

PARCEL "A"

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of Lot Numbers 15885 and 16150 and 22587, and being all of Lot Number 15886 of the consecutively numbered lots in said City, also being a part of the Southeast and Southwest Quarters of Section 19, Township 21, Range 18 and being part of a parcel of land conveyed to Mansfield Square LTD. as recorded in Volume 853, Page 77 of Richland County Deed Records and being more particularly described as follows:

Beginning at a concrete monument found in the northwest corner of said Southeast Quarter, said concrete monument also being the northwest corner of said Lot No. 22587;

Thence S 89° 19' 10" E, 273.42 feet along the north line of said Southeast Quarter and Lot No. 22587 to an iron pin set;

Thence S 03° 17' 23" W, 371.35 feet a part of which is along the west line of an existing building to a point being the southwest corner of said building;

Thence S 86° 44' 58" E, 20.88 feet along the south line of said building to a point being 20.88 feet from said southwest corner of said building;

Thence S 03° 17' 23" W, 413.85 feet to an iron pin set in the south line of said Lot Number 22587, said iron pin also being in the north right of way line of Park Avenue West as established in Deed Volume 584, Page 25 and being 45 feet north of the centerline of Park Avenue West as established in Plat Volume 21, Page 125 of Richland County Plat Records;

Thence N 86° 42' 20" W, 230.87 feet along said south line of said Lot Number 22587 and along the south line of Lot Number 15885, also being along said north right of way line of Park Avenue West to an iron pin set;

Thence N 03° 17' 23" E, 136.93 feet to a railroad spike set;

Thence N 67° 09' 23" W, 115.82 feet to a railroad spike set;

Thence N 03° 17' 23" E, 594.59 feet to an iron pin set in the north line of said Lot Number 16150, said iron pin also being in the north line of said Southwest Quarter;

Thence S 89° 44' 49" E, 46.06 feet along said north line of said Lot Number 16150 and said north line of said Southwest Quarter to the place of beginning and containing 5.506 acres, more or less, and subject to all legal highways and easements of record.

The meridian for all bearings is based on the centerline bearing of Park Avenue West as shown in Plat Volume 21, Page 125.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "S.J.L. INC."

According to a survey made in September, 2003 by Roger L. Stevens, Ohio Registered Surveyor No. 7052 for Shaffer, Johnston, Lichtenwalter & Associates, Inc.

PARCEL "B"

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot Numbers 16151 through 16157, being part of Lot Number 16150, being part of Lot Number 15885 of the consecutively numbered lots in said City, also being a part of the Southeast and Southwest Quarters of Section 19, Township 21, Range 18 and being part of a parcel of land conveyed to Mansfield Square LTD. as recorded in Volume 853, Page 77 of Richland County Deed Records and being more particularly described as follows:

Commencing at a concrete monument found in the northeast corner of said Southwest Quarter;

Thence N 89° 44' 49" W, 46.06 feet along the north line of said Southwest Quarter to an iron pin set, said iron pin being the true place of beginning;

Thence S 03° 17' 23" W, 594.59 feet to a railroad spike set;

Thence S 67° 09' 23" E, 115.82 feet to a railroad spike set;

Thence S 03° 17' 23" W, 136.93 feet to an iron pin set in the north right of way line of Park Avenue West as established in Deed Volume 584, Page 25 and being 45 feet north of the centerline of Park Avenue West as established in Plat Volume 21, Page 125 of Richland County Plat Records;

Thence N 86° 42' 20" W, 561.03 feet along said north right of way line of Park Avenue West to an iron pin found in the west line of said Lot Number 16157;

Thence N 01° 54' 09" E, 745.52 feet along the west line of Lot Number 16157 to an iron pin found in the northwest corner of said Lot Number 16157 and being in the north line of said Southwest Quarter;

Thence S 89° 44' 49" E, 470.60 feet along said north line of said Lot Number 16157, along the north line of said Lot Numbers 16150 through 16156 and along said north line of said Southwest Quarter to the true place of beginning and containing 8.412 acres, more or less, and subject to all legal highways and easements of record.

The meridian for all bearings is based on the centerline bearing of Park Avenue West as shown in Plat Volume 21, Page 125.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "S.J.L. INC."

According to a survey made in September, 2003 by Roger L. Stevens, Ohio Registered Surveyor No. 7052 for Shaffer, Johnston, Lichtenwalter & Associates, Inc.

