

BOUNDARY AND TOPOGRAPHIC SURVEY OF ACREAGE PARCELS MTD PRODUCTS - FACILITY DESIGN GROUP CITY OF SHELBY, RICHLAND COUNTY, OHIO SOUTHEAST QUARTER SECTION 16, TOWNSHIP 22, RANGE 16

Floyd Browne Group
Solutions for Your World
www.FloydBrowne.com

Central Ohio
740.363.6792
740.363.6536 fax
800.325.7647

THE FACILITY GROUP

24.815 ACRE LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF SHELBY, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 22, RANGE 19, BEING ALL OF A 24.810 ACRE TRACT OF LAND DESCRIBED IN DEED TO MTD CONSUMER GROUP, INC., OF RECORD IN OFFICIAL RECORD VOLUME 1661, PAGE 842, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN WITH A BRASS CAP FOUND AT THE NORTHEAST CORNER ON THE SOUTHEAST QUARTER OF SECTION 16, BEING THE NORTHEAST CORNER OF A 0.5620 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROBERT L. BOOR AND MARY E. BOOR OF RECORD IN DEED BOOK 471, PAGE 234, BEING AN ANGLE POINT ON THE CENTERLINE OF WAREHAM ROAD (TOWNSHIP HIGHWAY 211);

THENCE, SOUTH 01°16'09" EAST, A DISTANCE OF 350.02 FEET, WITH THE EASTERLY LINE OF SAID 0.5620 ACRE TRACT, BEING THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 16, TO A POINT AT THE SOUTHEASTERLY CORNER OF SAID 0.5620 ACRE TRACT, BEING THE NORTHEASTERLY CORNER OF A 0.140 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROBERT L. BOOR AND MARY E. BOOR OF RECORD IN OFFICIAL RECORD VOLUME 551, PAGE 620;

THENCE, SOUTH 89°30'49" WEST, A DISTANCE OF 146.41 FEET, WITH THE SOUTHERLY LINE OF SAID 0.5620 ACRE TRACT, WITH THE NORTHERLY LINE OF SAID 0.140 ACRE TRACT, (PASSING BY AN IRON PIN FOUND AT 0.98 FEET NORTH) PART OF THE SOUTH LINE OF A 5 ACRE TRACT OF LAND DESCRIBED IN DEED TO RICHARD M. FRIEBEL AND BERNICE M. FRIEBEL, OF RECORD IN OFFICIAL RECORD VOLUME 1477, PAGE 844 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 842) AND THE NORTHWEST CORNER OF SAID 24.810 ACRE TRACT DESCRIBED IN DEED TO MTD CONSUMER GROUP, INC., OF RECORD IN OFFICIAL RECORD VOLUME 1661, PAGE 846 AND BEING THE TRUE PLACE OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED;

THENCE, SOUTH 38°52'27" WEST, A DISTANCE OF 1864.38 FEET, WITH THE WESTERLY LINE OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846) AND THE EASTERLY LINE OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 842), (PASSING AN IRON PIN FOUND AT 1768.58 FEET) TO A SURVEYOR'S NAIL SET AT THE SOUTHWESTERLY CORNER OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846) AND THE SOUTHEASTERLY CORNER OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 842) AND BEING ON THE OLD CENTERLINE OF STATE ROUTE 39;

THENCE, NORTH 45°26'55" WEST, A DISTANCE OF 727.45 FEET, WITH SAID OLD CENTERLINE, THE SOUTHERLY LINE OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 842), TO A SURVEYOR'S NAIL SET AT THE SOUTHWESTERLY CORNER OF SAID 24.810 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF A 13.91 ACRE TRACT OF LAND DESCRIBED IN DEED TO COLEMAN REAL ESTATE INVESTMENTS, LTD., OF RECORD IN OFFICIAL RECORD VOLUME 586, PAGE 644;

