



ALTA/ACSM LAND TITLE SURVEY CERTIFICATION

This is to certify to 1) SS Mansfield, LLC 2) Chicago Title Insurance Company 3) Bank of America 4) Huntington Bank and 5) OB Development Inc. that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1998, and pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification. The undersigned hereby certifies that the Positional Uncertainties resulting from the survey and measurements made on the survey do not exceed the allowable Positional Tolerance. The undersigned further certifies that optional item numbers 1, 2, 4 (in square feet and acres), 6, 8, 10, 11(b), 14, 15, 16 and, if buildings are located on the land, numbers 7(a), 7(b)(1), 7(b)(2) and 9 from Table A, Optional Survey Responsibilities and Specifications, of the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys are included in the survey. The undersigned additionally certifies that (g) this survey was made on the ground under my supervision; (h) I have received and examined a copy of the Title Insurance Commitment No. 25430381.ACE issued by the Title insurer as well as a copy of each instrument listed therein, and the subject land and each tract or parcel thereof described in this survey is the same land as described in the Title Commitment; (c) if the subject land consists of two or more tract or parcels having common boundaries, those tracts and parcels are contiguous along the common boundaries; (d) the subject land and each tract or parcel thereof has a tax map designation separate and distinct from that of any other land and the subject land and each tract or parcel thereof is a separate, legally subdivided parcel; (e) this survey correctly shows all matters of record (and to the extent they can be located, their location and dimensions) of which I have been advised affecting the subject land according to the legal description of such matters (with instrument, book and page number indicated); (f) except as shown on this survey, no part of the subject land is located in a 100-year Flood Plain or in an identified "Flood prone area", as defined in the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel #390477.0010.L dated January 3, 1988, which such map panel covers the area in which the subject land is situated and this survey correctly indicates the zone designated of any area as being in the 100-year Flood Plain or "Flood prone area"; (g) the best of my knowledge, this survey shows the relation of and distance of and substantial, visible buildings, structures and other improvements to easements and setback lines; and (h) to the best of my knowledge, except as shown on this survey, whether the subject land nor any tract or parcel thereof serves any adjoining land for drainage, utilities, or ingress or egress.

BY *Roger L. Stevens*
 ROGER L. STEVENS, REGISTRATION NO. 7052
 DATE 1-12-06

NEW SURVEY
 OF PART OF PARCEL
 OF HARRISON COUNTY
 TAX MAP OFFICE
 MAP 13204
 7052
 1/12/06
 INITIALS
 DATE

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

ALTA SURVEY FOR
 OB COMPANIES
 FOURTH AVENUE & ORANGE STREET
 LOTS 5663 THROUGH 5674, 5682 &
 5841 THROUGH 5843
 MANSFIELD, OHIO

DRAWN
 P.L.S.
 CHECKED
 T.L.S.
 1" = 30'
 1-11-06
 JOB NO. EM-145-ALT-06 SHEET 1 OF 1

BEING ALL OF LOT NUMBERS 5663 THROUGH 5674, 5682, AND 5841 THROUGH 5843, AND BEING PART OF VACATED HARRISON AVENUE IN THE CITY OF MANSFIELD, CO. OF RICHLAND, STATE OF OHIO.

Distances shown herein are expressed in feet and decimals thereof. Bearings are assumed meridian and are used to express angles only.

According to a survey made in January, 2006 by Roger L. Stevens, Ohio Registered Surveyor No. 7052 for Shaffer, Johnston, Lichtenwalter & Associates, Inc. Surveyor's

Bearings are to an assumed meridian and are used to express angles only.

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

According to a survey made in January, 2006 by Roger L. Stevens, Ohio Registered Surveyor No. 7052 for Shaffer, Johnston, Lichtenwalter & Associates, Inc. Surveyor's

Situated in the City of Mansfield, County of Richland, State of Ohio, being all of Lot Number 5682, of the consecutively numbered lots in said City as shown in plat volume 7, page 33 and being more particularly described as follows:
 Beginning at iron pin set in the northeast corner of said Lot 5682, said iron pin also being in the west right of way line of Fifth Avenue;

Thence S 00° 58' 03" W, 40.00 feet along the east line of said Lot Number 5682, also being along said west right of way line of Fifth Avenue to an iron pin set in the southeast corner of said Lot Number 5682;

Thence N 89° 28' 39" W, 160.48 feet along the south line of said Lot Number 5682 to an iron pin set in the southwest corner of said Lot, said iron pin also being in the east line of an alley 16.00 feet in width;

Thence N 01° 00' 33" E, 40.01 feet along the west line of said Lot Number 5682, also being along said east line of said alley to an iron pin set in the northwest corner of said Lot;

Thence S 88° 29' 29" E, 160.45 feet to the place of beginning and containing 6,418.63 square feet, 0.147 acre, more or less, and subject to all legal highways and easements of record.

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Situated in the City of Mansfield, County of Richland, State of Ohio, being all of Lot Numbers 5663 through 5674, of the consecutively numbered lots in said City as shown in plat volume 7, page 33 and being more particularly described as follows:
 Beginning at iron pin set in the northwest corner of said Lot 5663, said iron pin also being in the intersection of the east right of way line of Fourth Avenue and the south right of way line of Orange Street;

Thence S 89° 05' 00" E, 161.31 feet along the north line of said Lot 5663 also being along said south right of way line of Orange Street to an iron pin set in the northeast corner of said Lot, said iron pin also being in the west line of an alley 16.00 feet in width;

Thence S 01° 00' 33" W, 481.55 feet along the east line of said Lot Number 5663 through 5674, also being along the west line of said alley to an iron pin set in the southeast corner of said Lot Number 5674, said iron pin also being in the north right of way line of vacated Harrison Avenue;

Thence S 00° 58' 50" W, 200.00 feet along the east line of said vacated Harrison Avenue and along the east line of said Lot Numbers 5841 through 5843, also being along the west line of said alley to an iron pin found in the southeast corner of said Lot Number 5843;

Thence N 88° 31' 11" W, 161.32 feet along the south line of said Lot Number 5843 to an iron pin found in the southwest corner of said Lot, said iron pin also being in said east right of way line of Fourth Avenue;

Thence N 00° 58' 50" E, 200.00 feet along the west line of said Lot Numbers 5841 through 5843 and being along the west line of vacated Harrison Avenue, also being along said east right of way line of Fourth Avenue to an iron pin found in the northwest corner of said vacated Harrison Avenue, said iron pin also being in the southwest corner of Lot Number 5674;

Thence N 01° 00' 33" E, 479.96 feet along the west line of said Lot Numbers 5663 through 5674, also being along said east right of way line of Fourth Avenue to the place of beginning and containing 109,816.38 square feet, 2.521 acres, more or less, of which 101,750.38 square feet, 2.336 acres are Lots and 8,066.00 square feet, 0.185 acre is in vacated Harrison Avenue and subject to all legal highways and easements of record.

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