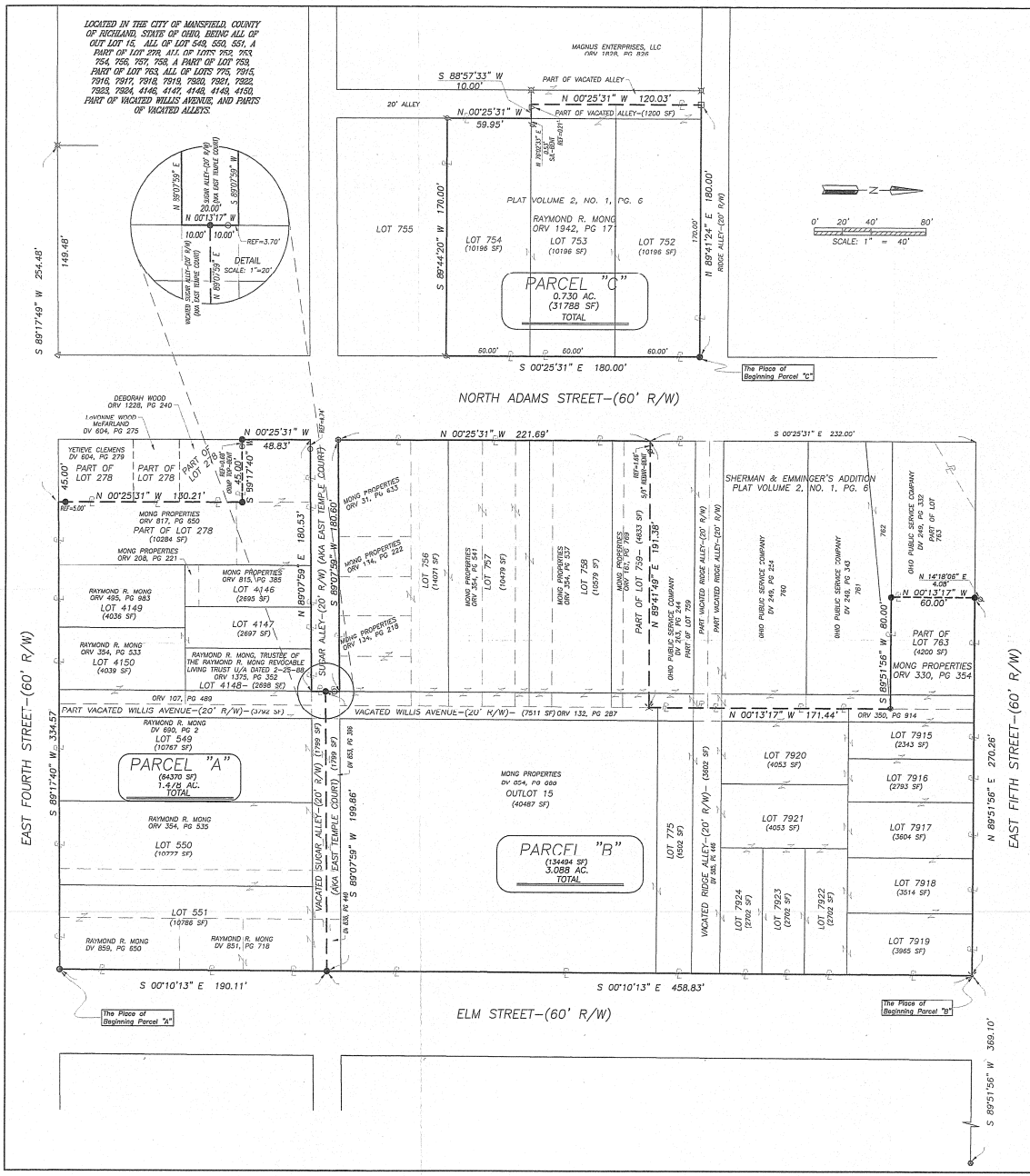

LEGAL DESCRIPTION

PARCEL "A"

