

STEWART TITLE GUARANTY COMPANY  
 COMMITMENT FOR TITLE INSURANCE  
 SCHEDULE G - PART 1  
 FILE NO. 01032-9426  
 EFFECTIVE DATE, JANUARY 15, 2014 AT 7:00 A.M.

- ITEM 1 THRU ITEM 9 ~ NOT SURVEY ITEMS
- ITEM 10 THRU ITEM 27 ~ DO NOT APPLY TO THE SURVEYED PARCELS
- ITEM 28 ~ EASEMENT GRANTED TO THE MARION RESERVE POWER COMPANY OF RECORD IN DEED BOOK 252 PAGE 240. ~ AFFECTS SUBJECT PROPERTY, BLANKET EASEMENT.
- ITEM 29 ~ EASEMENT GRANTED TO THE OHIO PUBLIC SERVICE COMPANY OF RECORD IN DEED BOOK 322 PAGE 157. ~ DOES NOT AFFECT SUBJECT PROPERTY.
- ITEM 30 ~ EASEMENT GRANTED TO THE MANFIELD TELEPHONE CO. OF RECORD IN DEED BOOK 431 PAGE 278. ~ DOES NOT AFFECT SUBJECT PROPERTY.
- ITEM 31 ~ RIGHT OF WAY EASEMENT GRANTED TO THE OHIO FUEL GAS CO. OF RECORD IN DEED BOOK 460 PAGE 119. ~ AFFECTS SUBJECT PARCEL, TO BE WITHIN 3" INSIDE POLE LINE, APPROXIMATE LOCATION SHOWN HEREON.
- ITEM 32 ~ RIGHT OF WAY EASEMENT GRANTED TO THE CITY OF MANFIELD, OHIO OF RECORD IN DEED BOOK 464 PAGE 721. ~ DOES NOT AFFECT SUBJECT PROPERTY.
- ITEM 33 ~ EASEMENT GRANTED TO UNITED TELEPHONE COMPANY OF OHIO OF RECORD IN DEED BOOK 656 PAGE 643. ~ DOES NOT AFFECT SUBJECT
- ITEM 34 ~ OIL AND GAS LEASE BETWEEN LEO GILBERT AND MARTHA GILBERT AND MT. CARMEL DRILLING COMPANY OF RECORD IN LEASE RECORD 34 PAGE 334. MARGINAL NOTATIONS OF AFFIDAVIT OF NON-COMPLIANCE OF RECORD IN LEASE RECORD 55 PAGE 582, MARGINAL NOTATIONS OF AGREEMENT OF RECORD IN LEASE RECORD 574 PAGE 1 LEASE RECORD 59 PAGE 383. ~ DOES NOT AFFECT SUBJECT PARCEL, BLANKET EASEMENT
- ITEM 35 ~ OIL AND GAS LEASE BETWEEN LEO GILBERT AND MARTHA GILBERT AND MT. CARMEL DRILLING COMPANY OF RECORD IN LEASE RECORD 34 PAGE 321. MARGINAL NOTATIONS OF AFFIDAVIT OF NON-COMPLIANCE OF RECORD IN LEASE RECORD 55 PAGE 582, MARGINAL NOTATIONS OF AGREEMENT OF RECORD IN LEASE RECORD 59 PAGE 383. ~ AFFECTS SUBJECT PARCEL, BLANKET EASEMENT
- ITEM 36 ~ RIGHT OF WAY EASEMENT GRANTED TO THE OHIO FUEL GAS COMPANY OF RECORD IN DEED BOOK 418 PAGE 132. ~ UNABLE TO LOCATE, APPEARS TO BE ALONG LEDINGTON-SPRINGMALL ROAD.
- ITEM 37 THRU ITEM 64 ~ DO NOT APPLY TO THE SURVEYED PARCELS
- ITEM 65 THRU ITEM 67 ~ NOT SURVEY ITEMS.

UTILITY STATEMENT  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITIES MARKED PER OUPS MEMBER COMPANIES AS PER TICKET NO. 167903791. 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.