PARCEL "C"

Situated in the City of Mansfield, County of Richland, State of Ohio, being a part of Lot Number 22587 of the consecutively numbered lots in said City, also being a part of the Southeast Quarter of Section 19, Township 21, Range 18 and being part of a parcel of land conveyed to Mansfield Square LTD. as recorded in Volume 853, Page 77 of Richland County Deed Records and being more particularly described as follows:

Commencing at a concrete monument found in the northwest corner of said Southeast Quarter, said concrete monument also being the northwest corner of said Lot Number. 22587;

Thence S 89° 19' 10" E, 273.42 feet along the north line of said Southeast Quarter and Lot Number 22587 to an iron pin set, said iron pin being the true place of beginning;

Thence continuing S 89° 19' 10" E, 366.20 feet along said north line of said Southeast Quarter and Lot Number 22587 to an iron pin found in the northeast corner of said Lot;

Thence S 03° 17' 50" W, 233.73 feet along an east line of said Lot Number 22587 to a point being a southeast corner of said Lot, said point also being an interior corner of a brick and concrete block building;

Thence N 86° 42' 10" W, 6.67 feet along a south line of said Lot Number 22587 to a point being an interior corner of said Lot, said point also being a northwest corner of said building;

Thence S 03° 17' 50" W, 155.00 feet along an east line of said Lot Number 22587 to a point being an interior corner of said Lot, said point also being the southwest corner of said building;

Thence S 86° 42' 10" E, 10.00 feet along a north line of said Lot Number 22587 also being the south line of said building to a point being 10.00 feet from said southwest corner of said building;

Thence S 03° 17' 50" W, 261.21 feet along an east line of said Lot Number 22587 to a railroad spike found in an interior corner of said Lot;

Thence S 86° 42' 10" E, 71.90 feet along a north line of said Lot Number 22587 to a railroad spike found in a northeast corner of said Lot;

Thence S 01° 42' 44" W, 152.00 feet along an east line of said Lot Number 22587 to iron pin found in a southeast corner of said Lot, said iron pin also being in the north right of way line of Park Avenue West as established in Deed Volume 622, Page 59 Deed Volume 584, page 25, said iron pin being 45 feet north of the centerline of Park Avenue West as established in Plat Volume 21, Page 125 of Richland County Plat Records;

Thence N 86° 42' 20" W, 424.27 feet along the south line of said Lot Number 22587 also being along said north right of way line to an iron pin set;

Thence N 03° 17' 23" E, 413.85 feet to a point being in the south line of an existing building, said point being S 86° 44' 58" E, 20.88 feet from the southwest corner of said building;

Thence N 86° 44' 58" W, 20.88 feet along the south line of said building to a point being the southwest corner of said building;

Thence N 03° 17' 23" E, 371.35 feet along the west line of said building and said line extended to the true place of beginning and containing 6.731 acres, more or less, and subject to all legal highways and easements of record.

