

PARCEL "A"

Situated in the City of Mansfield, County of Richland, State of Ohio, being part of Lot Numbers 15885 and 16150 through 16157 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 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 in the northwest corner of a parcel of land conveyed to The Kroger Co., an Ohio Corporation in official records volume 1327, page 255 and being the true place of beginning;

Thence S 03° 17' 23" W, 594.59 feet along the west line of said land of The Kroger Co., an Ohio Corporation to a railroad spike set;

Thence S 67° 09' 23" E, 115.82 feet and continuing along said westerly line of said land of The Kroger Co., an Ohio Corporation to a railroad spike set;

Thence S 03° 17' 23" W, 136.93 feet and continuing along said west line of said land of The Kroger Co., an Ohio Corporation to an iron pin set in the southwest corner of said land, said iron pin also being in the north right of way line of Park Avenue West as established in Deed Volume 354, Page 25 and being 45 feet north of the centerline of Park Avenue West as established in Plat Volume 21, Page 123 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.

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

PARCEL "B"

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 N 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 in the northeast corner of a parcel of land conveyed to The Kroger Co., an Ohio Corporation by official records volume 1327, page 255 and 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 and 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 123 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 in the southeast corner of said land of The Kroger Co., an Ohio Corporation;

Thence N 03° 17' 23" E, 413.85 feet along the east line of said land of The Kroger Co., an Ohio Corporation to a point being a northeast corner of said land, said point being in the south line of an existing building and 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 a north line of said land of The Kroger Co., an Ohio Corporation, also being along said south line of said building to a point being the interior corner of said land and being the southeast corner of said building;

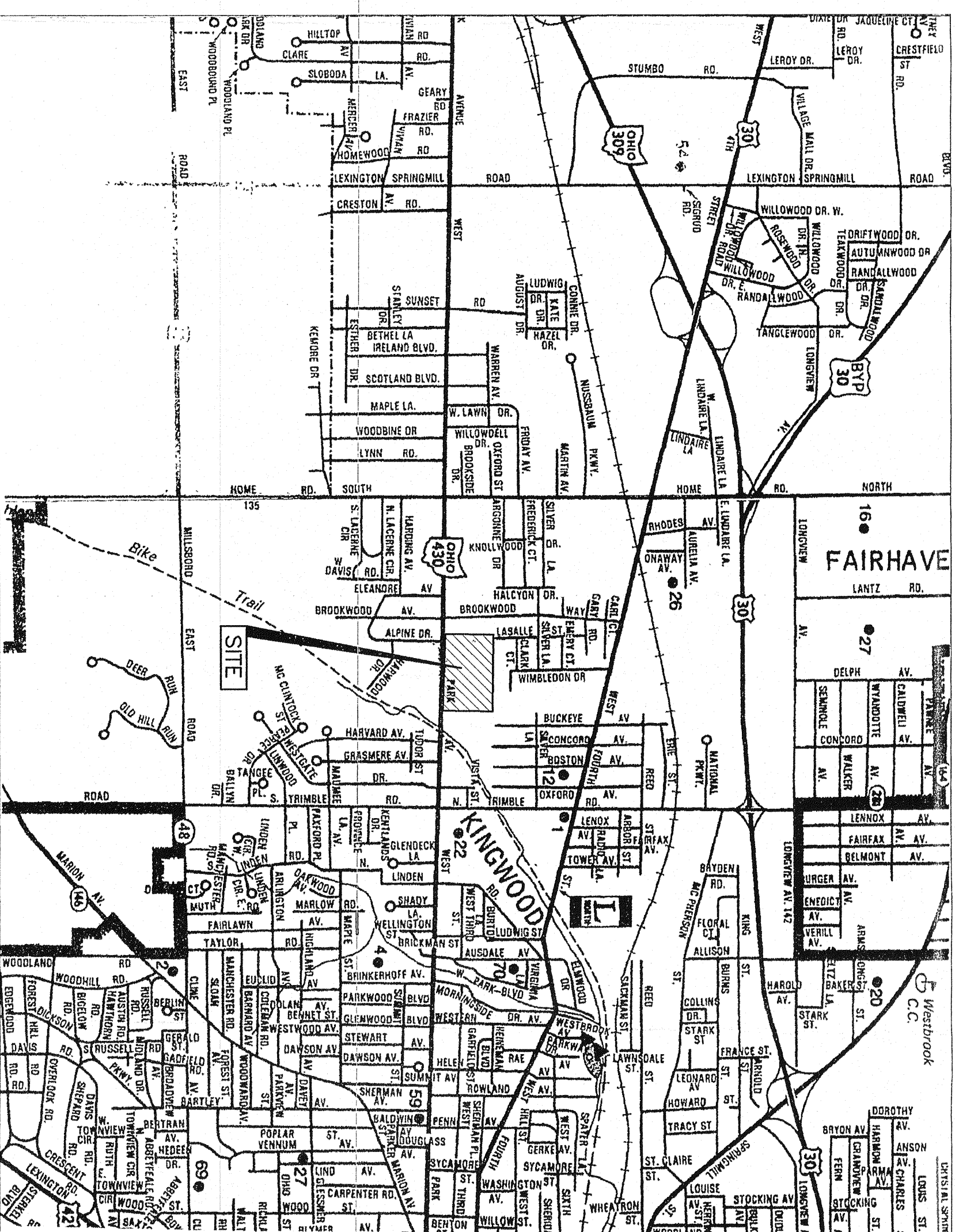
Thence N 03° 17' 23" E, 371.35 feet along the east line of said land of The Kroger Co., an Ohio Corporation and being along the west line of said building and said line extended to the true place of beginning and containing 6,731 acres, more or less, and subject to all legal highways and easements of record.

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

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

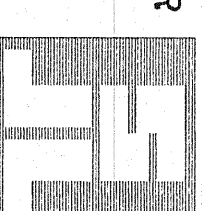
EXCEPTIONS

- 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. Amdt, 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

SHAFFER, JOHNSTON, LICHTENWILTER  
& ASSOCIATES, INC.  
CONSULTING ENGINEERS - SURVEYORS  
MANSFIELD OHIO



ALTA SURVEY  
FOR  
MANSFIELD SQUARE, LTD.

OF KINGSGATE MALL  
PARK AVENUE WEST, MANSFIELD, OHIO

DESIGN	DATE
FILED	1-16-06
SCALE	
SHEET	2 OF 2
JOB NO.	EM-1047/ALT-06-2