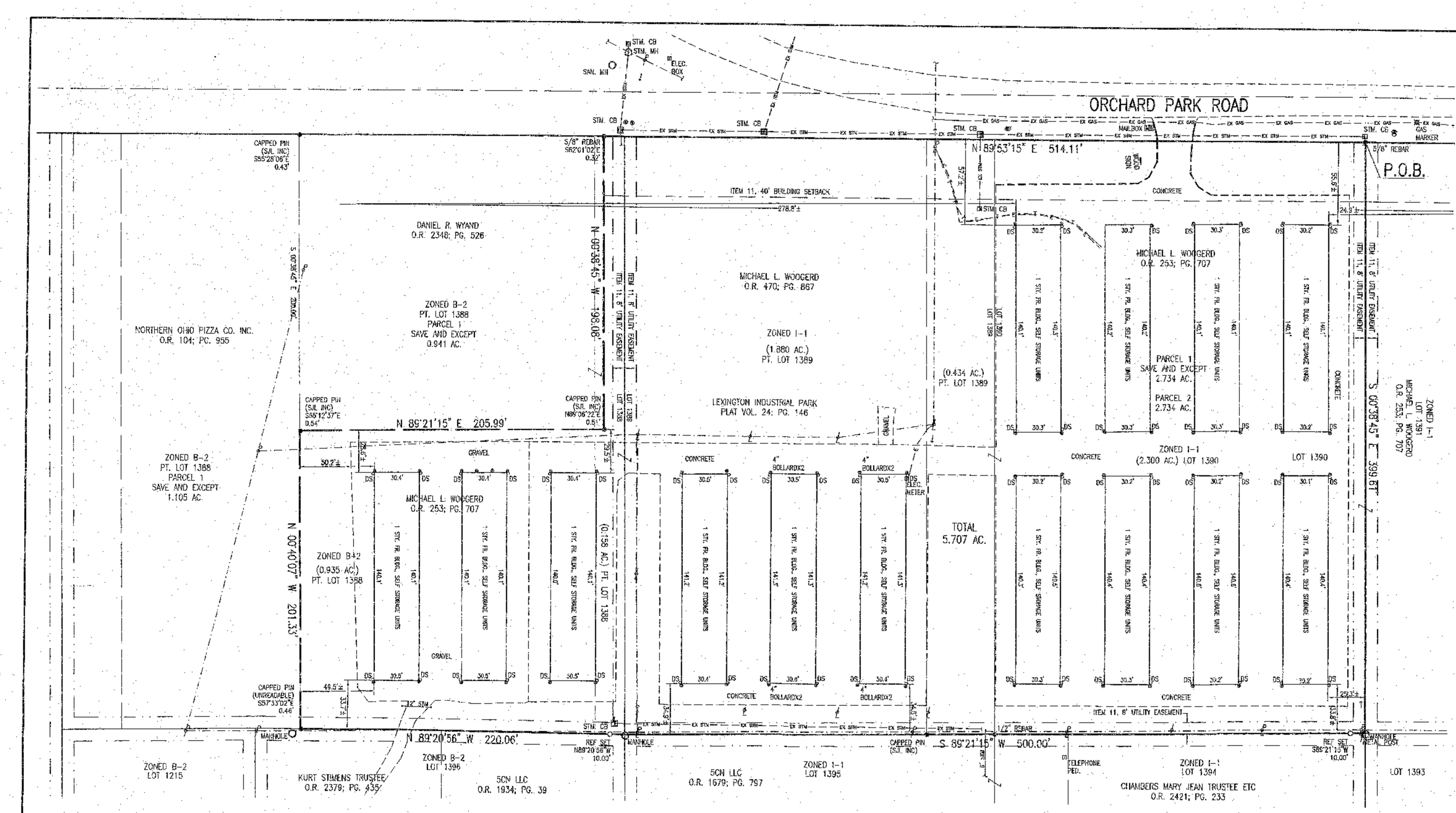

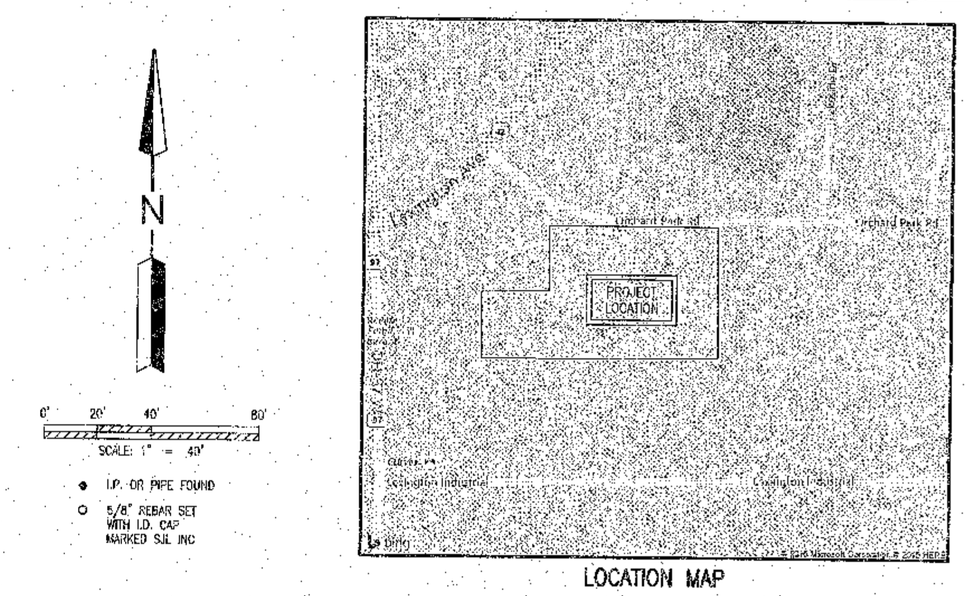

LOCATION MAP

PARCEL 1
Situated in the Village of Lexington, County of Richland and State of Ohio and being Lot Number One Thousand three hundred Eighty-eight (#1388), except the west 40 feet thereof, Lots One Thousand Three Hundred Eighty-nine, One Thousand Three Hundred ninety, One Thousand Three Hundred Ninety-one (#1389, #1390, #1391) and known as Industrial Park located in the Northwest Quarter of Section 18, Township 20, Range 18, Richland County, Ohio.

SAVE AND EXCEPT THE BELOW THE FOLLOWING:
Situated in the Village of Lexington, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 18, Township 20, Range 18 and more particularly described as follows: Being a part of Lot Number One Thousand Three Hundred Eighty-eight (#1388) of the consecutively numbered lots in the Village of Lexington as shown in the Lexington Industrial Park, Block 2 as recorded in the Richland County Records Plat Book 24, Page 145 and further described as follows: Beginning at a survey marker found 40 feet East of the Northwest corner of Lot #1388; being on the South right of way of Orchard Park Road (C.R. 322) and the North line of Lot #1389 at the Northeast corner of lands now or formerly owned by Spartan Restaurants, Inc.; thence South 88 degrees 20 minutes 00 seconds East along the south right of way of Orchard Park Road (C.R. 322), and the North