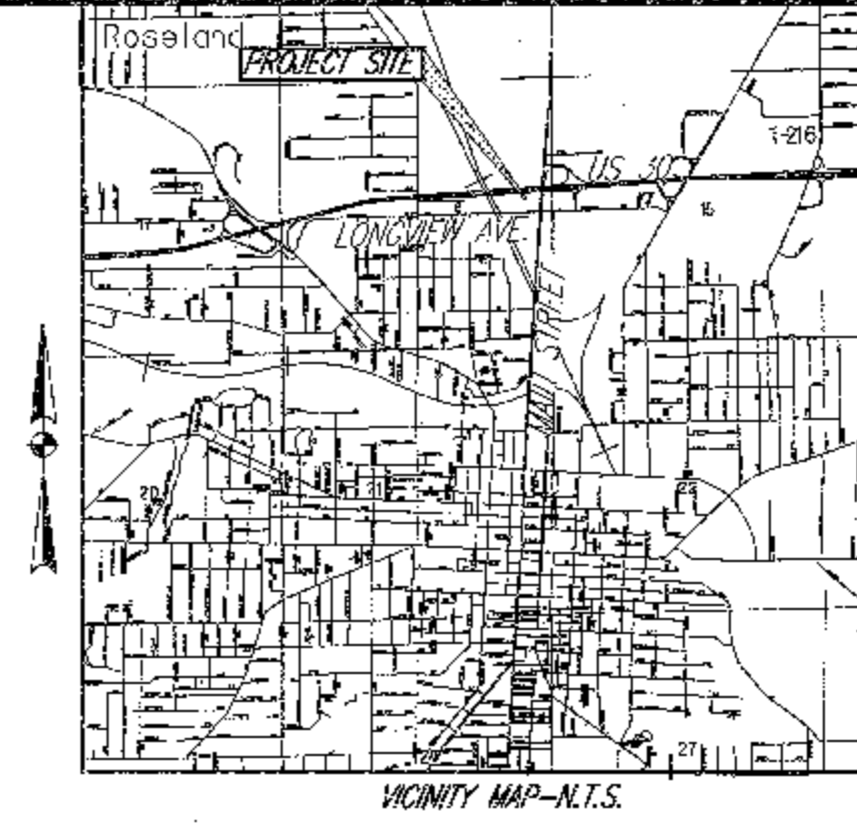




GENERAL NOTES:
 ADDRESS: 58 LONGVIEW AVENUE, 651 N. MAIN STREET, MANSFIELD, OHIO
 THE PROPERTY SURVEYED IS THE SAME PROPERTY AS ACQUIRED BY MLB LTD., AN OHIO LIMITED LIABILITY COMPANY BY GENERAL WARRANTY DEED DATED JUNE 29, 1999, FILED JULY 10, 1999 AND RECORDED IN OFFICIAL RECORD VOLUME 813 PAGE 692, RECORDER'S OFFICE, RICHLAND COUNTY, OHIO, AS PARCEL 1, PARCEL NO. 18, AND PARCEL IV OF SAID GENERAL WARRANTY DEED.
 THE SUBJECT PROPERTY IS CONTIGUOUS TO LONGVIEW AVENUE, NORTH MAIN STREET AND U.S. ROUTE 30, HOWEVER, U.S. ROUTE 30 IS A LIMITED ACCESS HIGHWAY.
 THE SUBJECT PROPERTY HAS DIRECT ACCESS POINTS TO LONGVIEW AVENUE AND NORTH MAIN STREET VIA THE EXISTING ENTRANCES AS SHOWN HEREON.
 BEARINGS ARE BASED ON OHIO STATE PLAIN GRID NORTH AS DETERMINED FROM GPS OBSERVATIONS AND ARE TO BE USED TO DETERMINE DIRECTIONAL VARIATIONS ONLY.
 CONTIGUOUS ARE FROM AERIAL MAPPING PROVIDED BY RICHLAND COUNTY.
 BENCHMARK (VERTICAL) DATUM BASED ON NAVD83(GC0112A), HORIZONTAL DATUM BASED ON NAD83(2011).



UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

TITLE COMMITMENT LEGAL DESCRIPTION:
 SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND AND STATE OF OHIO:
 PARCEL 1:
 BEING PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 21, RANGE 18, AND DESCRIBED AS FOLLOWS:
 BEGINNING ON THE SOUTH LINE OF SAID QUARTER SECTION AT ITS INTERSECTION WITH THE CENTERLINE OF NORTH MAIN STREET;
 THENCE SOUTH 87 DEGREES 26 MINUTES WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, WHICH IS ALSO THE CENTERLINE OF LONGVIEW AVENUE, 480.00 FEET;
 THENCE NORTHERLY 517.00 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT NO. 17645, WHICH POINT IS 480.00 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF NORTH MAIN STREET ROAD;
 THENCE SOUTH 89 DEGREES 55 MINUTES EAST ALONG THE SOUTHERLY LINES OF LOTS NUMBER 17645 AND NUMBER 17646, 293.23 FEET;
 THENCE SOUTH ALONG THE WEST SIDE OF A 15 FOOT ALLEY, 46.00 FEET;
 THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT NO. 17611 AND ITS EASTERLY PROLONGATION, 195.00 FEET TO THE CENTERLINE OF NORTH MAIN STREET ROAD;
 THENCE SOUTH 04 DEGREES 05 MINUTES WEST ALONG SAID CENTERLINE, 423.00 FEET TO THE PLACE OF BEGINNING,
 CONTAINING APPROXIMATELY 3.21 ACRES, MORE OR FEWER, BUT SUBJECT TO ALL LEGAL HIGHWAYS
 PARCEL 2:
 AND BEING PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 21, RANGE 18, TOWNSHIP OF MADISON, INCLUDING A PORTION OF THE FORMER NEW TRENTON ADDITION RETURNED TO ACREAGE, AND MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT WHERE THE CENTERLINE OF NORTH MAIN STREET (S.R. 13) INTERSECTS THE CENTERLINE OF LONGVIEW AVENUE;
 THENCE SOUTH 07 DEGREES 36 MINUTES WEST ALONG THE CENTERLINE OF LONGVIEW AVENUE, 480.00 FEET;
 THENCE NORTH 03 DEGREES 10 MINUTES 57 SECONDS EAST, 60.19 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
 THENCE NORTH 27 DEGREES 24 MINUTES 20 SECONDS WEST ALONG A LINE PASSING ALONG THE EASTERLY FACE OF A BUILDING TO THE WEST, 535.32 FEET;
 THENCE SOUTH 89 DEGREES 12 MINUTES 00 SECONDS EAST, 272.42 FEET;
 THENCE SOUTH 03 DEGREES 10 MINUTES 57 SECONDS WEST, 457.89 FEET TO THE PLACE OF BEGINNING,
 AND CONTAINING 1.43 ACRES MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS
 THIS DESCRIPTION COMPILED FROM INFORMATION ON A SURVEY DONE BY BOYD WIERMAN IN OCTOBER 1939, AND ACCORDING TO SURVEY OF C.B. PAPPERT REGISTERED SURVEYOR #2871.
 PARCEL 3:
 BEING A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 21, RANGE 18 AND DESCRIBED AS FOLLOWS:
 BEGINNING ON THE SOUTH LINE OF SAID QUARTER SECTION AT A POINT 480 FEET WEST FROM ITS INTERSECTION WITH THE CENTER LINE OF NORTH MAIN STREET ROAD;
 THENCE SOUTH 87 DEGREES 26 MINUTES WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION AND THE CENTER LINE OF LONGVIEW AVENUE 115.2 FEET;
 THENCE NORTH 22 DEGREES 56 MINUTES WEST IN THE ROCKY FORK CREEK, 625.95 FEET;
 THENCE SOUTH 89 DEGREES 55 MINUTES EAST ALONG THE SOUTH LINE OF LOTS 84, 77 AND 44 IN NEW TRENTON ALLOTMENT, 432 FEET TO A POINT 480 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF NORTH MAIN STREET ROAD;
 THENCE SOUTH 517 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.33 ACRES MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.
 SAVE AND ACCEPT THE FOLLOWING:
 SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 21, RANGE 18, MADISON TOWNSHIP, INCLUDING A PORTION OF THE FORMER NEW TRENTON ADDITION RETURNED TO ACREAGE AND MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT WHERE THE CENTERLINE OF NORTH MAIN STREET ROAD (S.R. 13) INTERSECTS THE CENTERLINE OF LONGVIEW AVENUE;
 THENCE SOUTH 87 DEGREES 56 MINUTES WEST ALONG THE CENTERLINE OF LONGVIEW AVENUE 480.00 FEET;
 THENCE NORTH 3 DEGREES 10 MINUTES 57 SECONDS EAST 60.19 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
 THENCE NORTH 27 DEGREES 24 MINUTES 20 SECONDS WEST ALONG A LINE PASSING ALONG THE EASTERLY FACE OF A BUILDING TO THE WEST 535.32 FEET;
 THENCE SOUTH 89 DEGREES 12 MINUTES 00 SECONDS EAST 272.42 FEET;
 THENCE SOUTH 03 DEGREES 10 MINUTES 57 SECONDS WEST 457.89 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.43 ACRES MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.
 THIS DESCRIPTION IS COMPILED FROM INFORMATION ON A SURVEY DONE BY BOYD WIERMAN IN OCTOBER 1939.

