ALTA / ACSM LAND TITLE SURVEY
for
2264 SOUTH MAIN STREET

Known as being part of the Southeast Quarter of Section 9, Township 20, Range 18, now situated in the

CITY OF MANSFIELD
COUNTY OF RICHLAND – STATE OF OHIO

To: Central Ohio Energy, Inc., and First American Title Insurance Company:

This is to certify 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 and NSPS in 2005, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 and 13 of Table A thereof. 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.

Robert A. Dorner 6/19/07
ROBERT A. DORNER — REG. PROF. SURV. No. 6943

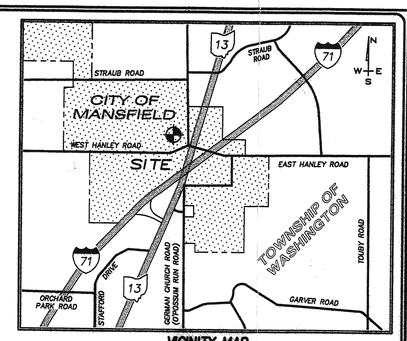
Job No.: 07-128
Field Date: May 21, 2007
Survey Date: May 29, 2007
Latest Revision Date:
Previous Reference Job No.:

STATE OF OHIO — ROBERT A. DORNER 6943 — REGISTERED SURVEYOR

NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP, ORIDE
VMB 7-18-07
INITIAL DATE

SHEET NO. 1 OF 1

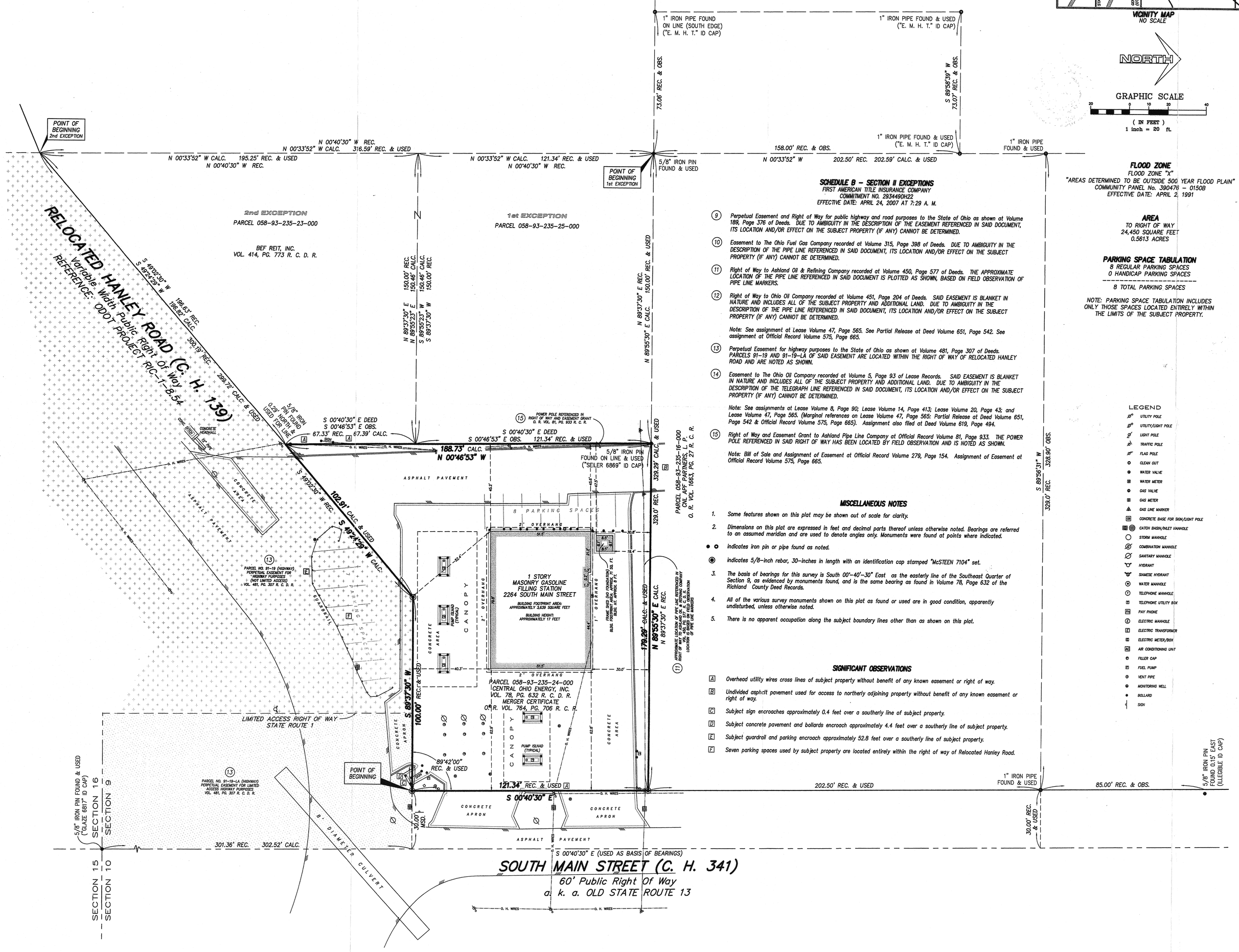
McSTEEN AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 EAST 286th STREET – WICKLIFFE, OH 44092
PHONE:1-440-585-9800 FAX:1-440-585-9802