line of Lot #1388 a distance of 1200.00 feet to a survey marker set; thence South 01 degree 05 minutes 00 seconds West parallel to the West line of Lot #1388 a distance of 401.32 feet to a survey marker set on the south line of Lot #1388; thence N 87 degrees 34 minutes 11 seconds West along and with the south line of Lot #1388 a distance of 30.03 feet to a 1/2 inch iron pin found at the northeast corner of Lot #1396; thence North 38 degrees 52 minutes 03 seconds West along and with the south line of Lot #1388 a distance of 90.21 feet to a survey marker found at the southeast corner of said Spartan Foods, Inc. lands; thence North 01 degrees 08 minutes 00 seconds East along the east line of said Spartan Restaurants, Inc. lands, parallel to the west line of Lot #1388 a distance of 401.77 feet to the survey marker found at the point of beginning, containing 4.105 acres of land more or less, subject to all highways, easements, and use restrictions of record. This description is based upon an actual field survey. All bearings are based upon the centerline of Orchard Park Road (C.H. 322) bearing being South 88 degrees 20 minutes 00 seconds East as called for in Plat Book 24, Page 146. Bearings are for the determination of angles measurement only. Survey markers set and found are 5/8 inch diameter X 30 inches long reinforcing bar with aluminum cap stamped "Richland Engineering Limited, Robert A. Canning, R.L.S. 4309."

