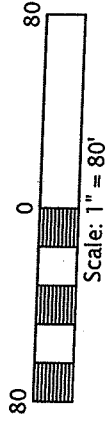


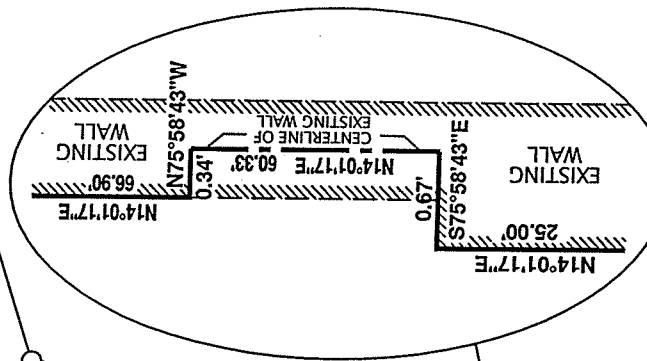
PLAT OF BOUNDARY SURVEY  
**4TH STREET PROPERTY, LLC.**  
 PART OF THE SOUTHEAST QUARTER, SECTION THIRTEEN (13)  
 TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)  
 CITY OF ONTARIO, SPRINGFIELD TOWNSHIP,  
 RICHLAND COUNTY, OHIO



BEARINGS ARE BASED ON THE CENTERLINE OF WEST FOURTH STREET AS BEING N75°59'53"W, AS CALLED OUT IN ORV 237/721.

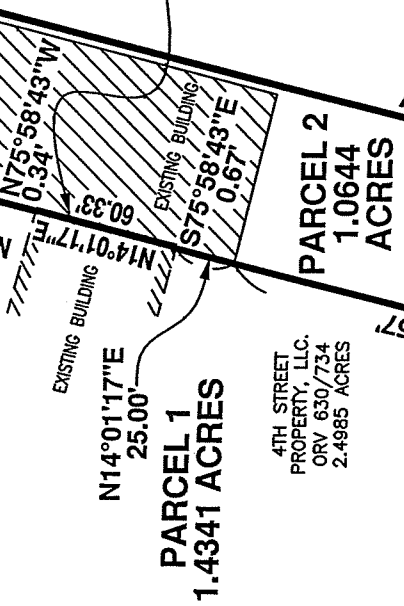
R=4197.18'  
 $\Delta=01^{\circ}15'56''$   
 T=46.36'  
 A=92.71'  
 CB=N70°22'58"E  
 CL=92.71'

**U.S. ROUTE 30 BYPASS**



DETAIL  
 NOT TO SCALE

**U.S. ROUTE 30 BYPASS**



**PARCEL 1**  
 1.4341 ACRES

**PARCEL 2**  
 1.0644 ACRES

J.D. BYRIDER  
 STARLAND INVESTMENT CO.  
 ORV 746/694  
 2.7682 ACRES

4TH STREET  
 PROPERTY, LLC.  
 ORV 630/734  
 2.4985 ACRES

CITY OF ONTARIO  
 APPROVED *Food Kohler*  
 DATE 12.21.2012  
 ZONING INSPECTOR

MEDCENTRAL HEALTH SYSTEM  
 ORV 1862/381  
 10.1483 ACRES

**LEGEND**

- IRON PIPE FOUND
- △ IRON PIN FOUND
- ⊙ STEEL BOLT FOUND
- MONUMENT IN BOX FOUND
- ⊗ RAILROAD SPIKE FOUND
- ★ RAILROAD SPIKE SET
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."

POINT OF BEGINNING  
 PARCEL 1

POINT OF BEGINNING  
 INGRESS/EGRESS ESMT.

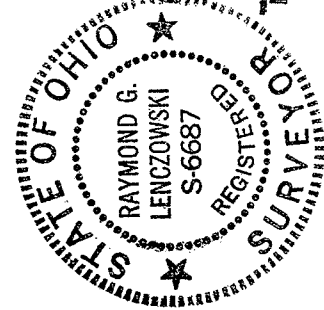
POINT OF BEGINNING  
 PARCEL 2

ESMT. FOR HIGHWAY PURPOSES PER VOL. 413/185

**WEST FOURTH STREET (S.R. 30 NORTH)**

PROPERTY IS SUBJECT TO CROSS EASEMENTS AND AGREEMENTS FOR PARKING AND INGRESS-EGRESS WITH THE ADJACENT PARCELS AS DESCRIBED IN OFFICIAL RECORD VOLUME 1928, PAGE 813

PREPARED BY  
**F.E. KROCKA & ASSOCIATES, INC.**  
 86 WEST MAIN STREET  
 SHELBY, OHIO 44875  
 (419) 342-4556



*Raymond G. Lenczowski*  
 RAYMOND G. LENCZOWSKI  
 OHIO REGISTERED SURVEYOR NO. 6687  
 DATE: DECEMBER 17, 2012

