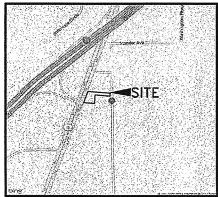


STATE OF OHIO, COUNTY OF RICHLAND, TOWNSHIP OF WASHINGTON NORTHEAST QUARTER SECTION 16, TOWNSHIP 20, RANGE 18,



LOCATION MAP
NO SCALE

LEGEND

- SANITARY SEWER MANHOLE
- UTILITY BOX
- VALVE
- FIRE HYDRANT
- POWER P.O.P.
- STORM SEWER MANHOLE
- TELEPHONE UTILITY BOX
- GAS SERVICE LINE
- WATER LINE
- SEWER LINE
- OVERHEAD UTILITY LINE
- EASEMENT LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- SIGN
- YARD LIGHT
- CLEAN-OUT
- GAS METER
- GATE POST
- STORM SEWER INLET
- ITEM NUMBER
- IRON PIN FOUND (CAPPED AS NOTED)
- CONCRETE MONUMENT FOUND
- IRON PIN SET
- 1" O.D. PIPE 30" LONG CAPPED "M-COMPANIES/S-887"
- RAILROAD SPIKE FOUND
- ELECTRIC UTILITY BOX

STATE ROUTE 13
 (R/C-13-(3.48'-10.73')
 0.637 ACRE R/W

EASEMENT FOR HIGHWAY PURPOSES
D.V. 444, PG. 329
(53' L.A.)

TITLE NOTES

This survey was prepared with the benefit of the title commitment prepared by First American Title Insurance Company Commitment Number C75647, with an effective date of October 12, 2012. The following items are from the Schedule B - Section II of said commitment:

Item (i) Easement of record in Official Record Volume 327, Page 850 does apply to subject property and is plotted.

Item (j) Easement of record in Deed Volume 858, Page 440 does apply to subject property and is plotted.

Item (k) Easement of record in Deed Volume 629, Page 136 does apply to subject property and is plotted.

Item (l) Easement for Highway Purposes of record in Deed Volume 444, Page 329 does apply to subject property and is plotted.

Item (m) Easement of record in Deed Volume 342, Page 435, unable to determine location of easement with information provided in document.

BENCHMARKS

- USGS BENCH MARK NO. "1251-1959" BRASS PLATE IN FACE OF SOUTHWEST PIER FOR BRIDGE AT I-71 AND STATE ROUTE 13.
ELEV.=1258.56
- BM#1 SQUARE CUT AT ANGLE POINT IN WEST END OF RETAINING WALL LOCATED ON THE SOUTH SIDE WENDY'S RESTAURANT 300 FEET WEST OF POSSUM RUN ROAD.
ELEV.=1283.54
- BM#2 P.K. NAIL IN LIGHT POLE LOCATED 135 FEET WEST OF POSSUM RUN ROAD NEAR THE NORTHWEST CORNER OF THE WASHINGTON TOWNSHIP BUILDING.
ELEV.= 1292.74

NOTES

- 1) Property is currently zoned B3 (Highway Service Business)
- 2) Subject property is located in Flood Zone "X" according to F.E.M.A. Map No. 391500201C, dated April 4, 2011. Zone "X" - areas determined to be outside the 500-year floodplain.
- 3) Subject properties have access to Possum Run Road, a publicly dedicated road.
- 4) No identified wetlands are located on subject property.
- 5) No cemetery located on subject property.
- 6) No evidence of earthmoving or building construction on subject premises.
- 7) No evidence of waste dump or landfill on subject premises.

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON A BEARING OF NORTH 00°47'57" WEST FOR THE CENTERLINE OF POSSUM RUN ROAD AS SHOWN ON RIGHT-OF-WAY PLAN FOR POSSUM RUN ROAD REALIGNMENT S.R. 13/R/C-C.R. 320-0.00.

CERTIFICATION

To: Opossum, LLC, Liberty National Bank, First American Title Insurance Company and Cardinal Title Agency, Inc.

This is to certify that this plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6A, 8, 11a, 13, 14, 16, 18, and 20a of Table A thereof. The field work was completed on January 28, 2013.