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO, BEING A PART OF LOT 278, ALL OF LOTS 549, 550, 551, 4146, 4147, 4148, 4149, 4150, PART OF VACATED WILLIS AVENUE, AND PART OF VACATED SUGAR ALLEY (ALSO KNOWN AS EAST TEMPLE COURT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT AN IRON PIN SET IN THE SOUTHEAST CORNER OF SAID LOT 551, THE SAME BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF ELM STREET-(60' R/W) AND THE NORTH RIGHT OF WAY LINE OF EAST FOURTH STREET-(60' R/W);

THENCE, THE FOLLOWING EIGHT COURSES:

1. SOUTH 89 DEGREES 17 MINUTES 40 SECONDS WEST, 334.57 FEET WITH SAID NORTH RIGHT OF WAY LINE, THE SOUTH LINE OF SAID LOT 551, THE SAME BEING THE SOUTH LINE OF LOTS 550, 549, 4150, 4149, AND 278 RESPECTIVELY TO A POINT IN THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO YETEVE CLEMENS BY DEED VOLUME 604, PAGE 279, SAID IRON PIN ALSO BEING SET IN A SOUTHWEST CORNER OF A PARCEL CONVEYED TO MONG PROPERTIES BY OFFICIAL RECORD VOLUME 817, PAGE 650;
2. NORTH 00 DEGREES 25 MINUTES 31 SECONDS WEST, 130.21 FEET WITH THE EAST LINE OF SAID CLEMENS PARCEL, THE EAST LINE OF A PARCEL CONVEYED TO LAVONNE WOOD MCFARLAND BY DEED VOLUME 604, PAGE 275, AND THE EAST LINE OF A PARCEL CONVEYED TO DEBORAH WOOD BY OFFICIAL RECORD VOLUME 1228, PAGE 240, THE SAME BEING A WEST LINE OF SAID MONG PROPERTIES PARCEL EXTENDED, TO AN IRON PIN SET IN THE NORTHEAST CORNER OF SAID WOOD PARCEL AND IN AN EXISTING INTERIOR CORNER OF A PARCEL CONVEYED TO MONG PROPERTIES BY OFFICIAL RECORD VOLUME 815, PAGE 385, AND PASSING THROUGH AN IRON PIN SET FOR REFERENCE AT 0.00 FEET;
3. SOUTH 89 DEGREES 17 MINUTES 40 SECONDS WEST, 45.00 FEET WITH THE NORTH LINE OF SAID WOOD PARCEL, THE SAME BEING A SOUTH LINE OF THE AFORESAID MONG PROPERTIES PARCEL TO AN IRON PIN SET IN THE NORTHWEST CORNER OF SAID WOOD PARCEL, A SOUTHWEST CORNER OF SAID MONG PROPERTIES PARCEL, AND BEING ON THE WEST LINE OF SAID LOT 278, THE SAME BEING THE EAST RIGHT OF WAY LINE OF NORTH ADAMS STREET-(60' R/W), AND PASSING THROUGH AN IRON PIPE FOUND AT 44.32 FEET;
4. NORTH 00 DEGREES 25 MINUTES 31 SECONDS WEST, 48.83 FEET WITH SAID EAST RIGHT OF WAY LINE OF NORTH ADAMS STREET, THE WEST LINE OF SAID LOT 278, THE SAME BEING A WEST LINE OF SAID MONG PROPERTIES PARCEL TO A POINT IN THE NORTHWEST CORNER OF SAID MONG PROPERTIES PARCEL, THE NORTHWEST CORNER OF SAID LOT 278, THE SAME BEING THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF NORTH ADAMS STREET WITH THE SOUTH RIGHT OF WAY LINE OF SUGAR ALLEY-(20' R/W)(ALSO KNOWN AS EAST TEMPLE COURT);
5. NORTH 89 DEGREES 07 MINUTES 59 SECONDS EAST, 180.53 FEET WITH THE SOUTH RIGHT OF WAY LINE OF SAID SUGAR ALLEY, THE NORTH LINE OF SAID MONG PROPERTIES PARCEL, THE NORTH LINE OF LOT 4146, LOT 4147, AND LOT 4148 TO A POINT IN THE NORTHEAST CORNER OF SAID LOT 4148, AND BEING IN THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE OF SAID SUGAR ALLEY WITH THE WEST RIGHT OF WAY LINE OF A PART OF VACATED WILLIS AVENUE-(20' R/W), AND PASSING THROUGH AN IRON PIPE FOUND AT 0.74 FEET, SAID POINT ALSO BEING REFERENCED BY AN IRON PIN SET NORTH 00 DEGREES 13 MINUTES 17 SECONDS WEST, 10.00 FEET FROM SAID POINT;
6. NORTH 00 DEGREES 13 MINUTES 17 SECONDS WEST, 10.00 FEET WITH SAID WEST RIGHT OF WAY OF VACATED WILLIS AVENUE, THE SAME BEING THE EAST RIGHT OF WAY LINE OF SAID SUGAR ALLEY, TO AN IRON PIN SET IN THE CENTERLINE OF SAID SUGAR ALLEY;
7. NORTH 89 DEGREES 07 MINUTES 59 SECONDS EAST, 199.86 FEET WITH THE CENTERLINE OF VACATED SUGAR ALLEY TO AN IRON PIN SET ON THE WEST RIGHT OF WAY LINE OF ELM STREET-(60' R/W);
8. SOUTH 00 DEGREES 10 MINUTES 13 SECONDS EAST, 190.11 FEET WITH SAID WEST RIGHT OF WAY LINE OF ELM STREET, THE EAST LINE OF SAID VACATED SUGAR ALLEY, AND THE EAST LINE OF SAID LOT 551 TO THE PLACE OF BEGINNING, CONTAINING A TOTAL OF 64,370 SQUARE FEET, MORE OR LESS, OF WHICH 10,284 SQUARE FEET ARE CONTAINED WITHIN SAID PART OF LOT 278, 10,767 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 549, 10,777 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 550, 10,786 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 551, 2,695 SQUARE FEET ARE LOCATED WITHIN SAID LOT 4146, 2,697 SQUARE FEET ARE LOCATED WITHIN SAID LOT 4147, 2,698 SQUARE FEET ARE LOCATED WITHIN SAID LOT 4148, 4,036 SQUARE FEET ARE LOCATED WITHIN SAID LOT 4149, 4,039 SQUARE FEET ARE LOCATED WITHIN SAID LOT 4150, 3,792 SQUARE FEET ARE LOCATED WITHIN SAID PART OF VACATED WILLIS AVENUE, 1,799 SQUARE FEET ARE CONTAINED WITHIN SAID PART OF VACATED SUGAR ALLEY, AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO EXPRESS ANGLES ONLY.

