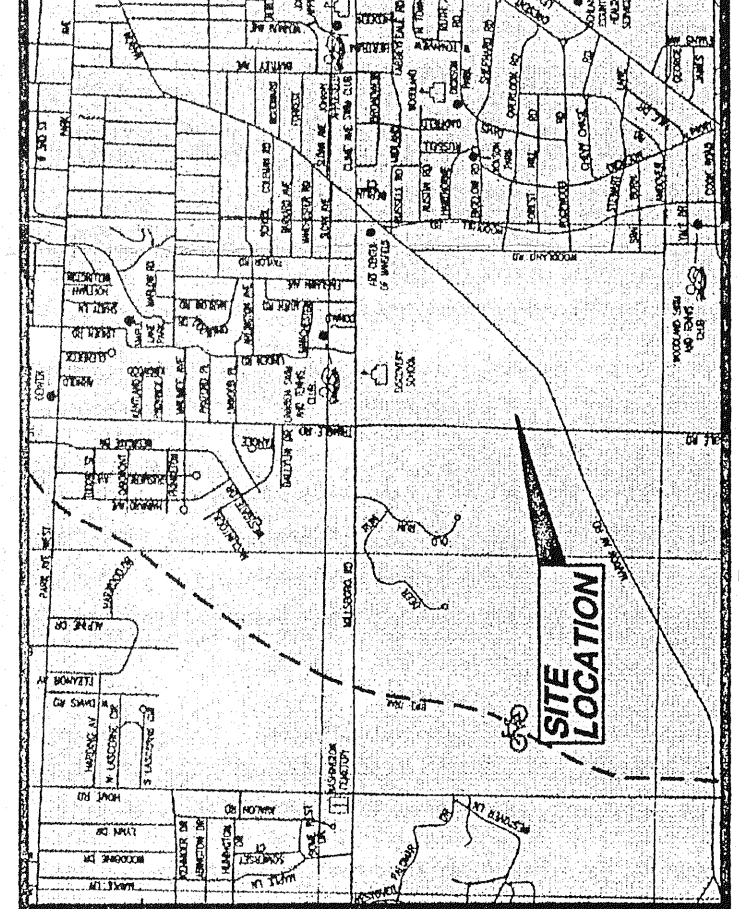


POINT OF BEGINNING

LOT 22935
MGM PROPERTY MANAGERS, INC.
ORV. 547/401
605 SOUTH TRIMBLE ROAD

LOT 22937
KAMANDA & PAVUS, LTD.
ORV. 373/653
647 BALLY ROW

264.92'
N89°33'41"W



VICINITY MAP

J.S. & M.S. BLACK
12,500 ACRES
926 HARRON AVENUE

NOTE: ONE TENANT - MERRILL LYNCH

NOTE: PROPERTY IS SERVED DIRECTLY BY PUBLIC UTILITIES (ELECTRIC, WATER, PHONE, SEWER, GAS) AND DOES NOT DEPEND UPON OR CROSS OVER ANY OTHER PROPERTY IN ORDER TO OBTAIN SUCH UTILITIES.

EASEMENTS:

SUBJECT TO AN 8 FOOT UTILITY EASEMENT RECORDED AT PLAT VOLUME 27, PAGE 18 OF THE RICHLAND COUNTY RECORDS - SHOWN ON PLAT.

SUBJECT TO A 10 FOOT UTILITY EASEMENT RECORDED AT PLAT VOLUME 27, PAGE 18 OF THE RICHLAND COUNTY RECORDS - SHOWN ON PLAT.

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND BUILDING LINES AS SHOWN IN OFFICIAL RECORD VOLUME 546, PAGE 273 - 279 - SHOWN ON PLAT.

BUILDING SETBACK LINES AND EASEMENTS FOR PUBLIC UTILITIES AS SHOWN ON PLAT VOLUME 27, PAGE 18 OF THE RICHLAND COUNTY RECORDS - SHOWN ON PLAT.

EASEMENT TO OHIO EDISON COMPANY RECORDED AT DEED VOLUME 887, PAGE 235 OF THE RICHLAND COUNTY RECORDS - SHOWN ON PLAT.

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND BUILDING LINES AS SHOWN IN OFFICIAL RECORD VOLUME 691, PAGE 718 - SHOWN ON PLAT.

UNDERGROUND CORPORATION EASEMENT FROM ISLAND, LTD. TO OHIO EDISON COMPANY RECORDED AT DEED VOLUME 691, PAGE 718 - SHOWN ON PLAT.

RICHLAND COUNTY RECORDS - SHOWN ON PLAT.

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LEGEND

- RAILROAD SPIKE FOUND
- IRON PIN FOUND
- 5/8" IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."



NOTES:

- SOURCE OF TITLE: OFFICIAL RECORD VOLUME 1486, PAGE 601
- AREA OF PROPERTY: 1.4921 ACRES
- AREA OF BUILDING: 5324.49 SF
- ZONING: OS - OFFICE SERVICE
- BUILDING SETBACK LINES
- FRONT YARD: 25 FEET
- REAR YARD: 25 FEET
- SIDE YARD: 10 FEET
- MAXIMUM BUILDING HEIGHT: 25 FEET AND 2 STORES
- NO. OF PARKING SPACES PROVIDED: 31
- ADDRESS: 615 BALLY ROW, MANSFIELD, OHIO 44907
- SUBJECT PROPERTY IS IN ZONE X AS SHOWN ON THE FEDERAL INSURANCE AGENCY FLOOD HAZARD BOUNDARY MAP NO. 390476012B3.