FLOOD ZONE CLASSIFICATION:
 BY GRAPHICAL ANALYSIS ON 1"=50' SUBJECT PROPERTY IS ENTIRELY LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 39159C0144E DATED 04/04/2011.
 TIGER PROPERTIES, LTD.
 ORY. 1021, PG. 338
 P.P.N. 0289061105000

ACREAGE SUMMARY:
 NET LAND AREA= 5.1560 AC.
 LIMITED ACCESS R/W= 2.4748 AC.
 STANDARD R/W= 0.9261 AC.
 TOTAL GROSS LAND AREA= 8.5569 AC.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FORM:
 SCHEDULE 15-SECTION 1
 COMMITMENT NO. 15-09-280
 EFFECTIVE DATE: FEBRUARY 24, 2016 AT 8:00 A.M.

- ITEM 1 THRU ITEM 9 ~ NOT SURVEY ITEMS
 ITEM 10 ~ JUDGMENT ENTRY WITH SETTLEMENT WITH STATE OF OHIO, RECORDED AT OFFICIAL RECORD VOLUME 1472, PG. 357, (ALL PARCELS), AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
 ITEM 11 ~ EASEMENT TO UNITED TELEPHONE COMPANY OF OHIO, RECORDED AT OFFICIAL RECORD VOLUME 93, PAGE 238 (ALL PARCELS), DOES NOT AFFECT THE SUBJECT PROPERTY.
 ITEM 12 ~ EASEMENT TO THE OHIO PUBLIC SERVICE COMPANY, RECORDED AT DEED VOLUME 229, PAGE 585 (ALL PARCELS), DOES NOT AFFECT THE SUBJECT PROPERTY.
 ITEM 13 ~ RIGHT OF WAY TO THE OHIO FUEL GAS COMPANY, RECORDED AT OFFICIAL RECORD VOLUME 378, PAGE 202; DEED VOLUME 441, PAGE 63; AND DEED VOLUME 381, PAGE 211, (ALL PARCELS), AFFECTS SUBJECT PROPERTY, BEGINNING TO BE LAIN WITHIN LONGVIEW AVENUE AND WITHIN 30 FEET OF THE CENTERLINE OF STATE ROUTE 13.
 ITEM 14 ~ EASEMENT TO STATE OF OHIO FOR HIGHWAY PURPOSES, RECORDED AT DEED VOLUME 435, PAGE 273; DEED VOLUME 434, PAGE 525; AND DEED VOLUME 424, PAGE 546, (ALL PARCELS), AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
 ITEM 15 ~ EASEMENT TO CITY OF MANSFIELD FOR STORM SEWER AND APPURTENANCES, RECORDED AT DEED VOLUME 606, PAGE 561, (ALL PARCELS), DOES NOT AFFECT SUBJECT PROPERTY.
 ITEM 16 ~ NOT A SURVEY ITEM
 ITEM 17 ~ SUBJECT TO AN EASEMENT OF A 30 FOOT STRIP ALONG THE RAILWAY RIGHT-OF-WAY FROM NORTH MAIN STREET TO THE RAILWAY SIDING TO THE CITY OF MANSFIELD FOR WATER WORKS PURPOSES, RECORDED AT DEED VOLUME 73, PAGE 475. ~ DOES NOT AFFECT THE SUBJECT PROPERTY.
 ITEM 18 ~ EASEMENT TO STATE OF OHIO FOR SEWER PURPOSES RECORDED AT DEED VOLUME 434, PAGE 527 AND DEED VOLUME 435, PAGE 279, AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
 ITEM 19 ~ NOT A SURVEY ITEM
 ITEM 20 ~ TITLE TO THAT PORTION OF THE PROPERTY WITHIN THE BOUNDS OF ANY LEGAL HIGHWAYS. ~ AFFECTS SUBJECT PROPERTY, SHOWN HEREON
 ITEM 21 THRU ITEM 23 ~ NOT SURVEY ITEMS