SAVE AND EXCEPT PARCEL
Situated in the Village of Lexington, County of Richland, State of Ohio and being part of Lot 1388 of the consecutively number lots in said Village, also being part of Lot 1388 of Lexington Industrial Park Block Two as recorded in Plat Volume 24, Page 146 and being more particularly described as follows:
Commencing at an iron pin set in the northeast corner of said Lot 1388, said iron pin also being in the south right of way line of Orchard Park Road, thence N 88 degrees 20' 00" W, 14.00 feet along the north line of said Lot 1388 also being along said south right of way line of Orchard Park Road to an iron pin set, said iron pin being the true place of beginning; thence S 01 degrees 05' 00" W, 198.08 feet to an iron pin set; thence N 88 degrees 52' 00" W, 212.93 feet to an iron pin set in the west line of a parcel of land conveyed to Northern Ohio Pizza Company, Inc. by Official Records Volume 104, Page 955; thence N 01 degree 08' 00" E, 200.00 feet along said east line of said land of Northern Ohio Pizza Company, Inc. to an iron pin set in the northeast corner of said land, said iron pin also being in said north line of said Lot 1388 also being in said south right of way line of Orchard Park Road; thence S 88 degrees 20' 00" E, 205.00
feet along north line of said Lot 1388 also being along said south right of way line of Orchard Park Road to the true place of beginning and containing 0.941 acres, more or less, and subject to all legal highways and easements of record.

Basis of Bearings: Plat Volume 24, Page 146.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "S.J.L. INC.".

According to a survey made in April 2003 by Roger L. Stevens, Ohio Registered Surveyor No. 7052 for Shaffer, Johnston, Lichtenwalter and Associates, Inc.

SAVE AND EXCEPT
Situated in the Village of Lexington, County of Richland, State of Ohio, being all of Lot No. 1390 and the East 47 feet of Lot No. 1388 in the consecutively numbered lots in said Village and as recorded in Volume 24, Page 146 of Richland County Plat Records and being more particularly described as follows:

Beginning at an iron pin found in the northeast corner of said Lot No. 1390, said iron pin also being the south line of Orchard Park Road;

Thence S 01° 08' 00" W, 389.61 feet along the west line of said Lot No. 1390 to a punch hole in the north rim of a manhole, said point being the southeast corner of said Lot No. 1390;

Thence N 88° 52' 00" W, 787.00 feet along the south line of said Lot Numbers 1390 and 1389 to an iron pin set in the south line of said Lot No. 1389;

Thence N 01° 08' 00" E, 402.37 feet and parallel in the east line of said Lot No. 1389 to an iron pin set in the north line of said Lot No. 1389 also being said south line of Orchard Park Road;

Thence S 88° 20' 00" E, 297.01 feet along the north line of Lot Numbers 1389 and 1390 also being said south line of Orchard Park Road to the place of beginning and containing 2.734 acres, more or less, of which 0.434 acre lies in Lot No. 1389 and 2.300 acres lies in Lot No. 1390, but subject to all legal highways and easements of record.

Basis of Bearings - Plat Volume 24, Page 146.

All iron pins set are 5/8 inch diameter reinforcing rod with plastic cap stamped "S.J.L. INC."

According to a survey made in December 1993 by Roger L. Stevens, Ohio Registered Surveyor No. 7052 for Shaffer, Johnston, Lichtenwalter and Associates, Inc.

