

DESCRIPTION

Situated in the City of Mansfield, County of Richland and State of Ohio, and being part of Lot No. 14381 of the consecutively numbered lots in said City as recorded in Book 19, Page 66 of Richland County Plat Records and being part of Lot No. 14964 of the consecutively numbered lots in said City as recorded in Plat Book 20, Page 4, said lots also being a part of the Northwest Quarter of Section 5, Township 20, Range 18 and being more particularly described as follows:

Commencing at a brass pin found in the southwest corner of said Northwest Quarter;

Thence N 01° 13' 52" W, 329.61 feet along the west line of said Northwest Quarter to an iron pin found;

Thence S 88° 46' 32" E, 115.04 feet to an iron pin set in the southwest corner of said lot No. 14381;

Thence N 23° 34' 30" E, 333.82 feet along the westerly line of said lot No. 14381 to an iron pin set, said iron pin being the true place of beginning;

Thence N 23° 21' 17" E, 667.23 feet and continuing along said westerly line of said lot No. 14381 to a concrete monument found in the northwesterly corner of said lot;

Thence N 83° 33' 21" E, 941.05 feet along the north line of said lot No. 14381 to an iron pin found in the westerly right of way line of Trimble Road as established in Plat Book 22, page 60;

Thence S 09° 07' 24" E, 161.19 feet along said westerly right of way line of Trimble Road to an iron pin found;

Thence S 11° 16' 35" E, 469.88 feet and continuing along said westerly right of way line of Trimble Road to an iron pin found in the northwesterly right of way line of Lexington Avenue (U.S.R. 42);

Thence southwesterly along said northwesterly right of way line of Lexington Avenue and on a curve to the right having a radius of 3244.05 feet, an arc length of 212.84 feet, a delta angle of 03° 45' 33", a chord length of 212.80 feet and a chord bearing of S 37° 50' 56" W to a railroad spike found;

Thence S 39° 43' 42" W, 273.70 feet and continuing along said northwesterly right of way line of Lexington Avenue to an iron pin found in the northwesterly corner of a parcel of land conveyed to McDonald's Corporation by Official Records volume 328, page 860;

Thence N 50° 27' 50" W, 190.00 feet along the northeasterly line of said land of McDonald's Corporation to a railroad spike found in the northwesterly corner of said land;

Thence S 39° 53' 36" W, 295.72 feet along the northwesterly line of said land of McDonald's Corporation to a P.K. nail found in the southwesterly corner of said land;

Thence S 66° 40' 04" E, 25.63 feet along the southwesterly line of said land of McDonald's Corporation to a P.K. nail found in a point of curve;

Thence southeasterly and continuing along said southwesterly line of McDonald's Corporation on a curve to the right having a radius of 497.46 feet, an arc length of 143.09 feet, a delta angle of 16° 28' 51", a chord length of 142.60 feet and a chord bearing of S 58° 25' 39" E to a P.K. nail found in a point of tangency;

Thence continuing along said southwesterly line of McDonald's Corporation S 50° 11' 14" E, 24.33 feet to a P.K. nail found in the southeasterly corner of said land;

Thence N 39° 53' 36" E, 84.78 feet along the southeasterly line of said land of McDonald's Corporation to an iron pin found;

Thence S 60° 03' 35" E, 30.46 feet to a P.K. nail found in the centerline of survey of Lexington Avenue (U.S.R. 42);

Thence S 39° 53' 36" W, 110.01 feet along said centerline of survey of Lexington Avenue to a point being in the northeasterly corner of a parcel of land conveyed to The Kroger Co., An Ohio Corporation by official records volume 285, page 20, said point being referenced by a survey spike set S 39° 53' 36" W, 48.98 feet from said point;

Thence N 50° 11' 14" W, 54.30 feet along the northeasterly line of said land of The Kroger Co., An Ohio Corporation to a survey spike set in a point of curve;

Thence northwesterly and continuing along said northeasterly line of The Kroger Co., An Ohio Corporation on a curve to the left having a radius of 477.46 feet, an arc length of 137.34 feet, a delta angle of 16° 28' 51", a chord length of 136.87 feet and a chord bearing of N 58° 25' 39" W to a survey spike set in a point of tangency;

Thence continuing along said northeasterly line of The Kroger Co., An Ohio Corporation N 66° 40' 04" W, 433.45 feet to a survey spike set;

Thence N 23° 21' 17" E, 107.19 feet to a survey spike set;

Thence N 66° 40' 04" W, 365.31 feet to the true place of beginning and containing 23.190 acres, more or less, of which 22.793 acres lies in lot No. 14381 and 0.397 acres lies in lot No. 14964, but subject to all legal highways, easements and leases of record.

