE
- ⊥ LIGHT POLE
- ⊥ POWER & TELEPHONE POLE
- ⊥ POWER, TELEPHONE & LIGHT POLE



**CITY OF ONTARIO, COUNTY OF RICHLAND, STATE OF OHIO
PART OF THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP - 21 - NORTH, RANGE - 19 - WEST**

OSBORNE FASHION CO.
O.R.V. 737, P. 496
038-60-318-24-006

VILLAGE MALL INC.
PLAT VOL. 25, P. 38
038-60-318-24-006
LOT #2226

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 22310154
DATED JUNE 25, 2003
SCHEDULE B - SECTION 2

- ITEM 1 ~ MORTGAGE, SEE SCHEDULE B - SECTION 2 FOR DETAILS
- ITEM 2 ~ O.R.V. 1231, PG. 818 OF RICHLAND COUNTY RECORDS. GRANTING CITY OF ONTARIO HIGHWAY EASEMENT AS SHOWN HEREON.
- ITEM 3 ~ D.V. 648, PG. 623 OF RICHLAND COUNTY RECORDS. TEMPORARY RIGHT OF AGREEMENT USED FOR CONSTRUCTION NO LONGER VALID.
- ITEM 4 ~ D.V. 717, PG. 117 OF RICHLAND COUNTY RECORDS. THIS EASEMENT AFFECTS THE SUBJECT PARCEL AND IS SHOWN HEREON.
- ITEM 5 ~ D.V. 730, PG. 657 OF RICHLAND COUNTY RECORDS. TEMPORARY SANITARY SEWER EASEMENT USED FOR CONSTRUCTION, NO LONGER VALID.
- ITEM 6 ~ TAKES, SEE SCHEDULE B - SECTION 2 FOR DETAILS

GENERAL NOTES:

1. ADDRESS: 815 NORTH LEXINGTON SPRINGMILL ROAD, MANSFIELD, OHIO 44906
2. ZONING: B-2
SEE SECTION 1163.06 OF ONTARIO ZONING REGULATIONS FOR SETBACK REQUIREMENTS.
3. UTILITY SERVICE NAME AND CONTACT:

GAS: COLUMBIA GAS OF OHIO 1120 WEST FOURTH STREET MANSFIELD, OHIO 44906 (419) 528-1114	TELEPHONE: SPRINT (UNITED) 175 ASHLAND ROAD MANSFIELD, OHIO 44902 (419) 755-7150	WATER: CITY OF ONTARIO 555 STUMBO ROAD ONTARIO, OHIO 44862 (419) 525-2277	SEWER: CITY OF ONTARIO 555 STUMBO ROAD ONTARIO, OHIO 44862 (419) 529-6344
ELECTRIC: OHIO EDISON 1717 ASHLAND ROAD MANSFIELD, OHIO 44905 (419) 521-6177	CABLE TV: TIME WARNER 1575 LEXINGTON AVENUE MANSFIELD, OHIO 44907 (419) 756-3333	OIL: MARATHON ASHLAND PIPELINE LLC 539 SOUTH MAIN STREET FINDLAY, OHIO 45840 (419) 422-2211	

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGAL DESCRIPTION

SITUATED IN THE CITY OF ONTARIO, TOWNSHIP OF SPRINGFIELD, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14, T-21-N, R-19-W AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX FOUND IN THE CENTERLINE OF RIGHT OF WAY OF LEXINGTON-SPRINGMILL ROAD MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE S 00°51'22"W, A DISTANCE OF 604.61 FEET ALONG SAID CENTERLINE OF RIGHT OF WAY OF LEXINGTON-SPRINGMILL ROAD TO A POINT; THENCE N 89°08'38"W, A DISTANCE OF 40.00 FEET TO A 5/8" REBAR FOUND MARKING THE GRANTOR'S NORTHEAST PROPERTY CORNER, SAID REBAR ALSO BEING THE PRINCIPAL POINT OF BEGINNING FOR THE PARCEL DESCRIBED HEREIN;