PARCEL 2
SITUATED IN THE VILLAGE OF LEXINGTON, COUNTY OF RICHLAND, STATE OF OHIO, BEING ALL OF LOT NUMBER ONE THOUSAND THREE HUNDRED NINETY (#1390) AND THE EAST 47 FEET OF LOT NUMBER ONE THOUSAND THREE HUNDRED EIGHTY-NINE (#1389) OF THE CONSECUTIVELY NUMBERED LOTS IN SAID VILLAGE AND AS RECORDED IN VOLUME 24, PAGE 146 OF RICHLAND COUNTY PLAT RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE NORTHEAST CORNER OF SAID LOT NUMBER 1390, SAID IRON PIN ALSO BEING THE SOUTH LINE OF ORCHARD PARK ROAD;

THENCE SOUTH 01 DEGREES 08 MINUTES 00 SECONDS WEST, 389.61 FEET ALONG THE EAST LINE OF SAID LOT NUMBER 1390 TO A PUNCH HOLE IN THE NORTH RIM OF A MANHOLE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT NUMBER 1390;

THENCE NORTH 88 DEGREES 52 MINUTES 00 SECONDS WEST, 787.00 FEET ALONG THE SOUTH LINE OF SAID LOT NUMBERS 1390 AND 1389 TO AN IRON PIN SET IN THE SOUTH LINE OF SAID LOT NUMBER 1389;

THENCE NORTH 01 DEGREES 08 MINUTES 00 SECONDS EAST, 402.37 FEET AND PARALLEL TO THE EAST LINE OF SAID LOT NUMBER 1389 TO AN IRON PIN SET IN THE NORTH LINE OF SAID LOT NUMBER 1389 ALSO BEING SAID SOUTH LINE OF ORCHARD PARK ROAD;

THENCE SOUTH 88 DEGREES 20 MINUTES 00 SECONDS EAST, 297.01 FEET ALONG THE NORTH LINE OF LOT NUMBERS 1389 AND 1390 ALSO BEING SAID SOUTH LINE OF ORCHARD PARK ROAD TO THE PLACE OF BEGINNING AND CONTAINING 2.734 ACRES MORE OR LESS, OF WHICH 0.434 ACRE LIES IN LOT NUMBER 1389 AND 2.300 ACRES LIES IN 1390, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

BASIS OF BEARINGS-PLAT VOLUME 24, PAGE 146.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER REINFORCING ROD WITH PLASTIC CAP STAMPED "S.J.L. INC."

ACCORDING TO A SURVEY MADE IN DECEMBER 1993 BY ROGER L. STEVENS, OHIO REGISTERED SURVEYOR NUMBER 7052 FOR SHAFFER, JOHNSTON, LICHTENWALTER AND ASSOCIATES, INC.

NOTE REGARDING ZONING
As of the date of the survey, the surveyor has not received any zoning information from the Title Insurance Company, per the 2016 Minimum Standard Detail requirements for ALTA/NSPS Land Title Surveys.

FLOOD CERTIFICATION:
The property, shown hereon, is situated in Zone X (outside the 500-year flood plain) as indicated on Map No. 39139C0212 E of the Flood Insurance Rate Map for Wayne County, Ohio and Incorporated Areas, and therefore, is not within a flood hazard zone. No field surveying was performed to determine this zone.

MISCELLANEOUS NOTES:
Some features on this plat may be shown out of scale for clarity. All dimensions are shown in feet and decimal parts thereof.

With regard to Table A, Items 11(a) and 11(b), source information from plans and markings has been combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. (OUPS Reference No. A62801226-00A)

The visible posted address of the subject property is 1435 Orchard Park Road

At the time of the survey, no evidence of earth moving work, building construction or building additions.

At the time of the survey, no visible evidence of site use as a solid waste dump, sump or sanitary landfill.

At the time of the survey, no markings were observed to delineate wetland areas.

At the time of the survey, no apparent encroachments either way across the property lines.

At the time of survey, there were no clearly identifiable parking spaces.

ZONED B-2HIGHWAY SERVICE BUSINESS DISTRICT
MIN LOT SIZE:.....N/A
MIN. BUILDING HEIGHT:.....N/A
MAX. BUILDING HEIGHT:.....35 FT.

MIN. YARD SETBACK:
FRONT.....30 FT.
SIDE.....b, d
REAR.....25 FT., d

MAX. % LOT COVERAGE:.....25%

ZONED I-1 LIGHT INDUSTRIAL DISTRICT
MIN LOT SIZE:.....N/A
MIN. BUILDING HEIGHT:.....N/A
MAX. BUILDING HEIGHT:.....40 FT.