Also a reciprocal easement as recorded in volume 285, page 24 of Richland County official records.

According to a survey made in February 2005 by Roger L. Stevens, Ohio Registered Surveyor No. 7052, for Shaffer, Johnston, Lichtenwalter and Associates, Inc.

Basis of bearings: Official Records volume 285, page 20.

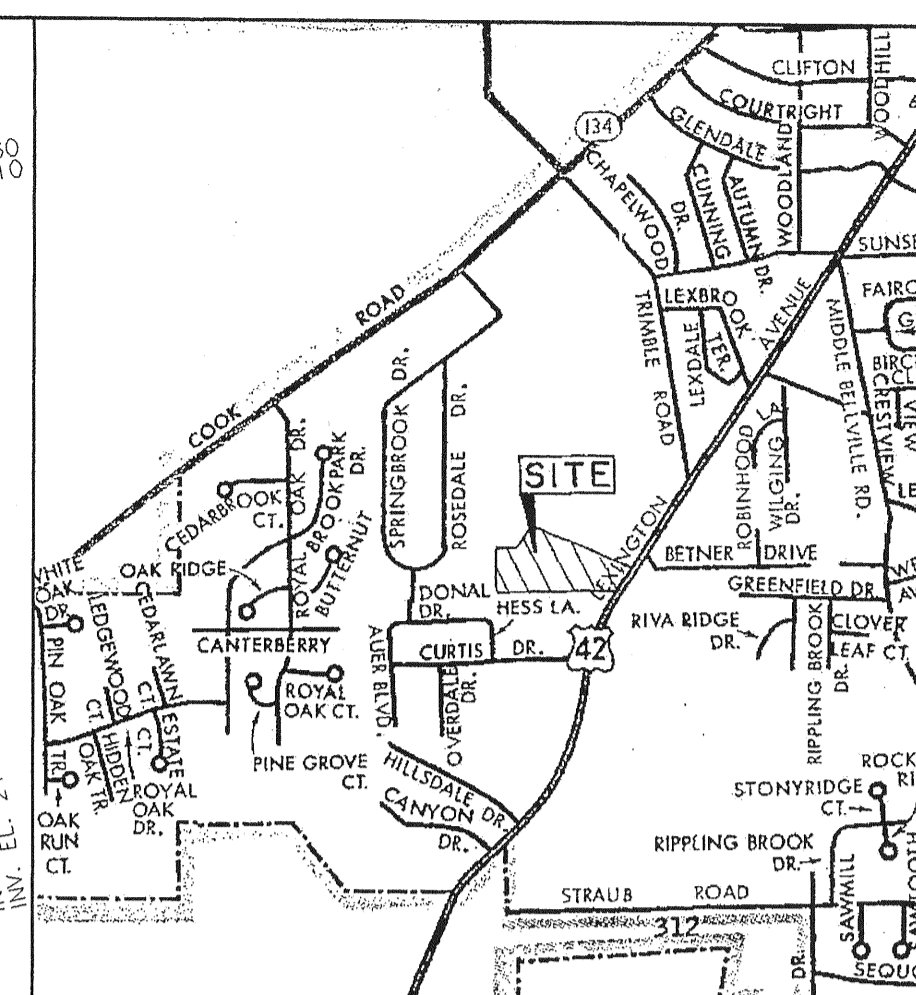
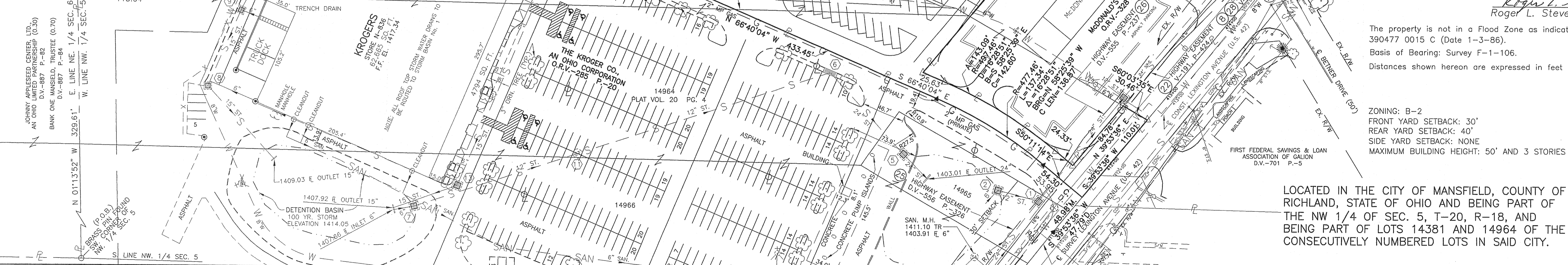
All iron pins set are 5/8" diameter rod with plastic cap stamped "S.J.L. INC."