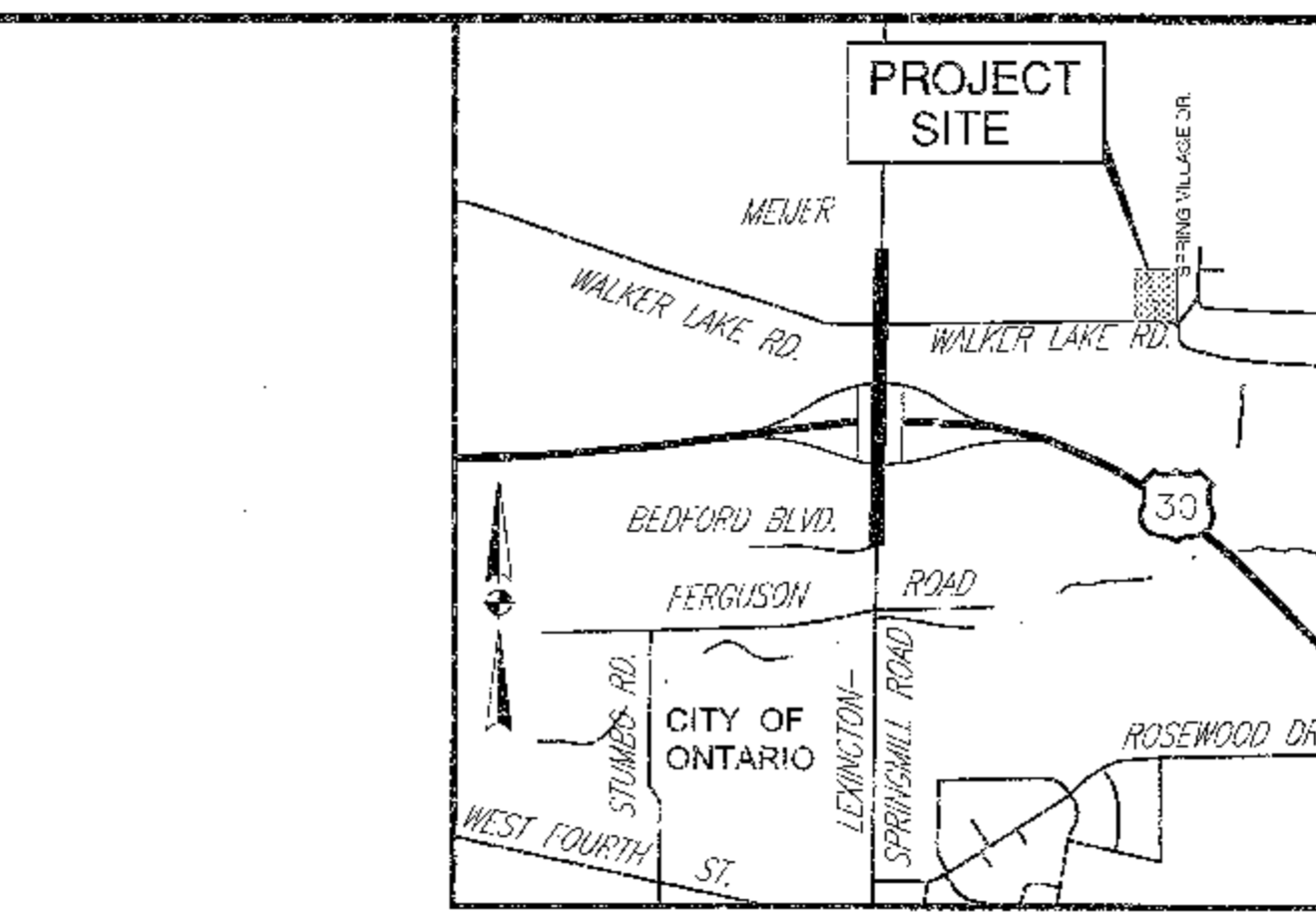
**PARCEL 1**  
 BEING PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 21, RANGE 19 AND BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER; THENCE SOUTH, ALONG THE EAST LINE OF THE QUARTER, 511.5 FEET; THENCE WEST 925.32 FEET; THENCE NORTH 511.5 FEET TO THE NORTH LINE OF THE QUARTER; THENCE EAST, ALONG THE NORTH LINE 925.32 FEET TO THE PLACE OF BEGINNING, CONTAINING 10.86 ACRES MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS.  
 PPN. 039-91-500-02-000

**PARCEL 2**  
 SITUATED IN THE TOWNSHIP OF SPRINGFIELD, COUNTY OF RICHLAND AND STATE OF OHIO, AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 21, RANGE 19 AND DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER 511.5 FEET SOUTH FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID QUARTER, 887 FEET TO THE CENTER OF WALKER LAKE ROAD (C.H. 164); THENCE WEST, ALONG THE CENTER OF SAID C.H. 164, 925.32 FEET TO A POINT IN SAID QUARTER BEING 103.92 FEET EAST FROM THE WEST LINE OF SAID QUARTER; THENCE NORTH, PARALLEL TO SAID WEST LINE OF THE QUARTER, 887 FEET; THENCE EAST, 925.32 FEET TO THE PLACE OF BEGINNING, CONTAINING 10.8 ACRES, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.  
 PPN. 039-91-500-01-000