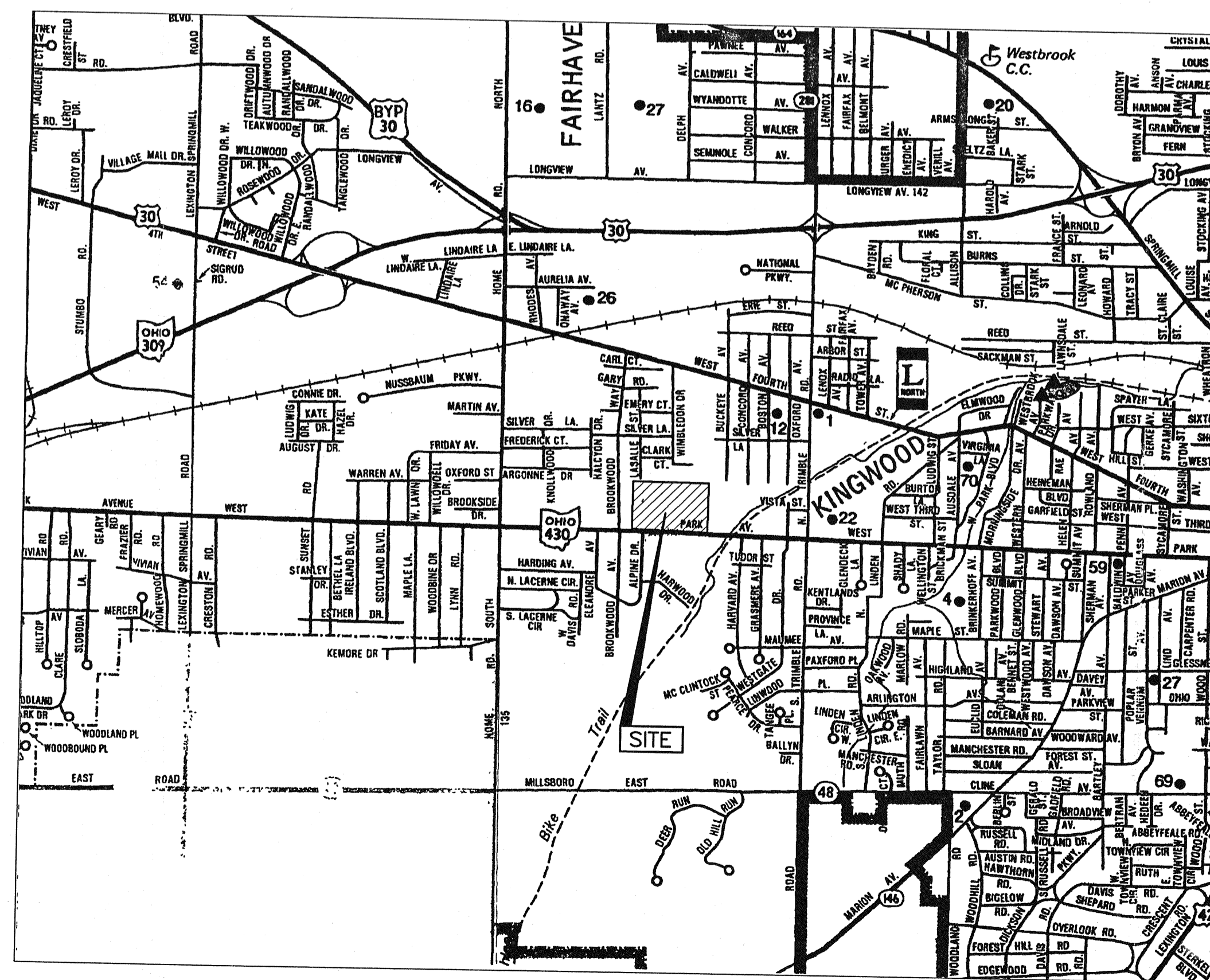
The meridian for all bearings is based on the centerline bearing of Park Avenue West as shown in Plat Volume 21, Page 125.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "S.J.L. INC."

According to a survey made in September, 2003 by Roger L. Stevens, Ohio Registered Surveyor No. 7052 for Shaffer, Johnston, Lichtenwalter & Associates, Inc.

EXCEPTIONS

- 5 Easement from Mansfield Square Inc. to Ohio Fuel Gas Company dated November 12, 1963, filed December 19, 1963 and recorded at Deed Volume 537, Page 611 and as partially released by that certain Right of Way dated September 16, 1985, filed October 9, 1985 and recorded at Volume 869, page 331.
- 6 Easement from Mansfield Square Ltd. to the City of Mansfield, Ohio, dated September 26, 1985, filed October 22, 1985 and recorded at Volume 869, Page 745 (Note: Partial Surrender of said easement is recorded at Official Record Volume 79, Page 791).
- 10 Easement for waterline to the City of Mansfield, dated August 10, 1988 and recorded at Deed Volume 912, Page 46.
- 11 Easement for sanitary sewer and appurtenances from Mansfield Square Ltd., a Limited Partnership to the City of Mansfield, dated August 10, 1988 and recorded at Volume 912, Page 52.
- 12 Easement for waterline and appurtenances from Mansfield Square Ltd. to the City of Mansfield, dated October 6, 1986, filed July 13, 1990 and recorded at Official Records Volume 62, Page 244. (Note: Partial surrender of said easement is recorded at Official Records Volume 79, Page 791.)
- 13 Reciprocal easement agreement between Mansfield Square Ltd. and Randall S. Arndt, Trustee, dated May 4, 1988 and recorded at Deed Volume 907, Page 260. Covers entire property.
- 16 Easement to Ohio Edison Company, an Ohio Corporation dated October 3, 1963 and filed for record October 9, 1963 at Volume 535, Page 224.



VICINITY MAP

The grantee, grantee and all subsequent owners of the premises taking title from, under or through the grantor or grantee agree that any use or improvement made on this land shall be in conformity with all existing zoning, platting, health, or other applicable rules and regulations.

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;
NO PLAN REQUIRED.

SEAL: *Howard P. Norris*
SECRETARY, CITY PLANNING COMMISSION
DATE: Nov 26, 2003

SHAFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.

CONSULTING ENGINEERS - SURVEYORS
MANSFIELD OHIO WOOSTER

ALTA SURVEY FOR THE KROGER COMPANY

OF KINGSGATE MALL
PARK AVENUE WEST, MANSFIELD, OHIO

DRAWN R.L.S.	CHECKED T.L.S.	SCALE NONE	DATE 11-18-03
JOB NO EM-1517B	SHEET 2	OF 2	