14382
DEBRA A. MDRITZ
O.R.V.-468 P.-444

PARCEL II
1.449 AC. 63107 SF. (LOT 14381)
3.381 AC. 147271 SF. (LOT 14964)
0.350 AC. 15271 SF. (LOT 14965)
3.684 AC. 160460 SF. (LOT 14966)
8.864 AC. 386109 SF. TOTAL

LOT 14381
PLAT VOLUME 19, PG. 66
JOHNNY APPELSEED CENTER, LTD.,
AN OHIO LIMITED PARTNERSHIP
D.V.-891 P.-307
PARCEL I
22.793 AC. LOT 14381
0.397 AC. LOT 14964
23.190 AC. TOTAL

0.899 ACRE



LOCATION MAP

- LEGEND**
- CONCRETE MONUMENT FOUND
 - IRON PIN FOUND
 - RAILROAD SPIKE FOUND
 - ▲ P.K. NAIL FOUND
 - ▲ SURVEY SPIKE SET
 - IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "S.J.L. INC."
 - BOLLARD
 - CONCRETE MONUMENT FOUND
 - IRON PIN FOUND
 - RAILROAD SPIKE FOUND
 - IRON PIN SET - 5/8" DIA. REINFORCED WITH PLASTIC CAP STAMPED "S.J.L. INC."
 - TELEPHONE POLE
 - POWER POLE
 - POWER & TELEPHONE POLE
 - SANITARY MANHOLE
 - EXISTING CATCH BASIN
 - STORM MANHOLE
 - WATER VALVE
 - FIRE HYDRANT
 - S — STORM SEWER
 - SAN — SANITARY SEWER
 - G — GAS LINE
 - W — WATER LINE
 - E — OVERHEAD ELECTRIC LINE
 - T — OVERHEAD TELEPHONE LINE
 - UGT — UNDERGROUND TELEPHONE LINE
 - UGE — UNDERGROUND ELECTRIC LINE

CERTIFICATION

THE UNDERSIGNED, AS OF THE 21ST. DAY OF FEBRUARY, 2005 CERTIFIES TO THE KROGER CO., AN OHIO CORPORATION, AND LAWYERS TITLE INSURANCE CORPORATION AND JOHNNY APPELSEED CENTER, LTD. AN OHIO LIMITED PARTNERSHIP THAT HE IS A DULY REGISTERED SURVEYOR IN THE STATE OF OHIO; THIS SURVEY IS MADE IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY THE AMERICAN TITLE ASSOCIATION AND THE STATE OF OHIO; THE INFORMATION, COURSES AND DISTANCES SHOWN ARE CORRECT; THIS SURVEY ACCURATELY SHOWS THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, UTILITIES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES; PREMISES DO NOT LIE WITHIN THE FLOOD HAZARD AREAS IN ACCORDANCE WITH DOCUMENT ENTITLED "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT INSURANCE ADMINISTRATION - SPECIAL FLOOD HAZARD AREA MAPS"; THE PREMISES ARE CONTIGUOUS WITH THE PUBLIC DEDICATED RIGHTS-OF-WAY OF LEXINGTON AVENUE; THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY ENCUMBERING THE PREMISES, ENCROACHMENTS OF BUILDINGS OR OTHER IMPROVEMENTS FROM ADJOINING PREMISES ONTO THE PREMISES, OR ENCROACHMENTS OR BUILDINGS OR OTHER IMPROVEMENTS FROM THE PREMISES ONTO ADJOINING PROPERTY, OTHER THAN AS SHOWN THEREON.

Date: MARCH 2ND 2005
Roger L. Stevens
Roger L. Stevens P.S. #7052

The property is not in a Flood Zone as indicated on Flood Map 390477 0015 C (Date 1-3-86).
Basis of Bearing: Survey F-1-106.
Distances shown hereon are expressed in feet and decimal parts thereof.

ZONING: B-2
FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 40'
SIDE YARD SETBACK: NONE
MAXIMUM BUILDING HEIGHT: 50' AND 3 STORIES

SHAFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS
MANSFIELD OHIO WOOSTER

SURVEY OF APPELSEED SHOPPING CENTER FOR THE KROGER CO., AN OHIO CORPORATION
MANSFIELD, OHIO

DRAWN R.L.S. CHECKED T.L.S. SCALE 1" = 60' JOB NO EM1542CENTER SHEET 1 OF 2

LOCATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE NW 1/4 OF SEC. 5, T-20, R-18, AND BEING PART OF LOTS 14381 AND 14964 OF THE CONSECUTIVELY NUMBERED LOTS IN SAID CITY.