ACCORDING TO A SURVEY MADE IN JULY 2010 BY NATHANIEL B. RAMSEY, OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 8396.

ALL IRON PINS SET ARE 5/8" DIAMETER ROD WITH PLASTIC CAP STAMPED "SJL INC".

LEGAL DESCRIPTION

PARCEL "B"

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO, BEING ALL OF LOTS 752, 753, 754, AND PART OF LOT 763, ALL OF LOTS 775, 7915, 7916, 7917, 7918, 7919, 7920, 7921, 7922, 7923, 7924, ALL OF OUTLOT 15, PART OF VACATED WILLIS AVENUE, AND PARTS OF VACATED ALLEYS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A DRILL HOLE WITH CROSS SET IN THE NORTHEAST CORNER OF SAID LOT 7919, THE SAME BEING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF ELM STREET-(60' R/W) AND THE SOUTH RIGHT OF WAY LINE OF EAST FIFTH STREET-(60' R/W);

THENCE, THE FOLLOWING TEN COURSES:

1. SOUTH 00 DEGREES 10 MINUTES 13 SECONDS EAST, 458.83 FEET WITH SAID WEST RIGHT OF WAY LINE OF ELM STREET AND THE EAST LINE OF SAID LOTS 7919, 7922, 7923, 7924, VACATED RIDGE ALLEY-(20' R/W), LOT 775, OUTLOT 15, VACATED SUGAR ALLEY-(20' R/W) ALSO KNOWN AS EAST TEMPLE COURT, TO AN IRON PIN SET MARKING THE INTERSECTION OF THE CENTERLINE OF SAID SUGAR ALLEY AND SAID WEST RIGHT OF WAY LINE OF ELM STREET;
2. SOUTH 89 DEGREES 07 MINUTES 59 SECONDS WEST, 199.86 FEET WITH SAID CENTERLINE OF VACATED SUGAR ALLEY TO AN IRON PIN SET ON THE EAST RIGHT OF WAY LINE OF SUGAR ALLEY-(20' R/W). THE SAME BEING THE WEST RIGHT OF WAY LINE OF VACATED WILLIS AVENUE-(20' R/W);
3. NORTH 00 DEGREES 13 MINUTES 17 SECONDS WEST, 10.00 FEET WITH SAID EAST LINE OF SUGAR ALLEY AND THE WEST LINE OF SAID VACATED WILLIS AVENUE TO A POINT IN THE NORTHEAST CORNER OF SAID SUGAR ALLEY, THE SAME BEING THE SOUTHEAST CORNER OF SAID LOT 756, AND PASSING THROUGH AN IRON PIPE FOUND AT 8.30 FEET;
4. SOUTH 89 DEGREES 07 MINUTES 59 SECONDS WEST, 180.60 FEET WITH THE NORTH LINE OF SAID SUGAR ALLEY-(20' R/W), THE SAME BEING THE SOUTH LINE OF SAID LOT 756 TO A SURVEY SPIKE SET IN THE SOUTHWEST CORNER OF SAID LOT 756, SAID SPIKE ALSO MARKING THE INTERSECTION OF THE NORTH LINE OF SAID SUGAR ALLEY WITH THE EAST RIGHT OF WAY LINE OF NORTH ADAMS STREET-(60' R/W);
5. NORTH 00 DEGREES 25 MINUTES 31 SECONDS WEST, 221.69 FEET WITH THE WEST LINE OF SAID LOTS 756, 757, 758, AND 759, THE SAME BEING THE EAST RIGHT OF WAY LINE OF NORTH ADAMS STREET-(60' R/W) TO A POINT IN THE NORTHWEST CORNER OF A PARCEL CONVEYED TO MONG PROPERTIES BY OFFICIAL RECORD VOLUME 167, PAGE 769, THE SAME ALSO BEING IN THE SOUTHWEST CORNER OF A PARCEL CURRENTLY OWNED BY OHIO PUBLIC SERVICE COMPANY (DEED VOLUME 263, PAGE 244);
6. NORTH 89 DEGREES 41 MINUTES 49 SECONDS EAST, 191.38 FEET WITH THE NORTH LINE OF SAID MONG PROPERTIES PARCEL, THE SAME BEING THE SOUTH LINE OF SAID OHIO PUBLIC SERVICE COMPANY PARCEL TO A DRILL HOLE WITH CROSS SET IN THE CENTER OF THE AFOREMENTIONED VACATED WILLIS AVENUE-(20' R/W), THE SAME BEING A SOUTHEAST CORNER OF SAID OHIO PUBLIC SERVICE COMPANY PARCEL, AND PASSING THROUGH AN IRON PIN FOUND FOR REFERENCE AT 1.66 FEET;