**LEGEND**

|  |                                |  |                                     |
|--|--------------------------------|--|-------------------------------------|
|  | EXISTING AIR CONDITIONING UNIT |  | TREE STUMP                          |
|  | EXISTING ELECTRIC METER        |  | EXISTING CATCH BASIN                |
|  | EXISTING SIGN                  |  | IRON PIN FOUND - USELESS NOTED      |
|  | EXISTING FIRE HYDRANT          |  | MARGINAL SPIKE SET - 2" LONG        |
|  | GAS VALVE                      |  | IRON PIN SET WITH CAP STAMPED       |
|  | GAS VENT                       |  | IRON PIN SET WITH CAP STAMPED       |
|  | EXISTING GAS SERVICE STOP      |  | DENOISMARK                          |
|  | EXISTING GAS METER             |  | EXISTING TELEPHONE POLE             |
|  | EXISTING WATER VALVE           |  | EXISTING TELEPHONE/POWER POLE       |
|  | EXISTING SERVICE STOP          |  | EXISTING TELEPHONE/POWER/LIGHT POLE |
|  | EXISTING SHELTER               |  | EXISTING POWER POLE                 |
|  | EXISTING TREE                  |  | GUY ANCHOR (DEAD MAN)               |

**GENERAL NOTES:**  
 ADDRESS: NO ADDRESS ASSIGNED.  
 THE PROPERTY SURVEYED IS THE SAME PROPERTY AS ACQUIRED BY THE STATE OF OHIO (THE OHIO STATE UNIVERSITY) BY DEED OF GIFT DATED MAY 19, 1985, FILED JULY 6, 1985 AND RECORDED IN DEED VOLUME 562 PAGE 211, RECORDER'S OFFICE, RICHLAND COUNTY, OHIO, AS PARCELS 2-3, AND PARCEL 5 OF SAID DEED OF GIFT.  
 NO EVIDENCE OF RECENT EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
 NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO SURVEYOR. FURTHERMORE, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
 NO WETLAND DELINEATION WAS PROVIDED TO SURVEYOR. NO MARKINGS WERE OBSERVED AT THE TIME FIELDWORK WAS COMPLETED.  
 THE SUBJECT PROPERTY IS CONTIGUOUS TO WALKER LAKE ROAD, AND LOCATED AT THE CORNER OF SPRING VILLAGE LANE.  
 THE SUBJECT PROPERTY HAS DIRECT ACCESS TO WALKER LAKE ROAD.  
 ZONING: PROPERTY WITHIN CITY OF MANSFIELD IS ZONED "M", PROPERTY WITHIN THE CITY OF ONTARIO IS ZONED "P-1". BEARINGS ARE BASED ON OHIO STATE PLANE GRID NORTH AS DETERMINED FROM GPS OBSERVATIONS AND ARE TO BE USED TO DETERMINE DIRECTIONAL VARIATIONS ONLY.



**PARCEL 1**  
 SITUATED IN THE TOWNSHIP OF SPRINGFIELD, CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 19 WEST, AND BEING A PORTION OF THE PROPERTY CONVEYED TO STATE OF OHIO (THE OHIO STATE UNIVERSITY) BY DEED VOLUME 562, PAGE 211 OF THE RICHLAND COUNTY RECORDER'S RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING FOR THE SAME AT AN IRON PIN SET IN THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE, THE FOLLOWING FOUR COURSES:  
 1. SOUTH 00 DEGREES 18 MINUTES 06 SECONDS WEST, 520.08 FEET ALONG THE EAST LINE OF SAID QUARTER TO AN IRON PIN SET;  
 2. SOUTH 89 DEGREES 47 MINUTES 12 SECONDS WEST, 925.90 FEET TO AN IRON PIN FOUND IN THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO 35 LEX-SPRINGMALL INV. LTD. BY DEED VOLUME 1101, PAGE 176;  
 3. NORTH 00 DEGREES 19 MINUTES 03 SECONDS EAST, 520.08 FEET ALONG THE EAST LINE OF SAID 35 LEX-SPRINGMALL INV. LTD. PARCEL TO AN IRON PIN SET ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;  
 4. NORTH 89 DEGREES 47 MINUTES 12 SECONDS EAST, 925.79 FEET ALONG SAID NORTH LINE OF SAID QUARTER TO THE PLACE OF BEGINNING AND CONTAINING 11.690 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 AUGUST, 2016.  
 PPN. 039-91-500-02-000