THENCE, NORTH 41°00'53" EAST, A DISTANCE OF 1237.43 FEET (PASSING OVER AN IRON PIN FOUND AT 52.62 FEET), WITH THE WESTERLY LINE OF SAID 24.810 ACRE TRACT, BEING THE EASTERLY LINE OF SAID 13.91 ACRE TRACT, TO AN IRON PIN FOUND AT THE NORTHWESTERLY CORNER OF SAID 24.810 ACRE TRACT, BEING THE NORTHEASTERLY CORNER OF SAID 13.91 ACRE TRACT AND BEING ON THE SOUTHERLY LINE OF A 5 ACRE TRACT OF LAND DESCRIBED IN DEED TO CHARLES W. BOYCE AND JANICE C. BOYCE OF RECORD IN OFFICIAL RECORD VOLUME 262, PAGE 698;

THENCE, NORTH 89°30'49" EAST, A DISTANCE OF 876.47 FEET, WITH THE NORTHERLY LINES OF SAID 24.810 ACRE TRACT, WITH THE SOUTHERLY LINES OF SAID 5 ACRE TRACT (CONVEYED TO BOYCE), A 1.986 ACRE TRACT OF LAND DESCRIBED IN DEED TO MICHAEL R. SORGENFREI OF RECORD IN OFFICIAL RECORD VOLUME 1495, PAGE 613, A 1.8 ACRE TRACT OF LAND DESCRIBED IN DEED TO JODIE L. BALLARD OF RECORD IN OFFICIAL RECORD VOLUME 831, PAGE 865 AND SAID 5 ACRE TRACT (CONVEYED TO FRIEBEL) TO THE TRUE PLACE OF BEGINNING.

CONTAINING 24.815 ACRES OF LAND, MORE OR LESS.

SUBJECT HOWEVER TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

BASIS OF BEARINGS ARE BASED ON BEARINGS ACQUIRED BY GPS OBSERVATIONS NAD 83 (1995) - OHIO STATE PLANE COORDINATE SYSTEM - NORTH ZONE FROM THE RICHLAND COUNTY GEODETIC CONTROL MONUMENTATION.

THE ABOVE DESCRIPTION IS BASED ON AND REFERENCED TO A PLAT OF SURVEY ENTITLED "MTD PRODUCTS-FACILITY DESIGN GROUP, BOUNDARY/TOPOGRAPHIC SURVEY" PREPARED BY FLOYD BROWNE GROUP DATED SEPTEMBER 5, 2006, ATTACHED HERETO AND MADE A PART HEREOF.

ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, RICHLAND COUNTY, OHIO.

24.809 ACRE LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF SHELBY, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 22, RANGE 19, BEING ALL OF A 24.810 ACRE TRACT OF LAND DESCRIBED IN DEED TO MTD CONSUMER GROUP, INC., OF RECORD IN OFFICIAL RECORD VOLUME 1661, PAGE 846, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN WITH A BRASS CAP FOUND AT THE NORTHEAST CORNER ON THE SOUTHEAST QUARTER OF SECTION 16, BEING THE NORTHEAST CORNER OF A 0.5620 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROBERT L. BOOR AND MARY E. BOOR OF RECORD IN DEED BOOK 471, PAGE 234, BEING AN ANGLE POINT ON THE CENTERLINE OF WAREHAM ROAD (TOWNSHIP HIGHWAY 211);

THENCE, SOUTH 01°16'09" EAST, A DISTANCE OF 350.02 FEET, WITH THE EASTERLY LINE OF SAID 0.5620 ACRE TRACT, BEING THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 16, TO A POINT AT THE SOUTHEASTERLY CORNER OF SAID 0.5620 ACRE TRACT, BEING THE NORTHEASTERLY CORNER OF A 0.140 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROBERT L. BOOR AND MARY E. BOOR OF RECORD IN OFFICIAL RECORD VOLUME 551, PAGE 620;