- 1) THENCE S 00°51'22"W, A DISTANCE OF 37.31 FEET ALONG THE GRANTOR'S EASTERLY PROPERTY LINE TO A MAG SPIKE SET;
- 2) THENCE CONTINUING ALONG THE GRANTOR'S EASTERLY PROPERTY LINE S 02°45'57"W, A DISTANCE OF 48.37 FEET TO A MAG SPIKE SET MARKING THE GRANTOR'S SOUTHEAST PROPERTY CORNER;
- 3) THENCE S 89°07'22"W, A DISTANCE OF 210.87 FEET ALONG THE GRANTOR'S SOUTHERLY PROPERTY LINE TO A SURVEY MARKER SET MARKING THE GRANTOR'S SOUTHWEST PROPERTY CORNER, AND PASSING FOR REFERENCE A SURVEY MARKER SET AT 4.39 FEET ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF LEXINGTON-SPRINGMILL ROAD;
- 4) THENCE N 00°50'38"E, A DISTANCE OF 86.14 FEET ALONG THE GRANTOR'S WESTERLY PROPERTY LINE TO A SURVEY MARKER SET MARKING THE GRANTOR'S NORTHWEST PROPERTY CORNER;
- 5) THENCE N 89°16'02"E, A DISTANCE OF 212.48 FEET ALONG THE GRANTOR'S NORTHERLY PROPERTY LINE TO THE PRINCIPAL POINT OF BEGINNING, AND PASSING FOR REFERENCE A SURVEY MARKER SET AT 206.48 FEET ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF LEXINGTON-SPRINGMILL ROAD.

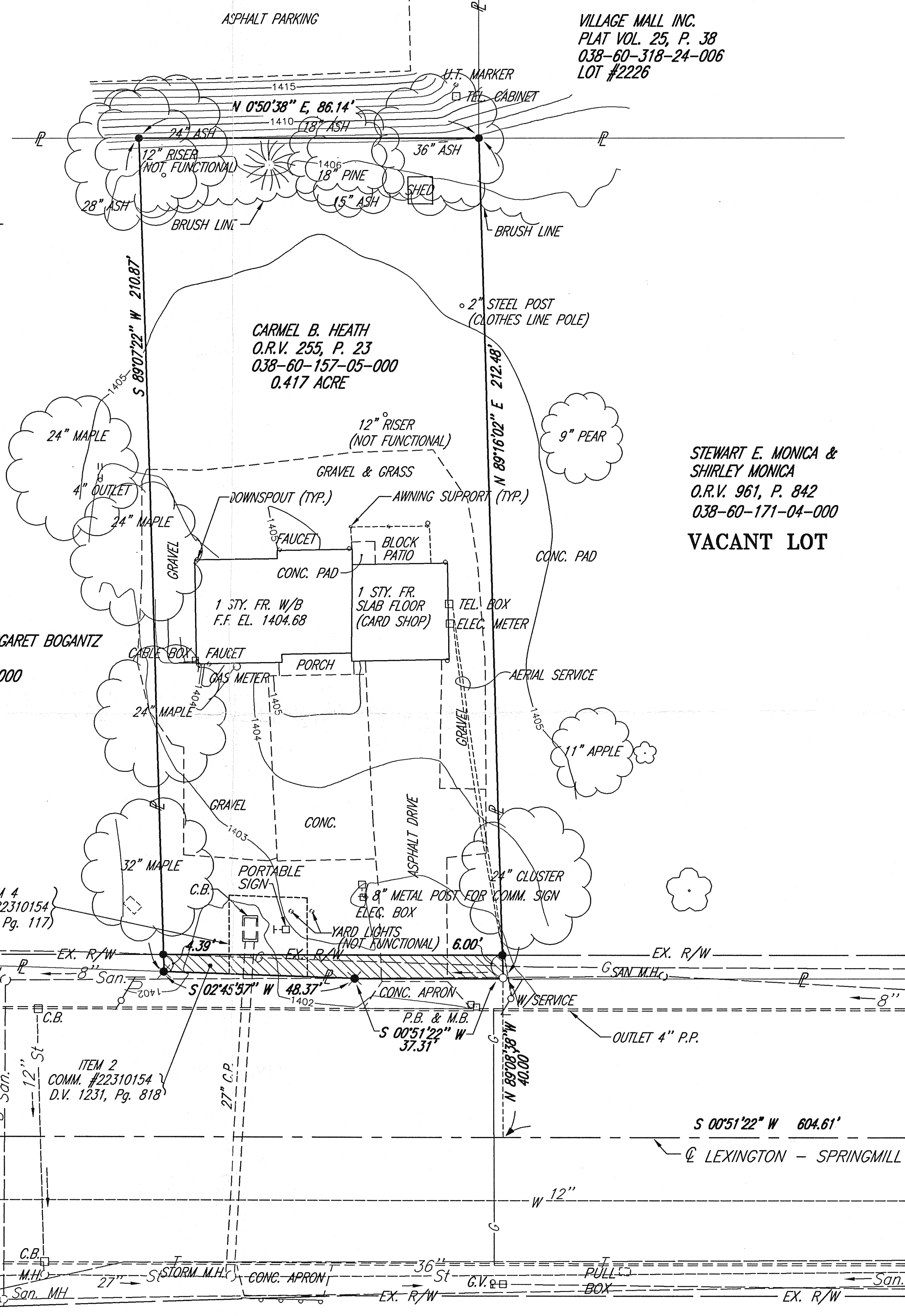
ENCLOSING AN AREA OF 0.417 ACRE, MORE OR LESS, SUBJECT TO ALL PUBLIC RIGHT OF WAYS, USE RESTRICTIONS AND EASEMENTS NOW ON RECORD. THE ABOVE DESCRIBED AREA IS CONTAINED WITHIN AUDITOR'S PERMANENT PARCEL NUMBER 038-60-157-05-000.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF LEXINGTON-SPRINGMILL ROAD - C.H. 133 (N00°51'11"E) AS CALLED FOR IN PLAT BOOK 23, PAGE 57 OF RICHLAND COUNTY RECORDS.

