

PARCEL "A"

Boundary description of an 8.412 acre parcel

Situated in the City of Mansfield, Southeast and Southwest Quarters of Section 19, Township 21 N, Range 18 W, County of Richland, State of Ohio and known as being part of Lot Numbers 15885 and 16150 through 16157 of the consecutively numbered lots in said city, also known as being a part of lands conveyed to Mansfield Square LTD., a Limited Partnership as recorded in Deed Volume 853, Page 77 and further bound and described as follows:

COMMENCING at a concrete monument found at the northeast corner of the Southwest Quarter of Section 19,

Thence, N 89° 44' 49" W, 46.06 feet along the north line of said Southwest Quarter to a 5/8 inch iron bar with ident cap "S.J.L. INC." found and the True Place of Beginning,

THENCE WITH THE FOLLOWING SIX (6) COURSES:

- 1) S 03° 17' 23" W, 594.59 feet along the Grantors' easterly line and the westerly line of the lands of The Kroger Co., an Ohio Corporation, (O.R. V-1327, P-255), to a railroad spike found,
- 2) S 67° 09' 23" E, 115.82 feet along the Grantors' easterly line and the westerly line of The Kroger Co. lands to a railroad spike found,
- 3) S 03° 17' 23" W, 136.83 feet along the Grantors' easterly line and the westerly line of The Kroger Co. lands to a 5/8 inch iron bar with ident cap "S.J.L. INC." found on the north right of way line of Park Avenue West, (90 foot right of way),
- 4) N 86° 42' 20" W, 561.03 feet along the Grantor's southerly line and the north right of way line of Park Avenue West to an iron pin found,
- 5) N 01° 54' 09" E, 745.52 feet along the Grantors' westerly line and the westerly line of Lot Number 16157 and the easterly line of Lot Number 16158 to an iron pin found on the Quarter Section Line and on the south right of way line of Public Street, (25 foot right of way),
- 6) BN 89° 44' 49" E, 470.80 feet along the Quarter Section Line and the Grantors' northerly line and the south right of way line of Public Street to a 5/8 inch iron bar with ident cap "S.J.L. INC." found and the true place of beginning and containing within said bounds 8.412 acres of land, more or less, and subject to all legal highways and easements of record.

Basis of Bearings are relative to centerline bearing of Park Avenue West as shown in Plat V-21, P-125.

According to a revised survey made in February 2014 by Jason J. Lingenfelter, Ohio Professional Surveyor No. 8499.

PARCEL "B"

Boundary description of a 6.731 acre parcel

Situated in the City of Mansfield, Southeast Quarter of Section 19, Township 21 N, Range 18 W, County of Richland, State of Ohio and known as being part of Lot Number 22587 of the consecutively numbered lots in said city, also known as being a part of lands conveyed to Mansfield Square LTD., a Limited Partnership as recorded in Deed Volume 853, Page 77 and further bound and described as follows:

COMMENCING at a concrete monument found at the northwest corner of the Southeast Quarter of Section 19, said concrete monument also being the northwest corner of Lot Number 22587,

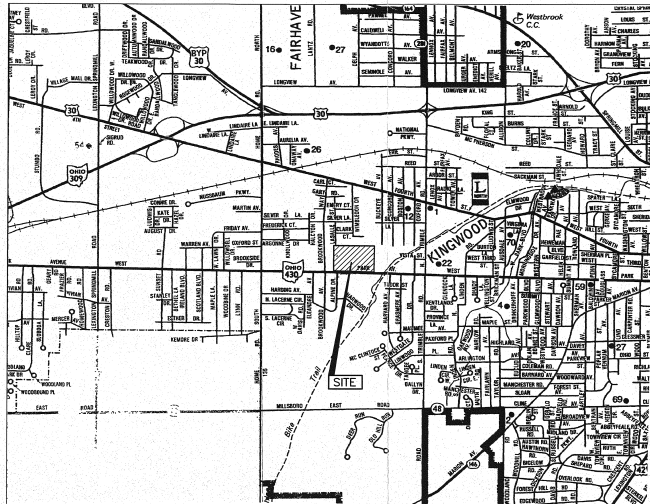
Thence, S 89° 19' 10" E, 273.42 feet along the north line of said Southeast Quarter and Lot Number 22587 to a 5/8 inch iron bar with ident cap "S.J.L. INC." found and the True Place of Beginning,

