

WBW LLC/SNV Hospitality ALTA Land Title Survey

A PART OF THE N.E. 1/4 & S.E. 1/4 OF SECTION 33,
T-5-S, R-6-E, DUCHOUQUET TOWNSHIP,
CITY OF WAPAKONETA, AUGLAIZE COUNTY,
OHIO

STATE OF OHIO
(Armstrong Air & Space Museum)
Zoned B-2

WBW, LLC, an Ohio limited liability company
O.R. VOLUME 361, PAGE 965
Parcel #B07-091-008-00
2.065 ACRES

**"BEST WESTERN"
MOTEL**
Zoned B-2

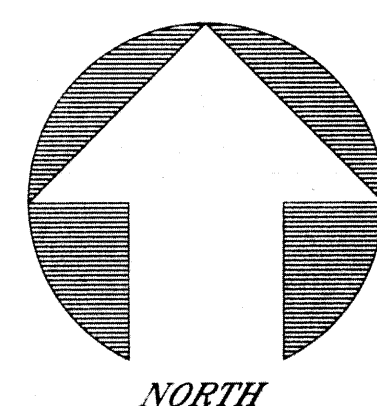
BOB EVANS FARMS, INC.
O.R. VOLUME 423, PAGE 839
2.960 ACRES
Parcel #B07-091-007-00

SURVEYOR'S CERTIFICATE

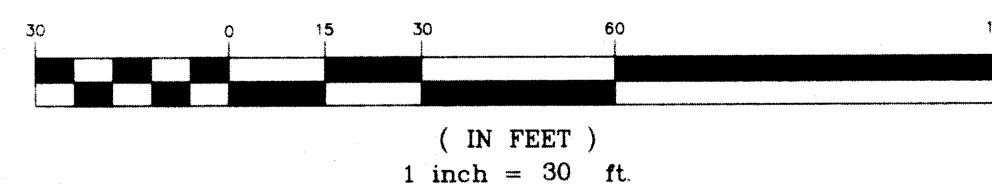
The undersigned hereby certifies to Safemark Title Agency, Inc., First American Title Insurance Company, Heller Small Business Finance and SNV Hospitality, as of March 15, 2002, that this survey actually made upon the ground, that the title line and lines of actual possession are the same, that the property description, "pieces" by engineering calculation, that this survey correctly shows the size, location and type of all buildings, are within the boundary lines and applicable setback lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property () that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon, that all utility easement services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement, that there are no encroachments on the adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises () and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established by ALTA and ACSM in 1992, and includes items 1 through 11 of Table A thereon, and (1) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

James N. Kent, PS 6792 OH
1750 Bellefontaine Street - P.O. Box 96
Wapakoneta, OH 45895
419/738-5677

- LEGEND**
- pk nail (found)
 - Iron Pipe (found)
 - ⊙ 5/8" re-rod w/cap (set) previous survey
 - ☆ cotton gin spindle (set) previous survey
 - denotes existing easement of record



GRAPHIC SCALE



Zoned B-2 General Business
-Minimum Lot Frontage 60'
-Minimum Depth of Front Yard 40'
-Minimum Either Side 20'
-Minimum Depth of Rear Yard 20'

LEGAL DESCRIPTION

PARCEL 1:

Situate in the northeast quarter of Section 33, T-5-S, R-6-E, Duchouquet Township, City of Wapakoneta, Ohio and being more particularly described as follows:

Beginning at an iron pipe found at the intersection of the west right-of-way line of Interstate 75 and the south line of the northeast quarter of said Section 33; thence, N. 89 deg. 29' 26" W. along said south line for a distance of 435.40 feet to an iron pipe (found); thence, N. 00 deg. 42' 12" E. for a distance of 200.00 feet to an iron pipe (found); thence, S. 89 deg. 49' 48" E. for a distance of 435.53 feet to an iron pipe (found); thence, S. 00 deg. 44' 06" W. along the westerly limited access right-of-way line of Interstate 75 for a distance of 202.58 feet to the place of beginning, containing therein 2.012 acres more or less.

PARCEL 2:

Situated in the northwesterly part of the southeast quarter of Section 33, T-5-S, R-6-E, Duchouquet Township, City of Wapakoneta, Ohio and being more particularly described as follows:

Commencing at the centerline of Bellefontaine Street (formerly Wapak-Fisher Road and U.S. 33) where said centerline intersects the east/west one-half Section line of Section 33; thence, S. 89 degrees 29' 26" E. along said east/west one-half Section line for a distance of 636.70 feet to a cotton gin spindle (set) said spindle being the POINT OF BEGINNING for the tract herein described;

thence, continuing S. 89 degrees 29' 26" E. for a distance of 146.33 feet to a 5/8" re-rod w/cap (set);

thence, S. 00 degrees 30' 34" W. for a distance of 16.00 feet to a 5/8" re-rod w/cap (set);

thence, N. 89 degrees 29' 26" W. for a distance of 146.33 feet to a cotton gin spindle (set);

thence, N. 00 degrees 30' 34" E. for a distance of 16.00 feet to the POINT OF BEGINNING, containing therein 2.341 square feet or 0.053 acres.

Basis of bearings per Bellefontaine Street @ S 56° 22' 00" E

Prepared for
SAFEMARK TITLE AGENCY, INC.
by
kent
surveying
acad - BEST WESTERN
dwg #3895
March 15, 2002