POINT OF COMMENCEMENT  
 NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 TAX MAP OFFICE  
 INITIAL *RAK* DATE *12/17/12*  
 INITIAL *RAK* DATE *12/17/12*  
 dd-311

E. LINE, SE 1/4, SEC. 13

F. E. KROCKA & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING  
86 WEST MAIN STREET  
SHELBY, OHIO 44875  
PHONE: (419) 342-4556

**DESCRIPTION**  
**4<sup>TH</sup> STREET PROPERTY, LLC.**  
**PART OF THE SOUTHEAST QUARTER, SECTION THIRTEEN (13)**  
**TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)**  
**CITY OF ONTARIO, SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO**  
**PARCEL 1 - 1.4341 ACRES**

**DESCRIPTION:** Being part of the Southeast Quarter of Section Thirteen (13), Township Twenty-One (21), Range Nineteen (19), City of Ontario, Springfield Township, Richland County, Ohio and being more particularly described as follows:

Beginning for the same at a monument in a box found at the intersection of the centerline of West Fourth Street and the east line of the Southeast Quarter of Section 13; thence N75°59'53"W, a distance of 2059.65 feet, along the centerline of West Fourth Street, to a point being referenced by an iron pin found N14°00'07"E, 55.00'; thence N14°00'07"E, a distance of 177.10 feet, to a railroad spike found, passing for reference an iron pin found at 55.00 feet; thence N75°59'53"W, a distance of 15.80 feet, to a railroad spike set at the real point of beginning for the parcel herein described;

- 1) thence continuing N75°59'53"W, a distance of 108.47 feet, to an iron pin found on the east line of a 2.7682 acre parcel described in Official Record Volume 746, Page 694;
- 2) thence N03°09'53"E, a distance of 176.08 feet, along the east line of said 2.7682 acre parcel, to an iron pin found;
- 3) thence N30°21'56"W, a distance of 79.34 feet, continuing along the east line of said 2.7682 acre parcel, to an iron pin found;
- 4) thence N19°06'34"W, a distance of 68.77 feet, continuing along the east line of said 2.7682 acre parcel, to an iron pin found on the south right-of-way line of U.S. Route 30, said point also being at the northeast corner of said 2.7682 acre parcel;
- 5) thence N69°45'00"E, a distance of 282.16 feet, along the south right-of-way line of U.S. Route 30, to an iron pin set;
- 6) thence S11°31'34"W, a distance of 43.31 feet, to a corner of an existing building;
- 7) thence S14°01'17"W, a distance of 66.90 feet, along the face of the west wall of said building, to a corner of the west wall;
- 7) thence S75°58'43"E, a distance of 0.34 feet, to a point if the center of a common wall;
- 8) thence S14°01'17"W, a distance of 60.33 feet, along the centerline of said common wall;
- 9) thence N75°58'43"W, a distance of 0.67 feet, to a corner of said building;

- 10) thence S14°01'17"W, a distance of 25.00 feet, along the face of the west wall of said existing building, to the southwest corner of said building;
- 11) thence continuing S14°01'07"W, a distance of 250.57 feet, to the real point of beginning, and containing 1.4341 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter with caps stamped "KROCKA & ASSOC." Bearings are based on the centerline of West Fourth Street as being N75°59'53"W, as called out in Official Record Volume 237, Page 721.

CERTIFICATION: I hereby certify that a survey was made of the above described parcel and all markers were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.



Raymond G. Lenczowski  
Ohio Registered Surveyor No. 6687  
Date: December 17, 2012



86-12 1.4341 AC.doc

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK INITIAL 12-21-12  
DATE  
dd-311

F. E. KROCKA & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING  
86 WEST MAIN STREET  
SHELBY, OHIO 44875  
PHONE: (419) 342-4556

**DESCRIPTION**  
**4<sup>TH</sup> STREET PROPERTY, LLC.**  
**PART OF THE SOUTHEAST QUARTER, SECTION THIRTEEN (13)**  
**TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)**  
**CITY OF ONTARIO, SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO**  
**PARCEL 2 - 1.0644 ACRES**

**DESCRIPTION:** Being part of the Southeast Quarter of Section Thirteen (13), Township Twenty-One (21), Range Nineteen (19), City of Ontario, Springfield Township, Richland County, Ohio and being more particularly described as follows:


Beginning for the same at a monument in a box found at the intersection of the centerline of West Fourth Street and the east line of the Southeast Quarter of Section 13; thence N75°59'53"W, a distance of 1999.65 feet, along the centerline of West Fourth Street, to the southwest corner of a 10.1483 acre parcel described in Official Record Volume 1882, Page 381, said point being referenced by a steel bolt found N14°00'07"E, 55.00' and being the real point of beginning for the parcel herein described;