THENCE, SOUTH 89°30'49" WEST, A DISTANCE OF 9.84 FEET, WITH THE SOUTHERLY LINE OF SAID 0.5620 ACRE TRACT, BEING THE NORTHERLY LINE OF SAID 0.140 ACRE TRACT, TO A POINT (BEING AN IRON PIN FOUND 0.98 FEET NORTH) AT THE NORTHEASTERLY CORNER OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846), BEING THE NORTHWESTERLY CORNER OF SAID 0.140 ACRE TRACT, AND BEING THE TRUE PLACE OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED;

THENCE, SOUTH 01°07'35" EAST, A DISTANCE OF 583.53 FEET, WITH THE WESTERLY LINE OF SAID 0.140 ACRE TRACT, AND THE EASTERLY LINE OF SAID 24.810 ACRE TRACT, TO AN IRON PIN FOUND AT THE SOUTHWESTERLY CORNER OF SAID 0.140 ACRE TRACT, A SOUTHEASTERLY CORNER OF SAID 24.810 ACRE TRACT AND BEING ON THE NORTHERLY LINE OF A 23.741 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARGARET STROUP OF RECORD IN OFFICIAL RECORD VOLUME 547, PAGE 743;

THENCE, NORTH 88°47'38" WEST, A DISTANCE OF 208.36 FEET, ALONG THE SOUTHERLY LINE OF SAID 24.810 ACRE TRACT AND THE NORTHERLY LINE OF SAID 23.741 ACRE TRACT, TO AN IRON PIN FOUND AT THE NORTHWESTERLY CORNER OF SAID 23.741 ACRE TRACT, BEING A COMMON CORNER OF SAID 24.810 ACRE TRACT;

THENCE, SOUTH 11°40'26" WEST, A DISTANCE OF 1344.16 FEET, WITH THE WESTERLY LINE OF SAID 23.741 ACRE TRACT AND WITH THE EASTERLY LINE OF SAID 24.810 ACRE TRACT, TO AN IRON PIN FOUND AT THE NORTHWESTERLY CORNER OF A 1.12 ACRE TRACT OF LAND DESCRIBED IN DEED TO GARTH A. MONTGOMERY AND MICHELLE L. MONTGOMERY OF RECORD IN OFFICIAL RECORD VOLUME 262, PAGE 513 AND BEING A COMMON CORNER TO SAID 24.810 ACRE TRACT;

THENCE, SOUTH 44°32'41" WEST, A DISTANCE OF 272.27 FEET (PASSING AN IRON PIN FOUND AT 202.45 FEET) WITH THE WESTERLY LINE OF SAID 1.12 ACRE TRACT, TO A SURVEYOR'S NAIL SET AT THE SOUTHWESTERLY CORNER OF SAID 1.12 ACRE TRACT, AND THE SOUTHEASTERLY CORNER OF SAID 24.810 ACRE TRACT AND BEING ON THE OLD CENTERLINE OF STATE ROUTE 39;

THENCE, NORTH 45°26'55" WEST, A DISTANCE OF 274.97 FEET, WITH SAID OLD CENTERLINE AND THE SOUTH LINE OF SAID 24.810 ACRE TRACT, TO A SURVEYOR'S NAIL SET AT THE SOUTHEASTERLY CORNER OF A 1.12 ACRE TRACT OF LAND DESCRIBED IN DEED TO MTD CONSUMER GROUP, INC., OF RECORD IN OFFICIAL RECORD VOLUME 1661, PAGE 842;

THENCE, NORTH 44°31'21" EAST, A DISTANCE OF 272.42 FEET, (PASSING AN IRON PIN FOUND AT 202.45 FEET) WITH THE WESTERLY LINE OF SAID 1.12 ACRE TRACT, TO A SURVEYOR'S NAIL SET AT THE SOUTHWESTERLY CORNER OF SAID 1.12 ACRE TRACT, TO AN IRON PIN FOUND AT 1.12 ACRE TRACT AND BEING ON THE OLD CENTERLINE OF STATE ROUTE 39;

THENCE, NORTH 45°28'56" WEST, A DISTANCE OF 180.09 FEET, WITH A LINE COMMON TO SAID 24.810 ACRE TRACT AND SAID 1.12 ACRE TRACT TO AN IRON PIN FOUND;