ZONING CLASSIFICATION:
 1167.05 1-2 GENERAL IMPACT INDUSTRIAL DISTRICT.
 (1) AREA, HEIGHT AND BULK REGULATIONS.
 (2) MINIMUM LOT AREA: 20,000 SQUARE FEET.
 (3) MINIMUM LOT WIDTH: 100 FEET.
 (4) MINIMUM YARD REQUIREMENTS:
 A. FRONT YARD: 50 FEET.
 B. SIDE AND REAR YARDS: ANY SIDE OR REAR YARD ADJOINING ANY DISTRICT OTHER THAN R-1, R-2 OR MF SHALL BE A MINIMUM OF 10 FEET AND MEET ALL APPLICABLE PROVISIONS OF THE OHIO BASIC BUILDING CODE. ANY SIDE OR REAR YARD ADJOINING AN R-1, R-2 OR MF DISTRICT, OR A SINGLE, TWO-FAMILY, MULTIFAMILY OR TOWNHOUSE DWELLINGS SHALL BE A MINIMUM OF 150 FEET.
 (5) MAXIMUM BUILDING HEIGHT: 100 FEET.
 (6) OTHER REQUIREMENTS: PARKING IS PERMITTED TO OCCUPY PART OF ANY REQUIRED FRONT YARD SUBJECT TO SITE PLAN AND LANDSCAPING PLAN APPROVAL BY THE COMMISSION. OUTDOOR STORAGE OR USE AREAS SHALL BE ENCLOSED ON ALL SIDES BY AN OBSCURING FENCE SIX FEET HIGH.

SURVEY LEGAL DESCRIPTION:
 SITUATED IN THE TOWNSHIP OF MADISON, CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 21, RANGE 18 WEST, AND BEING A PORTION OF THE PROPERTY CONVEYED TO MLB, LTD., BY OFFICIAL RECORD VOLUME 813, PAGE 692 OF THE RICHLAND COUNTY RECORDER'S RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING FOR THE SAME AT A SURVEY SPIKE SET IN MARKING THE INTERSECTION OF THE CENTERLINE OF LONGVIEW AVENUE (R/W 60') WITH THE OLD CENTERLINE OF NORTH MAIN STREET (STATE ROUTE 13) (VARIABLE R/W);
 THENCE THE FOLLOWING SIX COURSES:
 1. SOUTH 89 DEGREES 22 MINUTES 57 SECONDS WEST, 595.18 FEET ALONG SAID CENTERLINE OF LONGVIEW AVENUE TO A MAGNOL SPIKE SET IN THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO TIGER PROPERTIES LIMITED BY OFFICIAL RECORD VOLUME 1021, PAGE 338;
 2. NORTH 27 DEGREES 03 MINUTES 21 SECONDS WEST, 600.70 FEET ALONG THE EAST LINE OF SAID TIGER PROPERTIES LIMITED TO A POINT ON THE SOUTH LINE OF A 15' WIDE ALLEY (NEW TRENTON SUBDIVISION P.P. 2-3, PG. 31), SAID POINT BEING INTERFERED BY AN IRON PIN SET SOUTH 83 DEGREES 41 MINUTES 21 SECONDS EAST, 50.00 FEET FROM SAID POINT;
 3. SOUTH 85 DEGREES 41 MINUTES 21 SECONDS EAST, 722.39 FEET ALONG THE SOUTH LINE OF SAID ALLEY, THE SOUTH LINE OF LOT 17640, THE SOUTH LINE OF TRINE STREET (50' R/W), LOT 17647, THE SOUTH LINE OF A 15' WIDE ALLEY, THE SOUTH LINE OF LOT 17646, THE SOUTH LINE OF BERTIE STREET (50' R/W), THE SOUTH LINE OF LOT 17645 TO AN IRON PIN SET IN THE SOUTHWEST CORNER OF SAID LOT 17645, SAID IRON PIN ALSO BEING ON THE WEST LINE OF A 15' WIDE ALLEY;
 4. SOUTH 04 DEGREES 35 MINUTES 39 SECONDS WEST, 46.00 FEET ALONG THE WEST LINE OF SAID ALLEY TO AN IRON PIN SET IN THE SOUTHWEST CORNER THEREOF;
 5. SOUTH 85 DEGREES 41 MINUTES 21 SECONDS EAST, 195.00 FEET ALONG THE SOUTH LINE OF SAID ALLEY AND THE SOUTH LINE OF LOT 17611 AND THE EASTERLY PROLONGATION THEREOF TO A MAGNOL SPIKE SET ON THE AFOREMENTIONED CENTERLINE OF NORTH MAIN STREET (STATE ROUTE 13);
 6. SOUTH 04 DEGREES 35 MINUTES 39 SECONDS WEST, 422.52 FEET ALONG SAID CENTERLINE TO THE PLACE OF BEGINNING AND CONTAINING A TOTAL OF 3.5569 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, LEASES, RESERVATIONS, AND USE RESTRICTIONS OF RECORD.
 ACCORDING TO SURVEY BY K.E. MCCARTNEY & ASSOCIATES, INC. MADE SEPTEMBER, 2015.