VICINITY MAP
NO SCALE

NORTH

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



SCHEDULE B – SECTION II EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 2934490H22
EFFECTIVE DATE: APRIL 24, 2007 AT 7:29 A. M.

(9) *Perpetual Easement and Right of Way for public highway and road purposes to the State of Ohio as shown at Volume 189, Page 376 of Deeds. DUE TO AMBIGUITY IN THE DESCRIPTION OF THE EASEMENT REFERENCED IN SAID DOCUMENT, ITS LOCATION AND/OR EFFECT ON THE SUBJECT PROPERTY (IF ANY) CANNOT BE DETERMINED.*

(10) *Easement to The Ohio Fuel Gas Company recorded at Volume 315, Page 398 of Deeds. DUE TO AMBIGUITY IN THE DESCRIPTION OF THE PIPE LINE REFERENCED IN SAID DOCUMENT, ITS LOCATION AND/OR EFFECT ON THE SUBJECT PROPERTY (IF ANY) CANNOT BE DETERMINED.*

(11) *Right of Way to Ashland Oil & Refining Company recorded at Volume 450, Page 577 of Deeds. THE APPROXIMATE LOCATION OF THE PIPE LINE REFERENCED IN SAID DOCUMENT IS PLOTTED AS SHOWN, BASED ON FIELD OBSERVATION OF PIPE LINE MARKERS.*

(12) *Right of Way to Ohio Oil Company recorded at Volume 451, Page 204 of Deeds. SAID EASEMENT IS BLANKET IN NATURE AND INCLUDES ALL OF THE SUBJECT PROPERTY AND ADDITIONAL LAND. DUE TO AMBIGUITY IN THE DESCRIPTION OF THE PIPE LINE REFERENCED IN SAID DOCUMENT, ITS LOCATION AND/OR EFFECT ON THE SUBJECT PROPERTY (IF ANY) CANNOT BE DETERMINED.*

Note: See assignment at Lease Volume 47, Page 565. See Partial Release at Deed Volume 651, Page 542. See assignment at Official Record Volume 575, Page 665.

(13) *Perpetual Easement for highway purposes to the State of Ohio as shown at Volume 481, Page 307 of Deeds. PARCELS 91-19 AND 91-19-LA OF SAID EASEMENT ARE LOCATED WITHIN THE RIGHT OF WAY OF RELOCATED HANLEY ROAD AND ARE NOTED AS SHOWN.*

(14) *Easement to The Ohio Oil Company recorded at Volume 5, Page 93 of Lease Records. SAID EASEMENT IS BLANKET IN NATURE AND INCLUDES ALL OF THE SUBJECT PROPERTY AND ADDITIONAL LAND. DUE TO AMBIGUITY IN THE DESCRIPTION OF THE TELEGRAPH LINE REFERENCED IN SAID DOCUMENT, ITS LOCATION AND/OR EFFECT ON THE SUBJECT PROPERTY (IF ANY) CANNOT BE DETERMINED.*

Note: See assignments at Lease Volume 8, Page 90; Lease Volume 14, Page 413; Lease Volume 20, Page 43; and Lease Volume 47, Page 565. (Marginal references on Lease Volume 47, Page 565: Partial Release at Deed Volume 651, Page 542 & Official Record Volume 575, Page 665). Assignment also filed at Deed Volume 619, Page 494.