THENCE, SOUTH 44°31'21" WEST, A DISTANCE OF 272.31 FEET, (PASSING AN IRON PIN FOUND AT 189.34 FEET), WITH A LINE COMMON TO SAID 24.810 ACRE TRACT AND SAID 1.12 ACRE TRACT TO A SURVEYOR'S NAIL SET ON THE OLD CENTERLINE OF STATE ROUTE 39 AND THE COMMON CORNER OF SAID 24.810 ACRE TRACT AND SAID 1.12 ACRE TRACT;

THENCE, NORTH 45°26'55" WEST, A DISTANCE OF 452.66 FEET, WITH SAID OLD CENTERLINE AND THE SOUTHERLY LINE OF SAID 24.810 ACRE TRACT, TO A SURVEYOR'S NAIL SET AT THE SOUTHWESTERLY CORNER OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846) AND THE SOUTHEASTERLY CORNER OF A 24.810 ACRE TRACT OF LAND DESCRIBED IN DEED TO MTD CONSUMER GROUP, INC., OF RECORD IN OFFICIAL RECORD VOLUME 1661, PAGE 842;

THENCE, NORTH 38°52'27" EAST, A DISTANCE OF 1864.38 FEET, (PASSING AN IRON PIN FOUND AT 95.80 FEET), WITH A LINE COMMON TO SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846) AND SAID 24.810 ACRE TRACT (O.R. 1661, PG. 842), TO AN IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 842) AND THE NORTHWESTERLY CORNER OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846) AND ON THE SOUTHERLY LINE OF A 5 ACRE TRACT OF LAND DESCRIBED IN DEED TO RICHARD M. FRIEBEL AND BERNICE M. FRIEBEL, OF RECORD IN OFFICIAL RECORD VOLUME 1477, PAGE 844;

THENCE, NORTH 89°30'49" EAST, A DISTANCE OF 136.57 FEET, WITH THE NORTH LINE OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846), THE SOUTH LINE OF SAID 5 ACRE TRACT AND THE SOUTH LINE OF SAID 0.562 ACRE TRACT TO THE TRUE PLACE OF BEGINNING.

CONTAINING 24.809 ACRES OF LAND, MORE OR LESS.

SUBJECT HOWEVER TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

BASIS OF BEARINGS ARE BASED ON BEARINGS ACQUIRED BY GPS OBSERVATIONS NAD 83 (1995) - OHIO STATE PLANE COORDINATE SYSTEM - NORTH ZONE FROM THE RICHLAND COUNTY GEODETIC CONTROL MONUMENTATION.

THE ABOVE DESCRIPTION IS BASED ON AND REFERENCED TO A PLAT OF SURVEY ENTITLED "MTD PRODUCTS-FACILITY DESIGN GROUP, BOUNDARY/TOPOGRAPHIC SURVEY" PREPARED BY FLOYD BROWNE GROUP DATED JUNE 20, 2006, ATTACHED HERETO AND MADE A PART HEREOF.

ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, RICHLAND COUNTY, OHIO.

1.126 ACRE LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF SHELBY, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 22, RANGE 19, BEING ALL OF A 1.12 ACRE TRACT OF LAND DESCRIBED IN DEED TO MTD CONSUMER GROUP, INC., OF RECORD IN OFFICIAL RECORD VOLUME 1661, PAGE 842 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIN WITH A BRASS CAP FOUND AT THE NORTHEAST CORNER ON THE SOUTHEAST QUARTER OF SECTION 16, BEING THE NORTHEAST CORNER OF A 0.5620 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROBERT L. BOOR AND MARY E. BOOR OF RECORD IN DEED BOOK 471, PAGE 234, BEING AN ANGLE POINT ON THE CENTERLINE OF WAREHAM ROAD (TOWNSHIP HIGHWAY 211);

