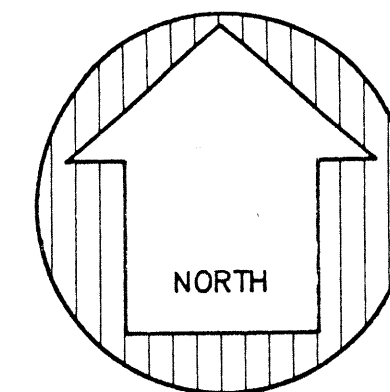
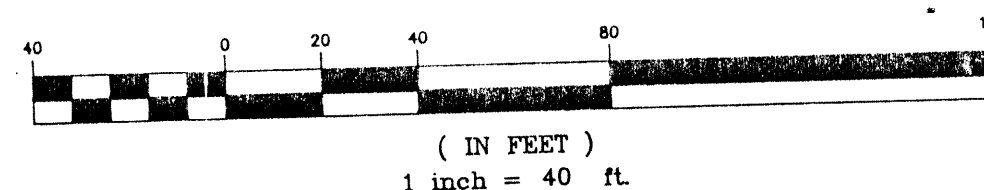


J-B TOOL, INC. Production Welding

BEING LOTS 22, 23, 24, 69, 70 AND A
PORTION OF LOT 68 WITH PORTIONS OF SEVERAL
VACATED ALLEYS, HAYNES STREET OF THE ARDMORE
ADDITION PER PLAT BOOK 2, PAGE 78, AND A PORTION
OF THE WILDS ADDITION'S LOT 7 AND 8; SECTION 32,
T-5-S, R-6-E, DUCHOUQUET TWP., AUGLAIZE COUNTY, OHIO