- 1) thence continuing along said centerline, N75°59'53"W, a distance of 60.00 feet, to a point referenced by an iron pin found N14°00'07"E, 55.00 feet;
- 2) thence N14°00'07"E, a distance of 177.10 feet, to a railroad spike found, passing for reference an iron pin found at 55.00 feet;
- 3) thence N75°59'53"W, a distance of 15.80 feet, to a railroad spike set;
- 4) thence N14°01'17"E, a distance of 250.57 feet, to the southwest corner of an existing building;
- 5) thence continuing N14°01'17"E, a distance of 25.00 feet, along the face of the west wall of said building, to a corner of said building;
- 6) thence S75°58'43"E, a distance of 0.67 feet, to a point in the center of a common wall;
- 7) thence N14°01'17"E, a distance of 60.33 feet, along the centerline of said common wall;
- 8) thence N75°58'43"W, a distance of 0.34 feet, to a corner of the aforesaid west wall;
- 9) thence N14°01'17"E, a distance of 66.90 feet, along the face of said west wall, to a corner of said building;
- 10) thence N11°31'34"E, a distance of 43.31 feet, to an iron pin set on the south right-of-way line of U.S. Route 30;

- 11) thence along a curve to the left, having a radius of 4197.18 feet, a delta of  $01^{\circ}15'56''$ , and an arc length of 92.71 feet (chord bearing  $N70^{\circ}22'58''E$ , 92.71 feet), along the south right-of-way line of U.S. Route 30, to an iron pipe found at the northwest corner of said 10.1483 acre parcel;
- 12) thence  $S14^{\circ}00'07''W$ , a distance of 674.51 feet, along the west line of said 10.1483 acre parcel, to the real point of beginning,
- and containing 1.0644 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are  $5/8''$  diameter with caps stamped "KROCKA & ASSOC." Bearings are based on the centerline of West Fourth Street as being  $N75^{\circ}59'53''W$ , as called out in Official Record Volume 237, Page 721.

CERTIFICATION: I hereby certify that a survey was made of the above described parcel and all markers were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.



Raymond G. Lenczowski  
Ohio Registered Surveyor No. 6687  
Date: December 17, 2012



86-12 4<sup>th</sup> St Props.doc

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

~~EM~~ INITIAL 12-21-12 DATE

dd-311

F. E. KROCKA & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING  
86 WEST MAIN STREET  
SHELBY, OHIO 44875  
PHONE: (419) 342-4556

**DESCRIPTION**  
**4<sup>TH</sup> STREET PROPERTY, LLC.**  
**PART OF THE SOUTHEAST QUARTER, SECTION THIRTEEN (13)**  
**TOWNSHIP TWENTY-ONE (21), RANGE NINETEEN (19)**  
**CITY OF ONTARIO, SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO**  
**INGRESS-EGRESS EASEMENT**

**DESCRIPTION:** Being part of the Southeast Quarter of Section Thirteen (13), Township Twenty-One (21), Range Nineteen (19), City of Ontario, Springfield Township, Richland County, Ohio and being more particularly described as follows:

Beginning for the same at a monument in a box found at the intersection of the centerline of West Fourth Street and the east line of the Southeast Quarter of Section 13; thence N75°59'53"W, a distance of 1999.65 feet, along the centerline of West Fourth Street, to the southwest corner of a 10.1483 acre parcel described in Official Record Volume 1882, Page 381, said point being referenced by a steel bolt found N14°00'07"E, 55.00'; thence N14°00'17"E, a distance of 55.00 feet, along the west line of said 10.1483 acre parcel, to a steel bolt found on the north right-of-way line of West Fourth Street (S.R. 30) (width varies), said point being the real point of beginning for the parcel herein described;

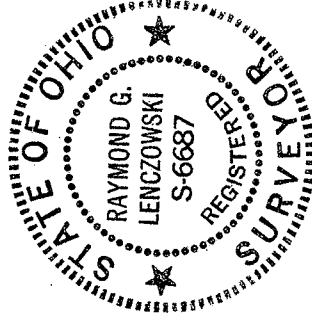
- 1) thence N75°59'53"W, a distance of 60.00 feet, along the north right-of-way line of West Fourth Street, to an iron pin found;
- 2) thence N14°00'07"E, a distance of 122.10 feet, to a railroad spike found;
- 3) thence N75°59'53"W, a distance of 15.80 feet, to a railroad spike set;
- 4) thence N14°01'17"E, a distance of 60.00 feet;
- 5) thence S75°59'53"E, a distance of 75.78 feet, to the west line of said 10.1483 acre parcel;
- 6) thence S14°00'07"W, a distance of 182.10 feet, along the west line of said 10.1483 acre parcel, to the real point of beginning,

and containing 0.2726 acre, more or less. Bearings are based on the centerline of West Fourth Street as being N75°59'53"W, as called out in Official Record Volume 237, Page 721.

F. E. KROCKA & ASSOCIATES, INC.



Raymond G. Lenczowski  
Ohio Registered Surveyor No. 6687  
Date: December 17, 2012



86-12 ingress-egress.doc