By: *David L. Chesa*
 David L. Chesa
 Registered Surveyor No. 7740
 Date: 5/22/13



LEGAL DESCRIPTION

Situated in the State of Ohio, County of Richland, Township of Washington, being part of the northeast quarter of Northeast Quarter Section 16, Township 20, Range 18, being all of that 1.54 acre tract as described in a deed to Sutton Bank of record in Official Record 2163, Page 97, of reference herein being to the records of the Recorder's Office, Richland County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE to a 1 1/2 pole found at the southeast corner of the northeast quarter of Section 16, thence North 00°47'57" West, along the common line to Section 15 and Section 18 and the centerline line of Possum Run Road (width varies), a distance of 1,094.36 feet to a point at the northeasterly corner of that 0.96 acre tract as described in a deed to the Trustees Washington Township, of record in Deed Volume 336, Page 401 and at the TRUE PLACE OF BEGINNING;

Thence South 88°31'21" West, along the northerly line of said 0.96 acre tract, passing on iron pin set in the westerly right-of-way line of Possum Run Road at a distance of 30.00 feet, a total distance of 281.60 feet to a 5/8" rebar found at the northeasterly corner of said 0.96 acre tract;

Thence South 00°45'13" East, along the westerly line of said 0.96 acre tract, a distance of 150.00 feet to an iron pin found capped "6864" at the southwest corner of said 0.96 acre tract and in the northerly line of that 15.73 acre tract as described in a deed to the Board of Trustees, Washington Township, of record in Deed Volume 545, Page 101;

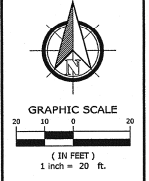
Thence South 88°25'11" West, along said northerly line, passing a 1" pipe found in the easterly right-of-way line of State Route 13 (width varies) as shown and delineated upon the State of Ohio Right-of-Way Plan No. R/C-13-5-48-10-73 at a distance of 150.29 feet, a total distance of 278.62 feet to a point in the centerline of State Route 13 at the northeasterly corner of said 15.73 acre tract;

Thence North 20°27'30" East, along the centerline of State Route 13, a distance of 234.68 feet to a point at the southeasterly corner of that 1.969 acre tract as described in a deed to Walex LLC, of record in Official Record 1950, Page 46;

Thence North 88°49'38" East, along the southerly line of said 1.960 acre tract, passing a 1" pipe found in the easterly right-of-way line of State Route 13, at a distance of 126.62 feet, also passing on iron pin set in the westerly right-of-way line of Possum Run Road at a distance of 446.29 feet, a total distance of 476.29 feet to a point in the centerline of Possum Run Road at the southeasterly corner of said 1.960 acre tract;

Thence South 00°47'57" East, along said centerline, a distance of 60.00 feet to the TRUE PLACE OF BEGINNING and containing 1.279 acre of land, of which 0.637 acre lies within the right-of-way of State Route 13 and 0.041 acre lies within the right-of-way of Possum Run Road, leaving a net acreage of 0.887 acre.

Bearings herein are based on a bearing of North 00°47'57" West for the centerline of Possum Run Road as shown on right-of-way plan for Possum Run Road Realignment S.R. 13/R/C-C.R. 320-0.00.



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 Westerville, Ohio 43081
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 PHONE: 614-818-0000
 Fax: 614-818-0002
 www.mecompanies.com

REVISION:
 05-13-13 Revised Title Notes per new commentaries.

STAMP:

SUTTON BANK
 2470 POSSUM RUN ROAD
 WASHINGTON TOWNSHIP,
 RICHLAND COUNTY, OHIO

FIELD	DATE	CHECK
EM	DRF	BW
ME NO.:	13-022	
DATE:	APRIL 2013	
SCALE:	HORIZONTAL: 1"=20'	
	VERTICAL:	
SHEET TITLE:	ALTA/ACSM LAND TITLE SURVEY	
SHEET NO.:	1/2	

ALTA/ACSM Land Title Surveys are performed in accordance with the ALTA/ACSM Land Title Surveying Manual, published by the American Land Title Association.