TO: THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO AND SOUTHERN TITLE OF OHIO, LTD., 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 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, 5, 6, 7, 8, 9, 10, 11, 13, 14, 16, 18, 19, 20A, 20B OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 9/9/2015.
 DATE OF PLAT OR MAP: 03/17/2016
 NATHANIEL B. RAWSEY
 S-9396
 PROFESSIONAL SURVEYOR
 REGISTERED IN OHIO

NATHANIEL B. RAWSEY, P.S. NO. 8396
 for K.E. McCartney & Associates, Inc.

- LEGEND:**
- ⊕ MONITORING WELL
 - ⊞ EXISTING AIR CONDITIONING UNIT
 - ⊞ EXISTING ELEC. METER
 - ⊞ EXISTING SIGN
 - ⊞ EXISTING FIRE HYDRANT
 - ⊞ GAS VALVE
 - ⊞ GAS VEIN
 - ⊞ EXISTING GAS SERVICE STOP
 - ⊞ EXISTING GAS METER
 - ⊞ EXISTING WATER VALVE
 - ⊞ EXISTING SERVICE STOP
 - ⊞ EXISTING SIURUP
 - ⊞ EXISTING TREE
 - ⊞ TREE STUMP
 - ⊞ OR ⊞ EXISTING CATCH BASIN
 - ⊞ IRON PIN FOUND-UNLESS NOTED
 - ⊞ SURVEY SPIKE SET - 3" LONG
 - ⊞ MAGNOL SPIKE SET - 2" LONG
 - ⊞ IRON PIN SET WITH CAP STAMPED "MCCARTNEY 5-7921" (5/8" DIA. x 30" LONG)
 - ⊞ BENCHMARK
 - ⊞ EXISTING TELEPHONE POLE
 - ⊞ EXISTING TELEPHONE/POWER POLE
 - ⊞ EXISTING TELEPHONE/POWER/LIGHT POLE
 - ⊞ EXISTING POWER POLE
 - ⊞ CITY ANCHOR (DIPAD MAN)

536 E. Grand Street
 Mansfield, OH 44893
 Phone: 419/525-0953
 Fax: 419/525-0635

KEM
 K.E. MCCARTNEY & ASSOCIATES
 ENGINEERS-PLANNERS-SURVEYORS

MLB, LTD., AN OHIO LIMITED LIABILITY COMPANY

ALTA/A.C.S.M. LAND TITLE SURVEY
 BEING A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 18 WEST, MADISON TWP., CITY OF MANSFIELD, RICHLAND COUNTY, OHIO