(15) *Right of Way and Easement Grant to Ashland Pipe Line Company at Official Record Volume 81, Page 933. THE POWER POLE REFERENCED IN SAID RIGHT OF WAY HAS BEEN LOCATED BY FIELD OBSERVATION AND IS NOTED AS SHOWN.*

Note: Bill of Sale and Assignment of Easement at Official Record Volume 279, Page 154. Assignment of Easement at Official Record Volume 575, Page 665.

MISCELLANEOUS NOTES

1. *Some features shown on this plat may be shown out of scale for clarity.*
2. *Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.*

● ○ *indicates iron pin or pipe found as noted.*

◉ *indicates 5/8-inch rebar, 30-inches in length with an identification cap stamped "McSTEEN 7104" set.*

3. *The basis of bearings for this survey is South 00°-40'-30" East as the easterly line of the Southeast Quarter of Section 9, as evidenced by monuments found, and is the same bearing as found in Volume 78, Page 632 of the Richland County Deed Records.*
4. *All of the various survey monuments shown on this plat as found or used are in good condition, apparently undisturbed, unless otherwise noted.*
5. *There is no apparent occupation along the subject boundary lines other than as shown on this plat.*

SIGNIFICANT OBSERVATIONS

[A] *Overhead utility wires cross lines of subject property without benefit of any known easement or right of way.*

[B] *Undivided asphalt pavement used for access to northerly adjoining property without benefit of any known easement or right of way.*

[C] *Subject sign encroaches approximately 0.4 feet over a southerly line of subject property.*

[D] *Subject concrete pavement and bollards encroach approximately 4.4 feet over a southerly line of subject property.*

[E] *Subject guardrail and parking encroach approximately 52.8 feet over a southerly line of subject property.*

[F] *Seven parking spaces used by subject property are located entirely within the right of way of Relocated Hanley Road.*

LEGEND

- UTILITY POLE
- UTILITY/LIGHT POLE
- LIGHT POLE
- TRAFFIC POLE
- FLAG POLE
- CLEAN OUT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- GAS LINE MARKER
- CONCRETE BASE FOR SIGN/LIGHT POLE
- CATCH BASIN/INLET MANHOLE
- STORM MANHOLE
- COMBINATION MANHOLE
- SANITARY MANHOLE
- HYDRANT
- SIAMESE HYDRANT
- WATER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE UTILITY BOX
- PAY PHONE
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER/BOX
- AIR CONDITIONING UNIT
- FILLER CAP
- FUEL PUMP
- VENT PIPE
- MONITORING WELL
- BOLLARD
- SIGN

FLOOD ZONE
FLOOD ZONE "X"
"AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN"
COMMUNITY PANEL No. 390476 – 0150B
EFFECTIVE DATE: APRIL 2, 1991

AREA
TO RIGHT OF WAY
24,450 SQUARE FEET
0.5613 ACRES

PARKING SPACE TABULATION
8 REGULAR PARKING SPACES
0 HANDICAP PARKING SPACES
8 TOTAL PARKING SPACES

NOTE: PARKING SPACE TABULATION INCLUDES ONLY THOSE SPACES LOCATED ENTIRELY WITHIN THE LIMITS OF THE SUBJECT PROPERTY.

NOTE: The term "certify" as used in the above statement, is understood to be the professional opinion of the surveyor which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied. Furthermore, the surveyor does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the Owner, Lender, Owner's Contractor or others, which is used as a basis to formulate the surveyors opinion.