7. NORTH 00 DEGREES 13 MINUTES 17 SECONDS WEST, 171.44 FEET WITH SAID CENTERLINE OF SAID VACATED WILLIS AVENUE-(20' R/W), THE SAME BEING AN EAST LINE OF SAID OHIO PUBLIC SERVICE COMPANY PARCEL TO A SURVEY SPIKE SET IN A NORTHEAST CORNER THEREOF;
8. SOUTH 89 DEGREES 51 MINUTES 56 SECONDS WEST, 80.00 FEET WITH A NORTH LINE OF SAID OHIO PUBLIC SERVICE COMPANY PARCEL, AND THE SOUTH LINE OF SAID LOT 763 TO AN IRON PIN SET IN AN EXISTING INTERIOR CORNER OF SAID OHIO PUBLIC SERVICE COMPANY PARCEL, THE SAME BEING IN THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO MONG PROPERTIES BY OFFICIAL RECORD VOLUME 330, PAGE 354;
9. NORTH 00 DEGREES 13 MINUTES 17 SECONDS WEST, 60.00 FEET WITH THE WEST LINE OF SAID MONG PROPERTIES PARCEL, THE SAME BEING AN EAST LINE OF SAID OHIO PUBLIC SERVICE COMPANY PARCEL TO AN IRON PIN SET IN THE NORTHERLY COMMON CORNER OF THE AFOREMENTIONED PARCELS, THE NORTH LINE OF SAID LOT 763, AND ALSO BEING ON SAID SOUTH RIGHT OF WAY LINE OF EAST FIFTH STREET-(60' R/W);
10. NORTH 89 DEGREES 51 MINUTES 56 SECONDS EAST, 270.26 FEET WITH THE NORTH LINE OF SAID LOT 763, VACATED WILLIS AVENUE-(20' R/W), LOTS 7915, 7916, 7917, 7918, 7919, THE SAME BEING THE SOUTH RIGHT OF WAY LINE OF SAID EAST FIFTH STREET-(60' R/W) TO THE PLACE OF BEGINNING, CONTAINING A TOTAL OF 134,494 SQUARE FEET, MORE OR LESS, OF WHICH 4,502 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 775, 14,071 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 756, 10,479 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 757, 10,579 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 758, 4,633 SQUARE FEET ARE CONTAINED WITHIN SAID PART OF LOT 759, 4,200 SQUARE FEET ARE CONTAINED WITHIN SAID PART OF LOT 763, 2,343 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 7915, 2,793 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 7916, 3,604 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 7917, 3,514 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 7918, 3,965 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 7919, 4,053 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 7920, 4,053 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 7921, 2,702 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 7922, 2,702 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 7923, 2,702 SQUARE FEET ARE CONTAINED WITHIN SAID LOT 7924, 40,487 SQUARE FEET ARE CONTAINED WITHIN SAID OUTLOT 15, 7,511 SQUARE FEET ARE CONTAINED WITHIN SAID VACATED WILLIS AVENUE, AND 5,401 SQUARE FEET ARE CONTAINED WITHIN SAID VACATED ALLEYS, AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO EXPRESS ANGLES ONLY.