THENCE WITH THE FOLLOWING TWELVE (12) COURSES:

- 1) S 89° 19' 10" E, 366.20 feet along the Grantors' northerly line and the north line of Lot Number 22587 to an iron pin found,
- 2) S 03° 17' 50" W, 233.73 feet along the Grantors' easterly line and Lot Number 22587 and the westerly line of the Crossroads Community Church of Ontario, (O.R. V-1649, P-332), and Lot Number 22588 to a point being the interior corner of a brick and concrete block building,
- 3) N 86° 42' 10" W, 6.67 feet along the Grantors' southerly line and Lot Number 22587 and the northerly line of the Crossroads Community Church of Ontario and Lot Number 22588 to a point and the corner of the said building,
- 4) S 03° 17' 50" W, 155.00 feet along the Grantor's easterly line and Lot Number 22587 and the westerly line of the Crossroads Community Church of Ontario and Lot Number 22588 to a point being the southwest corner of said building,
- 5) S 86° 42' 10" E, 10.00 feet along the Grantors' northerly line and Lot Number 22587 and the southerly line of the Crossroads Community Church of Ontario and Lot Number 22588 and along the south line of said building to a point,
- 6) S 03° 17' 50" W, 261.21 feet along the Grantors' easterly line and Lot Number 22587 and the westerly line of the Crossroads Community Church of Ontario and Lot Number 22588 to a railroad spike found,
- 7) S 86° 42' 10" E, 71.90 feet along the Grantors' northerly line and Lot Number 22587 and the southerly line of the Crossroads Community Church of Ontario and Lot Number 22588 to a railroad spike found,
- 8) S 01° 42' 44" W, 152.00 feet along the Grantors' easterly line and Lot Number 22587 and the westerly line of the Crossroads Community Church of Ontario and Lot Number 22588 to an iron pin found on the north right of way of Park Avenue West, (90 foot right of way),
- 9) N 86° 42' 20" W, 424.27 feet along the Grantor's southerly line and Lot Number 22587 and the north right of way line of Park Avenue West to a 5/8 inch iron bar ident cap "S.J.L. INC." found,
- 10) N 03° 17' 23" E, 413.85 feet along the Grantors' westerly line and the easterly line of the lands of the Kroger Co., an Ohio Corporation, (O.R. V-1327, P-255), to a point on the south line of an existing building and bearing S 86° 44' 58" E, 20.88 feet from the southwest corner of said building,
- 11) N 86° 44' 58" W, 20.88 feet along the Grantors' southerly line and the northerly line of the lands of the Kroger Co., an Ohio Corporation and along the south line of said building to a point being the southwest corner of said building,
- 12) N 03° 17' 23" E, 371.35 feet along the Grantors' westerly line and the easterly line of The Kroger Co., an Ohio Corporation to an iron pin found and the true place of beginning and containing within said bounds 6.731 acres of land, more or less, and subject to all legal highways and easements of record.

Basis of Bearings are relative to centerline bearing of Park Avenue West as shown in Plat V-21, P-125.

According to a revised survey made in February 2014 by Jason J. Lingenfelter, Ohio Professional Surveyor No. 8499.



VICINITY MAP

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. Arndt, 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.

REVISION NO.	DATE	<p>SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC. Consulting Engineers & Surveyors 909 SOUTH MAIN STREET MANSFIELD, OHIO 44907 TEL (419) 756-7302 FAX (419) 756-0867 EMAIL sjl@njlc.com</p>
		<p>ALTA / ACSM Land Title Survey MANSFIELD SQUARE LTD., A LIMITED PARTNERSHIP PARK AVENUE WEST, MANSFIELD, OHIO</p>
OWNER	ORDERED	
		1" = 80'
DWG NO: EM-1047.AL.14.208		DATE
		FEB. 5, 2014
		SHEET 2 OF 2