THENCE, SOUTH 01°16'09" EAST, A DISTANCE OF 350.02 FEET, WITH THE EASTERLY LINE OF SAID 0.5620 ACRE TRACT, BEING THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 16, TO A POINT AT THE SOUTHEASTERLY CORNER OF SAID 0.5620 ACRE TRACT, BEING THE NORTHEASTERLY CORNER OF A 0.140 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROBERT L. BOOR AND MARY E. BOOR OF RECORD IN OFFICIAL RECORD VOLUME 551, PAGE 620;

THENCE, SOUTH 89°30'49" WEST, A DISTANCE OF 9.84 FEET, WITH THE SOUTHERLY LINE OF SAID 0.5620 ACRE TRACT, BEING THE NORTHERLY LINE OF SAID 0.140 ACRE TRACT, TO A POINT (BEING AN IRON PIN FOUND 0.98 FEET NORTH) AT THE NORTHEASTERLY CORNER OF A 24.810 ACRE TRACT DESCRIBED IN DEED TO MTD CONSUMER GROUP, INC., OF RECORD IN OFFICIAL RECORD VOLUME 1661, PAGE 846, BEING THE NORTHWESTERLY CORNER OF SAID 0.140 ACRE TRACT;

THENCE, SOUTH 01°07'35" EAST, A DISTANCE OF 583.53 FEET, WITH THE WESTERLY LINE OF SAID 0.140 ACRE TRACT, BEING THE EASTERLY LINE OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846), TO AN IRON PIN FOUND AT THE SOUTHWESTERLY CORNER OF SAID 0.140 ACRE TRACT, BEING A COMMON CORNER OF SAID 24.810 ACRE TRACT AND BEING ON THE NORTHERLY LINE OF A 23.741 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARGARET STROUP OF RECORD IN OFFICIAL RECORD VOLUME 547, PAGE 743;

THENCE, NORTH 88°47'38" WEST, A DISTANCE OF 208.36 FEET, ALONG THE SOUTHERLY LINE OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846) AND THE NORTHERLY LINE OF SAID 23.741 ACRE TRACT, TO AN IRON PIN FOUND AT THE NORTHWESTERLY CORNER OF SAID 23.741 ACRE TRACT, BEING A COMMON CORNER OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846);

THENCE, SOUTH 11°40'26" WEST, A DISTANCE OF 1344.16 FEET, WITH THE WESTERLY LINE OF SAID 23.741 ACRE TRACT AND AN EASTERLY LINE OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846), TO AN IRON PIN FOUND AT THE NORTHWESTERLY CORNER OF A 1.12 ACRE TRACT OF LAND DESCRIBED IN DEED TO GARTH A. MONTGOMERY AND MICHELLE L. MONTGOMERY OF RECORD IN OFFICIAL RECORD VOLUME 262, PAGE 513 AND BEING A COMMON CORNER TO SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846);

THENCE, SOUTH 44°32'41" WEST, A DISTANCE OF 272.27 FEET (PASSING AN IRON PIN FOUND AT 202.45 FEET) WITH THE WESTERLY LINE OF SAID 1.12 ACRE TRACT, TO A SURVEYOR'S NAIL SET AT THE SOUTHWESTERLY CORNER OF SAID 1.12 ACRE TRACT, TO AN IRON PIN FOUND AT 1.12 ACRE TRACT AND BEING ON THE OLD CENTERLINE OF STATE ROUTE 39;

THENCE, NORTH 45°26'55" WEST, A DISTANCE OF 274.97 FEET, WITH SAID OLD CENTERLINE AND THE SOUTHERLY LINE OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846), TO A SURVEYOR'S NAIL SET AT THE SOUTHEASTERLY CORNER OF SAID 1.12 ACRE TRACT TO THE TRUE PLACE OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED;

THENCE, NORTH 45°26'55" WEST, A DISTANCE OF 180.09 FEET, WITH SAID OLD CENTERLINE AND THE SOUTHERLY LINE OF SAID 1.12 ACRE TRACT, TO A SURVEYOR'S NAIL SET AT THE SOUTHWESTERLY CORNER OF SAID 1.12 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846);