ACCORDING TO A SURVEY MADE IN JULY 2010 BY NATHANIEL B. RAMSEY, OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 8396.

ALL IRON PINS SET ARE 5/8" DIAMETER ROD WITH PLASTIC CAP STAMPED "SJL INC".

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAW 7-21-10
INITIAL DATE
F-4-199

Distances shown hereon are expressed in feet and decimal parts thereof.

Bearings are to an assumed meridian and are used to express angles only.

CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By: Nathaniel B. Ramsey, P.S. #8396 — Date

STATE OF OHIO
NATHANIEL B. RAMSEY
S-8396
REGISTERED
PROFESSIONAL SURVEYOR

LEGEND

- IRON PIPE FOUND
- 5/8" IRON PIN FOUND WITH I.D. CAP MARKED "BLUNK 6320"
- MAGNAL/P.K. SPIKE FOUND
- RAIL ROAD SPIKE FOUND
- IRON PIN FOUND
- IRON PIN FOUND-5/8" IRON PIN WITH I.D. CAP STAMPED "SEILER 6869."
- SURVEY SPIKE SET-4" COTTON GIN SPIKE
- DRILL HOLE SET W/ CROSS CUT
- IRON PIN SET-5/8" REBAR WITH I.D. CAP STAMPED "SJL INC"

SHAFFER JOHNSTON LICHTENWALTER & ASSOCIATES INC.
Consulting Engineers & Surveyors
818 South Main St., Mansfield, Ohio 44907
O: (419) 756-7303
FAX (419) 756-0807 Email: mansfield@sjl-inc.com

SURVEY MADE AT THE REQUEST OF:

RAYMOND R. MONG

SURVEY BY	DRAWN	CHECKED	SCALE	DATE
			1" = 80'	07/26/10

DWG NO: SM-1628A JOB NO: SM-1628A SHEET 1 OF 1