DESCRIPTION: BEING LOT 22936 & PART OF LOT 22937 IN HIGH MEADOW PARK SUBDIVISION, PLAT BOOK 27, PAGE 18, IN THE CITY OF MANSFIELD, RICHLAND COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1 THENCE N89°08'08" E, A DISTANCE OF 294.94 FEET, ALONG THE NORTH LINE OF LOT 22936, TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 22936;
- 2 THENCE S00°33'28" W, A DISTANCE OF 238.59 FEET, ALONG THE EAST LINE OF LOT 22936 AND THE EAST LINE OF LOT 22937, TO AN IRON PIN SET, PASSING FOR REFERENCE AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT 22936 (NORTHEAST CORNER OF LOT 22937) AT 181.57 FEET;
- 3 THENCE N89°33'41" W, A DISTANCE OF 247.61 FEET, TO AN IRON PIN FOUND ON THE WEST LINE OF LOT 22937, SAID PIN ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF BALLY ROAD (60 FEET IN WIDTH);
- 4 THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A DELTA OF 127°59'25", AND AN ARC LENGTH OF 134.02 FEET (CHORD BEARING N25°26'50" W, 107.85 FEET), TO AN IRON PIN FOUND AT A SOUTHWEST CORNER OF LOT 22936 (SOUTHEAST CORNER OF LOT 22935), PASSING FOR REFERENCE AN IRON PIN FOUND AT A SOUTHWEST CORNER OF LOT 22936 (NORTHWEST CORNER OF LOT 22937) AT AN ARC LENGTH OF 308.68 FEET;
- 5 THENCE N00°33'28" E, A DISTANCE OF 138.37 FEET, ALONG THE WEST LINE OF LOT 22936 (EAST LINE OF LOT 22935), TO THE REAL POINT OF BEGINNING, AND CONTAINING 1.4921 ACRES (1.1860 ACRES IN LOT 22936 AND 0.3061 ACRE IN LOT 22937), MORE OR LESS, BUT SUBJECT TO ALL LEGAL EASEMENTS AND ENCUMBRANCES NOW ON RECORD, ALL MEASUREMENTS AND DISTANCES ARE AS SHOWN, AND ALL BEARINGS ARE BASED ON PLAT BOOK 27, PAGE 18.

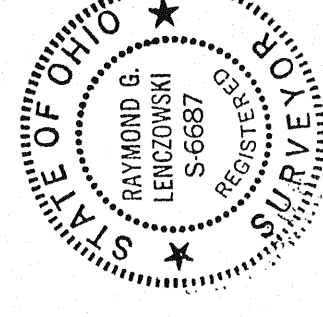
STATE OF OHIO
COUNTY OF }
TO: PROTECTIVE LIFE INSURANCE COMPANY
LAWYERS TITLE INSURANCE CORPORATION
BARRISTER TITLE AGENCY OF OHIO, LLC.
MARILYN R. MCCREADY, LLC.
COMMITMENT NO. 840030174

I, RAYMOND G. LENICZOWSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OHIO OF THE FIRM F.E. KROCKA & ASSOCIATES, INC., SHELBY, OHIO - 417-342-4556, HEREBY CERTIFY THAT THE PREMISES SHOWN HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY DESCRIBED HEREON; THAT THE BUILDINGS THEREON ARE LOCATED WITH RESPECT TO PROPERTY BOUNDARIES AS SHOWN, THAT THERE ARE NO OVERHEAD ELECTRIC OR TELEPHONE WIRES EXCLUDING THOSE WHICH SERVE THE PREMISES ONLY OR STRUCTURES OR SUPPORTS THEREON OR OVER SAID PREMISES EXCEPT AS SHOWN; THAT THE PREMISES SHOWN ON THE SURVEY ARE SHOWN THAT THE PREMISES SURVEYED DO NOT ENCROACH ON THE ADJOINING PROPERTY, AND THAT THE ADJOINING PROPERTY DOES NOT ENCROACH ON THE PREMISES SURVEYED EXCEPT AS SHOWN; I FURTHER CERTIFY THAT I HAVE CONSULTED FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AS ARE CURRENTLY AVAILABLE AND HAVE FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

WITNESS MY HAND THIS DAY, 2nd Of December, 2005.
RAYMOND G. LENICZOWSKI, P.L.S.
OHIO REGISTERED SURVEYOR NO. 6687

PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
102 WEST MAIN STREET
SHELBY, OHIO 44875
(419) 342-4556

ALTA/ACSM LAND TITLE SURVEY
MARILYN R. MCCREADY
LOT 22936 & PART OF LOT 22937
HIGH MEADOW PARK SUBDIVISION
PLAT BOOK 27, PAGE 18
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO



NEW SURVEY
OF EXISTING SURVEY
RICHLAND COUNTY
PLAT BOOK OFFICE
NOV 13 2005
INITIAL DATE