THENCE, NORTH 44°31'21" EAST, A DISTANCE OF 272.31 FEET, WITH A LINE COMMON TO SAID 1.12 ACRE TRACT AND SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846), TO AN IRON PIN FOUND;

THENCE, SOUTH 45°28'56" EAST, A DISTANCE OF 180.09 FEET, WITH A LINE COMMON TO SAID 1.12 ACRE TRACT AND SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846), TO AN IRON PIN SET WITH A CAP;

THENCE, SOUTH 44°31'21" WEST, A DISTANCE OF 272.42 FEET, (PASSING AN IRON PIN FOUND AT 199.26 FEET), ON A LINE COMMON TO SAID 1.12 ACRE TRACT AND SAID 24.810 ACRE TRACT (O.R. 1661, PG. 846) TO THE TRUE PLACE OF BEGINNING.

CONTAINING 1.126 ACRES OF LAND, MORE OR LESS.

SUBJECT HOWEVER TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

BASIS OF BEARINGS ARE BASED ON BEARINGS ACQUIRED BY GPS OBSERVATIONS NAD 83 (1995) - OHIO STATE PLANE COORDINATE SYSTEM - NORTH ZONE FROM THE RICHLAND COUNTY GEODETIC CONTROL MONUMENTATION.

THE ABOVE DESCRIPTION IS BASED ON AND REFERENCED TO A PLAT OF SURVEY ENTITLED "MTD PRODUCTS-FACILITY DESIGN GROUP, BOUNDARY/TOPOGRAPHIC SURVEY" PREPARED BY FLOYD BROWNE GROUP DATED SEPTEMBER 5, 2006, ATTACHED HERETO AND MADE A PART HEREOF.

ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, RICHLAND COUNTY, OHIO.

BENCHMARKS

SOURCE BENCHMARK: THE STATION IS LOCATED IN RICHLAND COUNTY, OHIO ABOUT 1 MILE SE OF THE CITY OF SHELBY, TO REACH THE STATION FROM THE INTERSECTION OF S.R. 96 IN SHELBY AND S.R. 39 PROCEED SE ALONG S.R. 39, 1 MILE TO ITS INTERSECTION WITH MICKY RD. TURN RIGHT AND PROCEED WEST ALONG MICKY RD., 0.2 MILE TO ITS INTERSECTION WITH MARTIN DR. TURN LEFT AND PROCEED SOUTH ALONG MARTIN DR. ABOUT 400 FEET. THE STATION IS ON THE LEFT.

ELEVATION(USFT-NAVD 88): 1130.647'

TBM 1: CROSS CUT 'X' IN THE NORTH CAP BOLT OF AN EXISTING FIRE HYDRANT, LOCATED 2000 FEET, MORE OR LESS NORTH OF THE INTERSECTION OF STATE ROUTE 39 AND TAYLORTOWN ROAD, AND ON THE SOUTH SIDE OF STATE ROUTE 39.

ELEVATION(USFT - NAVD 88): 1133.51'

TBM 2: SPIKE SET IN THE EAST SIDE OF POWER POLE LOCATED ON THE SOUTHWEST SIDE OF STATE ROUTE 39, ON THE SOUTH SIDE OF THE ENTRANCE DRIVE TO CARTER'S LUMBER YARD, POLE NUMBER 500-25 AND 900 FEET, MORE OR LESS NORTH OF THE INTERSECTION OF STATE ROUTE 39 AND TAYLORTOWN ROAD.

ELEVATION (USFT - NAVD 88): 1142.14'

NOTE

ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH WITH AN ORANGE PLASTIC CAP STAMPED "FLOYD BROWNE GROUP".

NOTE

ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, RICHLAND COUNTY, OHIO.