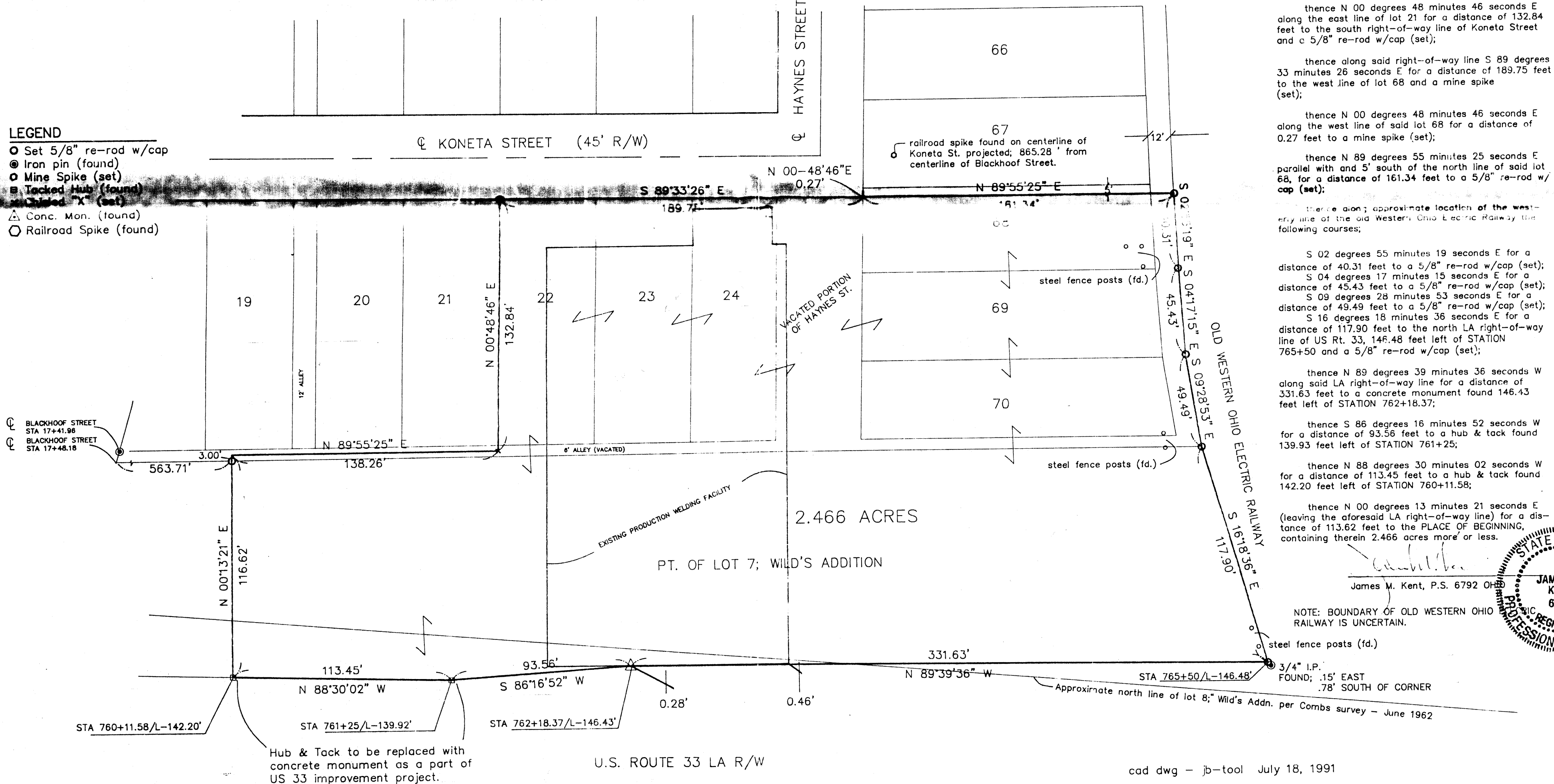


GRAPHIC SCALE



LEGEND

- Set 5/8" re-rod w/cap
- Iron pin (found)
- Mine Spike (set)
- Tacked Hub (found)
- △ Chisled "X" (set)
- △ Conc. Mon. (found)
- Railroad Spike (found)



LEGAL DESCRIPTION

Being Lots 22, 23, 24, 69, 70 and a portion of Lot 68 with portions of several vacated alleys, Haynes Street of the Ardmore Addition per Plat Book 2, Page 78, and a portion of the Wild's Addition's lot 7 and 8; Section 32, T-5-S, R-6-E, Duchouquet Township, Auglaize County, Ohio as evidenced by O.R. Vol. 43, Page 379, and being more particularly described as follows:

Commencing for reference at an iron pin found at STATION 17+41.96 on the centerline of Blackhoof Street (Hardin Pike); thence S 15 degrees 05 minutes 22 seconds W along the centerline of said Blackhoof Street a distance of 6.22 feet; thence N 89 degrees 55 minutes 25 seconds E along the south line of the Ardmore Addition for a distance of 563.71 feet to a 5/8" re-rod (set) and the PLACE OF BEGINNING;

thence N 00 degrees 13 minutes 21 seconds E for a distance of 3.00 feet the centerline of a six vacated alley;

thence N 89 degrees 55 minutes 25 seconds E for a distance of 138.26 feet to a chisled "X" in concrete (set), said concrete encroaching upon lot 21 approximately 5";

thence N 00 degrees 48 minutes 46 seconds E along the east line of lot 21 for a distance of 132.84 feet to the south right-of-way line of Koneta Street and a 5/8" re-rod w/cap (set);

thence along said right-of-way line S 89 degrees 33 minutes 26 seconds E for a distance of 189.75 feet to the west line of lot 68 and a mine spike (set);

thence N 00 degrees 48 minutes 46 seconds E along the west line of said lot 68 for a distance of 0.27 feet to a mine spike (set);

thence N 89 degrees 55 minutes 25 seconds E parallel with and 5' south of the north line of said lot 68, for a distance of 161.34 feet to a 5/8" re-rod w/cap (set);

thence along approximate location of the western line of the old Western Ohio Electric Railway the following courses;

S 02 degrees 55 minutes 19 seconds E for a distance of 40.31 feet to a 5/8" re-rod w/cap (set);
S 04 degrees 17 minutes 15 seconds E for a distance of 45.43 feet to a 5/8" re-rod w/cap (set);
S 09 degrees 28 minutes 53 seconds E for a distance of 49.49 feet to a 5/8" re-rod w/cap (set);
S 16 degrees 18 minutes 36 seconds E for a distance of 117.90 feet to the north LA right-of-way line of US Rt. 33, 146.48 feet left of STATION 765+50 and a 5/8" re-rod w/cap (set);

thence N 89 degrees 39 minutes 36 seconds W along said LA right-of-way line for a distance of 331.63 feet to a concrete monument found 146.43 feet left of STATION 762+18.37;

thence S 86 degrees 16 minutes 52 seconds W for a distance of 93.56 feet to a hub & tack found 139.93 feet left of STATION 761+25;

thence N 88 degrees 30 minutes 02 seconds W for a distance of 113.45 feet to a hub & tack found 142.20 feet left of STATION 760+11.58;

thence N 00 degrees 13 minutes 21 seconds E (leaving the aforesaid LA right-of-way line) for a distance of 113.62 feet to the PLACE OF BEGINNING, containing therein 2.466 acres more or less.

James M. Kent, P.S. 6792 OH

NOTE: BOUNDARY OF OLD WESTERN OHIO RAILWAY IS UNCERTAIN.

3/4" I.P. FOUND; .15' EAST .78' SOUTH OF CORNER

cad dwg - jb-tool July 18, 1991

DVC-32-9