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

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

Thence S 67° 09' 23" E, 115.82 feet and continuing along Corporation to a railroad spike set; said westerly line of said land of The Kroger Co. 9 Ohio

Thence S 03° 17' 23" W, 136.93 feet and continuing along said west line of said land of Corporation to an iron pin set in the southwest corner of said land, said iron pin also bei of Park Avenue West as established in Deed Volume 584, Page 25 and being 45 feet north Avenue West as established in Plat Volume 21, Page 125 of Richland County Plat Records; l land of The Kroger also being in the feet north of the c ger Co., an Ohio e north right of o centerline of Par way

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 corner of said Lot Number 16157 and being in the north line of said Southwest Quarter; the northwest

The meridian for all bearings is 125. 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.

According to a survey made in January, 2006 by Roger Johnston, Lichtenwalter & Associates, Inc. Surveyor's

based

on the cente

of Park

West as

shown

in Plat

Volume

21,

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 also being the northwest corner of said Lot Number. 22587; of said Southeast Quarter, said concrete monument

Thence continuing S 89° 19' 10" E, 366.20 feet along said north line an iron pin found in the northeast corner of said Lot; Thence S 89° 19' 10" E, 27 set, said iron pin being in tofficial records volume1327, 273.42 feet along the north line of said Southeast Quarter and Lot Number 22587 to an iron pin n the northeast corner of a parcel of land conveyed to The Kroger Co., an Ohio Corporation by 27, page 255 and being the true place of beginning; of said Southeast Quarter and Lot Number 22587 to

Thence S 03' said Lot, said Thence S 03° 17' 50" W, 155.00 feet along an east line of said Lot said Lot, said point also being the southwest corner of said building; Thence N 86° 42' 10" W, 6.67 feet along a south line of said Lot Nesaid Lot, said point also being a northwest corner of said building; 17' 50" W, 233.73 feet along an east line of said Lot point also being an interior corner of a brick and con umber Number 22587 to a point being a rete block building; 22587 to a point being an interior

Thence building Thence corner S 86° 42' 10" E, g to a point being S 03° 17° 50" W, 261.21 feet along an east line of said Lot of said Lot; 10.00 feet along a north line of said Lot N 10.00 feet from said southwest corner of so lumber 22587 also being aid building; Number 22587 to a railroad spike found in an interior

Number 22587 to

a point being

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

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

Thence N 86° way line to an hence N 03° 17' 23" E, 413.85 feet along the east line of said land eing a northeast corner of said land, said point being in the south ling, 20.88 feet from the southwest corner of said building; 6° 42' 20" W, 424.27 feet along an iron pin set in the southeast the south line of said Lot Number 22587 also being along said north right of corner of said land of The Kroger Co., an Ohio Corporation; d of The Kroger Co., an Ohio Corporation to a point line of an existing building and being S 86° 44' 58"

Thence N 03° 17' 23" E, 371.35 feet along the east line of said land along the west line of said building and said line extended to the true or less, and subject to all legal highways and easements of record. 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 southwest corner of said building; of The Kroger Co., an Ohio Corporation and being place of beginning and containing 6.731 acres, more

The meridian for all bearings is based on the centerline bearing of 125. According to a survey made in January, Johnston, Lichtenwalter & Associates, Inc. 2006 by Roger Stevens, Park Avenue West as shown in Plat Volume 21, Page Ohio Surveyor 7052 for Shaffer,

Easement for waterline and appurtenances from Mansfield Square Ltd. October 6, 1986, filed July 13, 1990 and recorded at Official Records (Note: Partial surrender of said easement is recorded at Official Records). Easement from Mansfield Square Inc. to Ohio Fuel Gas Company dated December 19, 1963 and recorded at Deed Volume 537, Page 611 and certain Right of Way dated September 16, 1985, filed October 9, 1985 page 331. , Ohio, aaren - . lote: Partial Surrender Volume and Randall S. **October** Records 1 and 1985 1988 property. to the City of Mansfield, dated s Volume 62, Page 244. rds Volume 79, Page 791.) Ltd., a Limited Partnership 912, Page 52. Ŋ November 12, 1963, filed as partially released by that and recorded at Volume 869, and 1963 September recorded Arndt, and <u>o</u> Trustee, filed for 26, said at Deed Volume 1985, filed easement dated May record <u>w</u>. O HILLTOP V AD. LEROY DR. (<u>%</u> なる事 LEXINGTON SPRINGMIL ROAD BETHEL LA IRELAND BLVD. SCOTLAND BLVD WILLOWOOLL OXFORD ST WOODBINE OR WARTIN AV LYNN RO. 438° NAWAY R DAVIS (RO.) HALCYON BROOKWOOD LASALLE SASTER POR COLOR вноокмооо BUCKEYE

CONCORCE

BOSTON

CK WEST TO BRITISH TO SERVICE STREET STRE

O SHADY LA. GELLINGTON ST BRICKMAN

(12)

(13)

Reciprocal easement agreement between Mansfield 4, 1988 and recorded at Deed Volume 907, Page

(16)

Easement t October 9,

to Ohio Edison Company, an Ohio 1963 at Volume 535, Page 224.

Corporation

dated

Square Ltd. of 260. Covers

entire

(1)

Easement for waterline to the City of Mansfield, dated August 1912, Page 46.

ô

Easement for sanitary sewer and appurtenances from Mansfield the City of Mansfield, dated August 10, 1988 and recorded at

Easement from Mansfield Square Ltd. to the City of Mansfield, Oh October 22, 1985 and recorded at Volume 869, Page 745 (Note: recorded at Official Record Volume 79, Page 791).

6

(5)

EXCEPTIONS

CRESTFIELD

NORTH

FAIRHAVE

FAIRFAX 😤 AV.

BRYON AV HABNON LOUIS ST.

BRYON AV HABNON MACHARIES ST.

BTCCKING ST.

AV.

AV.

160

LANTZ

DELPH

IRGER AV.
ENEDICT &
AV.
VERILL
AV.

BAYDEN HD. FLORAL ALLISON

COLLINS

OR.

STARK

STARK

FRA

LEUNARD ST.

SENTON WILLOWST.

SHAFFER, JOHNSTON, LICHTENWALTER CONSULTING ENGINEERS & ASSOCIATES, INC. - SURVEYORS

ALTA

SURVEY

MANSFIELD OF KINGSGATE MALL AVENUE WEST, MANSFIELD, SQUARE, 임 LTD.

VICINITY