LEGAL DESCRIPTION

Situated in the Township of Washington, County of Richland, State of Ohio, is described as follows:

Being a part of the Southeast Quarter of Section 9, Township 20, Range 18 and bounded and described as follows:

Beginning at an iron pin set for a corner at the intersection of the West side of South Main Street (Old State Route 13) and the North side of Hanley Road (C. H. 139), which Point of Beginning is distant 30 feet West of a Point in the East line of the said Southeast Quarter of Section 9, the last-mentioned Point being distant 301.36 feet North of the Southeast corner of said Section 9, extending from said Point of Beginning;

Thence One (1) South 89 degrees 37 minutes 30 seconds West, parallel with the South line of said Quarter Section, in part along the said North side of Hanley Road 100 feet;

Thence (2) South 49 degrees 02 minutes 30 seconds West 300.19 feet along the Northerly side of aforesaid Hanley Road to an iron pin;

Thence (3) along the land now or formerly of A. R. Williams North 0 degrees 40 minutes 30 seconds West 316.59 feet parallel with the East line of said Quarter Section to an iron pin at the corner of land now or formerly of J. and H. Perry;

Thence (4) North 89 degrees 37 minutes 30 seconds East parallel with the South line of said Quarter Section and along aforesaid land now or formerly of J. and H. Perry 329 feet to an iron pin in the said West side of South Main Street and

Thence (5) along the said side of South Main Street South 0 degrees 40 minutes 30 seconds East parallel with and distant 30 feet West of the said East line of said Quarter Section, 121.34 feet to the Place of Beginning. PPNos. 058-93-235-21-000 and 058-93-235-24-000.

Save and except therefrom the following:

Situated in the Township of Washington, County of Richland and in the State of Ohio, being situated in the Southeast Quarter of Section 9, Township 20, Range 18 and being part of that tract of land conveyed to COE Enterprises by Deed of Record in Deed Book 825, Page 654, all references being to records in the Recorder's Office, Richland County, Ohio, and bounded and described as follows:

Beginning at an iron pin at the Northwesterly corner of said COE Enterprises tract, the Northeasterly corner of the 1.0 Acre tract conveyed to Allen R. Perry and Nellie J. Williams, by Deed of Record in Deed Book 713, Page 565 said iron pin also being the Southwesterly corner of the 1.0 Acre tract conveyed to Helen L. Perry by Deed of Record in Deed Book 678, Page 28;

Thence North 89 degrees 37 minutes 30 seconds East along the Southerly line of said Helen L. Perry 1.0 Acre tract, a distance of 150.00 feet to an iron pin;

Thence South 0 degrees 40 minutes 30 seconds East, a distance of 121.34 feet to an iron pin;

Thence South 89 degrees 37 minutes 30 seconds West a distance of 150.00 feet to a Point in the Easterly line of the Allen R. and Nellie J. Williams 1.0 Acre tract;

Thence North 0 degrees 40 minutes 30 seconds West, along said Easterly line of the 1.0 Acre tract, a distance of 121.34 feet to the Place of Beginning containing 0.416 Acre more or less, subject to all legal right-of-ways and or easements if any of previous record.

Also save and except therefrom the following:

Situated in the Township of Washington, County of Richland, State of Ohio and being situated in the Southeast Quarter of Section 9, Township 20, Range 18 and being part of that tract of land conveyed to COE Enterprises by Deed of Record in Deed Book 825, Page 654 all references being to records in the Recorder's Office, Richland County, Ohio, and bounded and described as follows:

Beginning at an iron pin at an angle Point in the Northerly right-of-way line of Hanley Road, said iron pin also being the Southwesterly corner of said COE Enterprises tract and intersection of the Easterly line of the 1.0 Acre tract conveyed to Allen R. and Nellie J. Williams by Deed of Record in Deed Book 713, Page 565 with said right-of way line;

Thence North 0 degrees 40 minutes 30 seconds West along said Easterly line of the Allen R. and Nellie J. Williams 1.0 Acre tract, a distance of 195.25 feet to a Point;

Thence North 89 degrees 37 minutes 30 seconds East a distance of 150.00 feet to an iron pin;

Thence South 0 degrees 40 minutes 30 seconds East, a distance of 67.33 feet to an iron pin the Northerly right-of-way of Hanley Road;

Thence South 49 degrees 02 minutes 30 seconds West along said right-of-way line of Hanley Road a distance of 196.63 feet to the Place of Beginning, containing 0.452 Acre, more or less.

UTILITY NOTE

The utility and sewer information shown hereon either on or above ground was physically located in the field and is accurate. All underground information shown was taken from plans provided by their respective utility companies and received by the date May 24, 2007, and we cannot guarantee their accuracy or completeness. If and when we receive any additional utility or sewer plans, we will revise our survey and issue new prints accordingly.

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