MIN. YARD SETBACK:
FRONT.....40 FT.
SIDE.....c, d
REAR.....30 FT., d

MAX. % LOT COVERAGE:.....30%

(b) No sideyard shall be required within the interior of the district. However, when a property abuts any Residential District or T-Transitional District, the minimum sideyard setback shall be fifteen feet or the height of the building, whichever is greater
(c) The minimum sideyard shall be twenty feet or the height of the building, whichever is greater. In addition to any side or rear yard setback, within all Transitional, Business or Industrial District an additional planting strip as required in chapter 1141 shall be required

NOTE:
THE O.U.P.S WAS CALLED FOR THIS TOPO.
REFERENCE NUMBER: A62801226-00A
DATE: 08/15/2016

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

THE OIL AND GAS PRODUCERS UNDERGROUND PROTECTION SERVICE
P.O. BOX 324
CAMBRIDGE, OHIO 43725-0324
PHONE (614) 587-0488 OR
CALL TOLL FREE 800-925-0988

The location of the underground utilities hereon are as obtained from the owners of the utility in accordance with O.R.C. Sections 3781.25 to 3781.32 and not verified from diligent field searches where accessible.

The undersigned has received and examined a copy of the Commitment for Title Insurance No. 16-08-02H, dated August 2, 2016, issued by Old Republic National Title Insurance Company, with respect to the Mortgaged Property, as well as a copy of each instrument therein. The location of each exception set forth in such Commitment, to the extent it can be located, listed has (with recording reference and reference to the exception number of the commitment) been shown hereon.

SCHEDULE B, SECTION II

ITEM 10 – O.R. Vol. 1231; Pg. 764, ReRecorded O.R. 1742; Pg. 858 ~ Restrictive Covenants appearing of record.
Subject property is a part of. Not able to plot graphically.

ITEM 11 ~ Recorded plat shows building setback line of 40 feet and utility easements of 8 feet.
Subject property is a part of, location shown from recorded documents.

ITEM 12 – Deed Vol. 217; Pg. 165, Deed Vol. 223; Pg. 516 & Deed Vol. 794; Pg. 153 ~ Easement to Ohio Power Company.
Said easement location and limits are not clearly defined within the recorded document and therefore cannot be plotted.

ITEM 13 – Lease Vol. 7; Pg. 500 & Lease Vol. 7; Pg. 503 ~ Right of Way to Logan Natural Gas & Fuel Company.
Said lease location and limits are not clearly defined within the recorded document and therefore cannot be plotted.

ITEM 14 – Deed Vol. 769; Pg. 386 ~ Easement to Village of Lexington regarding sanitary sewer.
Subject property is not a part of.

ITEM 15 – O.R. Vol. 858; Pg. 637 and Assigned at O.R. Vol. 1231; Pg. 759 ~ Oil and Gas Lease to Expressland Oil Change Inc.
Subject property is a part of. Not able to plot graphically.

ITEM 16 – Deed Vol. 340; Pg. 278 ~ Subject to rights for use of water from spring.
Subject property is a part of. Not able to plot graphically.

ITEM 17 – Deed Vol. 630; Pg. 670 ~ Subject to Agreement regarding possession of barn & pasture.
Subject property is a part of. Not able to plot graphically.

ITEM 18 – Deed Vol. 796; Pg. 388 ~ Subject to an Easement for ingress & egress to WITCO LTD.
Subject property is not a part of.