**PARCEL 2**  
 SITUATED IN THE TOWNSHIP OF SPRINGFIELD, CITY OF ONTARIO, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 19 WEST, AND BEING A PORTION OF THE PROPERTY CONVEYED TO STATE OF OHIO (THE OHIO STATE UNIVERSITY) BY DEED VOLUME 562, PAGE 211 OF THE RICHLAND COUNTY RECORDER'S RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT AN IRON PIN SET IN THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE, SOUTH 00 DEGREES 18 MINUTES 06 SECONDS WEST, 520.08 FEET ALONG THE EAST LINE OF SAID QUARTER TO AN IRON PIN SET; THE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;  
 THENCE, THE FOLLOWING FOUR COURSES:  
 1. SOUTH 00 DEGREES 18 MINUTES 06 SECONDS WEST, 887.04 FEET ALONG THE EAST LINE OF SAID QUARTER TO AN IRON PIN SET ON THE FORMER CENTERLINE OF WALKER LAKE ROAD (C.H. 164);  
 2. SOUTH 89 DEGREES 14 MINUTES 50 SECONDS WEST, 925.97 FEET ALONG THE CENTERLINE OF WALKER LAKE ROAD TO A POINT IN THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO CHARLES L. GILBERT TRUSTEE U/A/W CHARLES L. GILBERT LIVING REVOCABLE TRUST DTD 6/7/10 BY DEED VOLUME 2033, PAGE 476 AND MARTHA A. GILBERT TRUSTEE U/A/W MARLYN A. GILBERT LIVING REVOCABLE TRUST DTD 6-7-10 BY DEED RECORD VOLUME 2033, PAGE 472;  
 3. NORTH 00 DEGREES 19 MINUTES 03 SECONDS EAST, 879.61 FEET ALONG THE EAST LINE OF SAID GILBERT TRUST PARCEL TO AN IRON PIN FOUND IN THE NORTHEAST CORNER THEREOF, AND PASSING THROUGH AN IRON PIN FOUND FOR REFERENCE AT 42.75 FEET;  
 4. NORTH 89 DEGREES 47 MINUTES 12 SECONDS EAST, 925.90 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.72 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 AUGUST, 2016.  
 PPN. 039-91-500-01-000

TO: CARNEGIE MANAGEMENT AND DEVELOPMENT CORPORATION AND FIDELITY NATIONAL TITLE  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3,4,6,11,13,14,16,17,18 OF 2016 A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/22/2016.  
 DATE OF PLAT OR MAP: 08/22/2016  
 NATHANIEL B. RAMSEY, P.S. NO. 8386  
 REGISTERED PROFESSIONAL SURVEYOR  
 for K.E. McCartney & Associates, Inc.

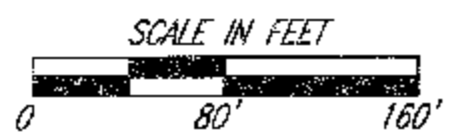
526 E. Broad Street  
 Mansfield, OH 44802  
 T: 419-226-0993  
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**KEM**  
 K.E. MCCARTNEY & ASSOCIATES  
 ENGINEERS, PLANNERS & SURVEYORS

**WALKER LAKE ROAD**

**A.L.T.A./N.S.P.S. LAND TITLE SURVEY**  
 BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 19 WEST, SPRINGFIELD TWP., CITY OF MANSFIELD & CITY OF ONTARIO, RICHLAND COUNTY, OHIO

PREPARED BY K.E. MCCARTNEY & ASSOCIATES, INC. DATE: 8/22/2016. JOB NO.: 54-540. SHEET NAME: ALTA. SCALE: 1" = 80'.  
 CHARLES L. GILBERT, TRUSTEE U/A/W CHARLES L. GILBERT LIVING REVOCABLE TRUST DTD 6/7/10 (5' INTEREST) CHY. 2063, PG. 476.  
 MARTHA A. GILBERT, TRUSTEE U/A/W MARTHA A. GILBERT LIVING REVOCABLE TRUST DTD 6-7-10 (5' INTEREST) CHY. 2033, PG. 472.



**FLOOD ZONE CLASSIFICATION**  
 BY GRAPHICAL ANALYSIS ONLY THE SUBJECT PROPERTY IS ENTIRELY LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 39139D0140C DATED 04/14/2011.

NEW SURVEY OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 EAK 073-16  
 INITIAL DATE  
 F4-229