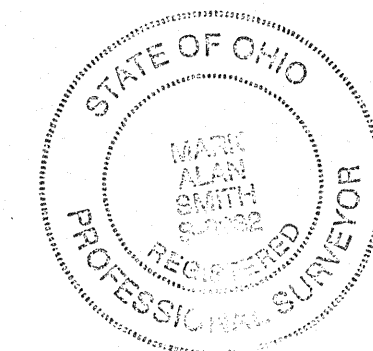
BASIS OF BEARINGS

BEARINGS ARE BASED ON BEARINGS ACQUIRED BY GPS OBSERVATIONS NAD 83(1995)-OHIO STATE PLANE COORDINATE SYSTEM-NORTH ZONE FROM THE RICHLAND COUNTY GEODETIC CONTROL MONUMENTATION.

FLOOD DESIGNATION

SUBJECT PROPERTY LIES WITHIN ZONE "X", AN AREA DESIGNATED AS OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM, COMMUNITY PANEL NO. 390476 0060 B, EFFECTIVE DATE: APRIL 2, 1991.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
DATE 10-23-06
INITIAL



TITLE COMMITMENT

LAWYERS TITLE INSURANCE CORPORATION
TITLE COMMITMENT NUMBER 061233110
EFFECTIVE DATE: MAY 02, 2006 AT 6:59 AM

CHARLES W. BOYCE AND JANICE C. BOYCE PROPERTY:
PARCEL I = 24.810 ACRES
PARCEL II = 1.12 ACRES

- EASEMENT TO COLUMBIA GAS OF OHIO, INC. AS RECORDED IN DEED BOOK 626, PAGE 64. DOES NOT AFFECT SUBJECT PROPERTY.
- EASEMENT TO THE STATE OF OHIO FOR HIGHWAY PURPOSES IN DEED BOOK 590, PAGE 537. A PORTION OF EASEMENT PARCEL 40 DOES AFFECT PROPERTY PARCEL I AND IS SHOWN HEREON. NO OTHER EASEMENT PARCELS AFFECT THE SUBJECT PROPERTY.
- EASEMENT TO THE OHIO POWER COMPANY IN DEED BOOK 214, PAGE 580. A BLANKET EASEMENT DOES AFFECT SUBJECT PROPERTY. NO SPECIFIC WIDTH OF LOCATION GIVEN. CANNOT PLOT.
- EASEMENT TO THE STATE OF OHIO FOR HIGHWAY PURPOSES IN DEED BOOK 595, PAGE 261. DOES AFFECT PROPERTY PARCEL II AND IS SHOWN HEREON.

TITLE COMMITMENT

LAWYERS TITLE INSURANCE CORPORATION
TITLE COMMITMENT NUMBER 061234110
EFFECTIVE DATE: MAY 02, 2006 AT 6:59 AM

JEANNE L. KEMP PROPERTY: = 24.810 ACRES

- EASEMENT TO COLUMBIA GAS OF OHIO, INC. AS RECORDED IN DEED BOOK 626, PAGE 64. DOES NOT AFFECT SUBJECT PROPERTY.
- EASEMENT TO THE STATE OF OHIO FOR HIGHWAY PURPOSES IN DEED BOOK 590, PAGE 537. A PORTION OF EASEMENT PARCEL 40 AND 40A DO AFFECT SUBJECT PROPERTY AND IS SHOWN HEREON. NO OTHER EASEMENT PARCELS AFFECT THE SUBJECT PROPERTY.
- EASEMENT TO THE OHIO POWER COMPANY IN DEED BOOK 214, PAGE 580. A BLANKET EASEMENT DOES AFFECT SUBJECT PROPERTY. NO SPECIFIC WIDTH OF LOCATION GIVEN. CANNOT PLOT.

**MTD PRODUCTS
FACILITY DESIGN GROUP
BOUNDARY/TOPOGRAPHIC SURVEY**
SOUTHEAST QUARTER SECTION 16
TOWNSHIP 22, RANGE 16
CITY OF SHELBY,
RICHLAND COUNTY, OHIO

PROJECT NO.: 06-50440-010
DRAWN BY: M SMITH
CHECKED BY: M SMITH
DATE ISSUED: JUNE 28, 2006

COVER SHEET

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OHIO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

MARK ALAN SMITH, P.S.
PROFESSIONAL SURVEYOR NO. 5-8232

9/05/06
DATE

1 OF 2