Legal Description

Situated in the Village of Lexington, County of Richland, State of Ohio, Northwest Quarter of Section 19, T-20; R-18;

Known as being a part of Lot 1388 and all of Lots 1389 and 1390 in the Lexington Industrial Park, Block 2 as recorded in Volume 24; Page 146 of Richland County Plat Records and further bounded and described as follows:

Beginning at a 5/8" rebar found at the northwest corner of Lot 1391 in said Lexington Industrial Park;

THENCE WITH THE FOLLOWING SEVEN (7) COURSES:

1) S 00° 38' 45" E, 399.87 feet along the westerly line of said Lot 1391 to a point on a manhole at the southwest corner thereof and at the northeast corner of Lot 1394 in said Lexington Industrial Park ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC." set S 89° 21' 15" W, 10.00 feet;

2) S 89° 21' 15" W, 500.00 feet along the northerly line of Lots 1394 and 1395 in said Lexington Industrial Park to a point on a manhole at the northwest corner of Lot 1395 and the northeast corner of Lot 1396 ~ witnessed by a 5/8" rebar with I.D. cap marked "S.J.L., INC." set N 89° 20' 56" W, 10.00 feet;

3) N 89° 20' 56" W, 220.06 feet along the northerly line of said Lot 1396 to a point at the southeast corner of lands conveyed to Northern Ohio Pizza Co., Inc. in O.R. Volume 104; Page 955 of Richland County Official Records ~ witnessed by a capped pin (unreadable) found S 57° 33' 02" E, 0.46 feet;

4) N 00° 40' 07" W, 201.33 feet along the easterly line of said Northern Ohio Pizza Co. lands to a point at the southwest corner of lands conveyed to Daniel R. Wyand in O.R. Volume 2348; Page 526 of Richland County Official Records ~ witnessed by a capped pin marked "S.J.L., INC." found S 65° 12' 37" E, 0.54 feet;

5) N 09° 21' 15" E, 205.99 feet along the southerly line of said Wyand lands to the southeast corner thereof ~ witnessed by a capped pin marked "S.J.L., INC." found N 89° 06' 22" E, 0.51 feet;

6) N 00° 38' 45" W, 193.98 feet along the easterly line of said Wyand lands to the northeasterly corner thereof and on the northerly line of part of aforesaid Lot 1388, also being on the southerly right of way line of Orchard Park Road ~ witnessed by a 5/8" rebar found S 62° 01' 02" E, 0.32 feet;

7) N 89° 53' 15" E, 514.11 feet along said northerly line of part of Lot 1388, the northerly line of Lots 1389 and 1390 and the southerly right of way line of Orchard Park Road to the place of beginning and containing within said bounds 5.707 acres of land of which 1.093 acres are in part of Lot 1388, 2.314 acres are in Lot 1389 and 2.300 acres are in Lot 1390, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in September of 2016.

Basis of bearings: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

LEGEND

EX STM	EX. STORM
EX GAS	EX. GAS
	O/H EX. UTILITY
E	U/G EX. ELECTRIC
T	U/G EX. TELEPHONE
MANHOLE	
CATCH BASIN	DS DOWNSPOUT
GUY WIRE	POWER/LIGHT
POWER	LIGHT
WATER VALVE	HYDRANT
TELEPHONE PED.	GAS MARKER
ELECTRIC BOX	ELECTRIC METER
6" BOLLARD (unless noted)	POLE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-16-16
INITIAL DATE
F14-232

I hereby certify to:

STORAGE MADE EASY LLC
OLD REPUBLIC NATIONAL 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7, 8, 11, and 13 of Table A thereof.

The field work was completed on August 22, 2016.

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.

By: Mark E. Purdy, P.S. #7307 — Date: 9-16-16

NOTE: The term 'certify' as used in the above statement, is understood to be the professional opinion of the surveyor which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied. Furthermore, the surveyor does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the Owner, Lender, Owner's Contractor or others, which is used as a basis to formulate the surveyors opinion.

REVISION NO.	DATE

STATE OF OHIO
MARK E. PURDY
7307
REGISTERED
PROFESSIONAL SURVEYOR

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
Consulting Engineers & Surveyors
3477 Commerce Parkway, Suite C
Wooster, Ohio 44691
TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sjl@sjlinc.com

ALTA/NSPS Land Title Survey

Storage Made Easy
1435 Orchard Park Road
Lexington, Ohio

DRAWN	CHECKED	SCALE	DATE
C. Fab		1" = 40'	09/16/16

DWG NO: SW-5683 | JOB NO: SW-5683 | SHEET 1 OF 1