PRIOR DEED REFERENCE

O.R.V. 255, Pg. 23

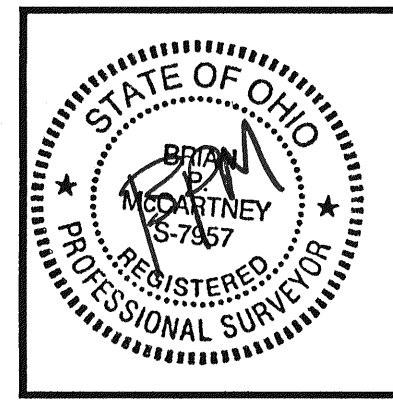


STEWART E. MONICA &
SHIRLEY MONICA
O.R.V. 961, P. 842
038-60-171-04-000
VACANT LOT

STATE OF OHIO, COUNTY OF RICHLAND
TO: LANCE ONE CORP., DWORKEN & BERNSTEIN CO., LPA,
AND CHICAGO TITLE INSURANCE CO.

THE UNDERSIGNED HEREBY CERTIFIES TO LANCE ONE CORP., DWORKEN & BERNSTEIN CO., LPA AND CHICAGO TITLE INSURANCE CO. 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 AND ACSM IN 1992, AND INCLUDES ITEMS 1,4,5,6,8,10 AND 11 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 AN URBAN SURVEY.

Brian P. McCartney
BRIAN P. McCARTNEY, P.E., P.S.
OHIO REGISTERED SURVEYOR NO. S-7957
DATE 7-31-03



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 7-31-03
INITIAL DATE

K.E.M. JOB No.SY-367

DRAFTED BY: K.E. McCARTNEY & ASSOCIATES INC., DATE: 7/21/03, JOB TITLE: JOB TITLE: SY-367 SHEET NAME: SY367-AS-01 SCALE: 1" = 20'

280 Third Street
Zyrina, Ohio 44005
Phone: 440-253-9806
Fax: 440-253-9844
KEM
K.E. McCartney & Associates, Inc.
Engineers • Planners • Surveyors

DWORKEN & BERNSTEIN CO. L.P.A.
60 SOUTH PARK PLACE
PAINESVILLE, OHIO 44077

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
CITY OF ONTARIO, COUNTY OF RICHLAND, STATE OF OHIO
PART OF THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP - 21 - NORTH, RANGE - 19 - WEST

