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SURVEYOR & ENGINEER
67 Redwood Rd, Mansfield, OH 44907 Phone 419-756-5056

DESCRIPTION OF NE PORTION OF PEDDLER'S MARKET PROPERTY
PART OF SE ¼ SECTION 14
TOWNSHIP 21 RANGE 18
MADISON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Madison, County of Richland, State of Ohio and being a part of the southeast quarter of Section 14, Township 21, Range 18, and being more fully described as follows:

Starting at a P.K. nail, found, marking the intersection of centerlines of Ashland Road, U.S. 42, and Pennsylvania Ave., said point also bearing South 15°46'03" West 44.35 feet from a reference Iron Pin, found;

Thence North 04° 00' 00" West, a distance of 572.53 feet to a Mag nail, set, marking the POINT OF BEGINNING; said course being with the centerline of pavement of Pennsylvania Ave., said centerline being 15 feet from the east right-of-way line and 30 feet from the west right-of-way line, as shown in Plat Book 11 Page 7:

Thence continuing North 04°00'00" West, a distance of 103.00 feet to a Mag nail, set, said course being with said centerline;

Thence North 89°59'09" East, a distance of 104.81 feet to a Mag nail, set;

Thence North 03°33'33" East, a distance of 198.97 feet to an iron pin, set and capped;

Thence South 86° 26' 28" East, a distance of 283.38 feet to an iron pin, found, said course being with the south line of lands conveyed to Elliott in Official Record Volume 563 Page 25;

Thence South 04° 10' 08" West, a distance of 669.00 feet to a P.K. nail, found, in the centerline of Ashland Road, passing an iron pin, found, 37.01 feet northerly of said point, at said bearing, said course being with the west line of lands conveyed to BLSI Property LLC in Official Record Volume 1152 Page 138 and to First National Bank in Deed Volume 782 Page 360;

Thence South 58° 19' 55" West, a distance of 74.01 feet to a point in the centerline of said road; ., said point also bearing South 04°10'08" West 35.00 feet from a reference Iron Pin, set and capped;

V-26

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Thence North 04°10'08" East, a distance of 269.89 feet to a Mag nail, set, passing an iron pin, set and capped, at 35.00 feet;

Thence North 86°34'55" West, a distance of 121.25 feet to a P.K. nail found;

Thence North 05°08'14" West, a distance of 21.00 feet to a P.K. nail found;

Thence North 86°34'55" West, a distance of 57.76 feet to a P.K. nail, found;

Thence North 04°43'21" West, a distance of 122.00 feet to a Mag nail, set;

Thence South 89°59'09" West, a distance of 110.19 feet to the POINT OF BEGINNING; containing 3.303 acres, of land, more or less, but subject to all highways and easements of record.

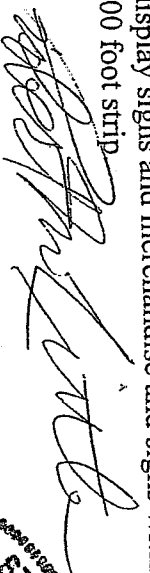
BEARING BASIS: Bearings are assumed.

AND ALSO an easement for Access and Egress through a 20 foot wide strip of land (measuring northerly-southerly) whose centerline is described as starting at the extreme northwesterly corner of the above described parcel, in the south line of the said Elliott lands, thence South 03°33'33" West a distance of 20 feet to the POINT OF BEGINNING of said centerline; thence North 86°26'28" West to the centerline of Pennsylvania Avenue.

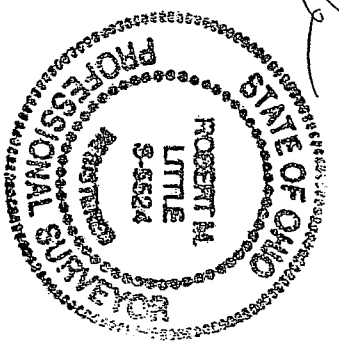
But subject to two easements for access and egress retained by the grantors, their heirs and assigns, described as follows:

- 1) Beginning at the point of beginning of the above parcel; thence North 89° 59'09" East a distance of 110.19 feet; thence northerly perpendicular to the preceding course a distance of 30.00 feet; thence South 89° 59'09" West to the centerline of Pennsylvania Avenue; thence to the point of beginning.
- 2) Beginning at the southeast corner of the above parcel; thence South 58°19'55" West with the centerline of Ashland Road a distance of 74.01 feet; thence North 04°10'08" East a distance of 269.89 feet; thence South 86°34' 55" East a distance of 60.00 feet to a point in the east line of the above parcel, thence South 04°10'08" West a distance of 227.34 feet to the point of beginning; together with the right to display signs and merchandise and signs within the easterly 25 feet of said 60.00 foot strip

Robert M. Little
Registered Surveyor # OH 5524
April 14, 2005



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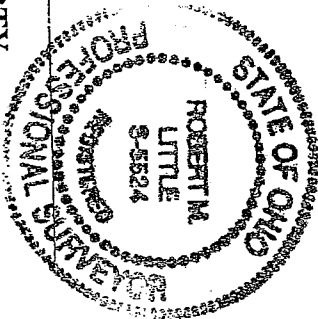


NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
MLB 5-2-05
INITIAL DATE

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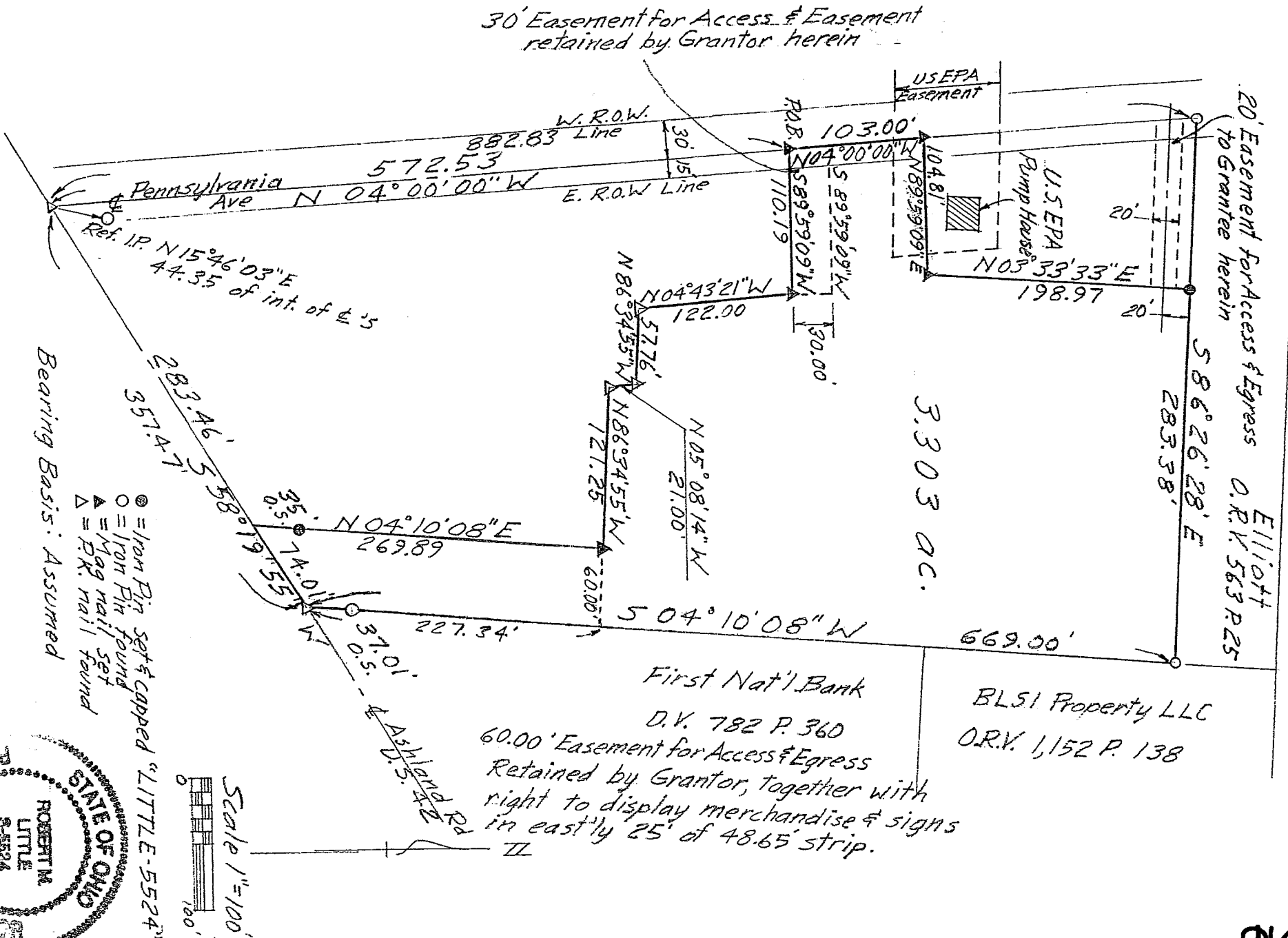
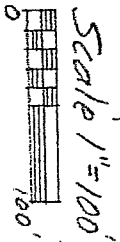
DESCRIPTION OF NE PORTION OF PEDDLER'S MARKET PROPERTY
 PART OF SE 1/4 SECTION 14
 TOWNSHIP 21 RANGE 18
 MADISON TOWNSHIP
 RICHLAND COUNTY, OHIO

Robert M. Little
 Registered Surveyor # Ohio 5524
 April 4, 2005



Bearing Basis: Assumed

- = Iron Pin set & capped "LITTLE-5524"
- = Iron Pin found
- ▲ = Mag nail set
- Δ = P.K. nail found



First Nat'l Bank
 D.V. 782 P. 360
 60.00' Easement for Access & Egress
 Retained by Grantor, together with
 right to display merchandise & signs
 in east'y 25' of 48.65' strip.

BLSI Property LLC
 O.R.V. 1,152 P. 138

20' Easement for Access & Egress
 to Grantee herein
 Elliott
 O.R.V. 563 P. 25

1-26