

LEGAL DESCRIPTION

UNDER WHICH THIS SURVEY WAS PERFORMED

(PARCEL 1)
SITUATE IN THE VILLAGE OF MINSTER AND ALSO BEING IN NORTHWEST QUARTER OF SECTION 34, TOWN 7, RANGE 4E JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING ALL OF THOSE LANDS OWNED BY MANOR PROPERTIES AS RECORDED IN OFFICIAL RECORD 349 PAGE 890 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a Mag Nail found in the intersection of the centerlines of Fourth Street and Ohio Street;

Thence, with the centerline of Ohio Street, South 00°35'15" West, 1739.52 feet to a Mag Nail set;

Thence, North 89°37'15" West, 233.07 feet to the northwest corner of a 1.303 acre tract owned by M. Thiemann as recorded in Official Record 146 Page 716, passing for reference at 33.00 feet an iron pin found in the west right of way line of Ohio Street and the east line of the northwest quarter of Section 34, said corner being the True Point of Beginning of the tract herein described;

Thence, with the west line of said 1.303 acre tract of land owned by M. Thiemann as recorded in Official Record 146, Page 716, South 00°31'50" West, 238.24 feet, passing for reference at 0.26 feet a 1/2 inch iron pin found and 237.73 feet an iron pin with "Weaver" cap found;

Thence, with the south line of said 1.303 acre tract and a 0.130 acre tract of land owned by Manor Properties, LTD., North 89°58'47" West, 75.04 feet to a Mag Nail set;

Thence, with the west line of said 1.303 acre tract, South 00°37'12" West, 34.00 feet, witnessing at South 53°44'25" East, 0.28 feet an iron pin with "Bockrath" cap found;

Thence, with the north line of a 0.260 acre tract of land owned by Commercial and Industrial Leasing LTD as recorded in Official Record 453 Page 1846 and a 0.130 acre tract of land owned by Manor Properties, LTD. as recorded in Official Record 405, Page 214, North 89°58'47" West, 42.87 feet to a Mag Nail set;

Thence, with the west line of said 0.130 acre tract of land, South 00°37'12" West, 218.60 feet to a Mag Nail set;

Thence, with the north line of a 1.38 acre tract of land owned by Argus Group as recorded in Official Record 478 Page 1277, North 88°58'25" West, 214.13 feet to a 1/2 inch iron pin found;

Thence, with the west corporation line of the Village of Minster and the east line of a 120.801 acre and 5.553 acre tract of land owned by J. Steinemann Etal. as recorded in Official Record 541, Page 1382, North 00°37'22" East, 489.16 feet to an iron pin with "Weaver" cap found;

Thence, with the south line of a 2.562 acre tract of land owned by K. Lammers Trustee as recorded in Official Record 218, Page 492, South 89°37'15" East, 331.64 feet to the True Point of Beginning, containing 3.089 acres more or less, and being subject to all legal rights of way, easements, restrictions and agreements of record.

Beannings listed above are based upon the north line of subject parcel being South 89°37'15" East as per Survey Book "I", Page 721 filed in the Auglaize County Tax Map Office. All records listed above are as recorded in the Auglaize County Recorder's Office.

(PARCEL 2)

SITUATE IN THE VILLAGE OF MINSTER AND ALSO BEING IN NORTHWEST QUARTER OF SECTION 34, TOWN 7, RANGE 4E JACKSON TOWNSHIP, AUGLAIZE COUNTY OHIO, BEING ALL OF THOSE LANDS OWNED BY MANOR PROPERTIES AS RECORDED IN OFFICIAL RECORD 405 PAGE 214 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference at a 5/8 inch iron pin found in a monument box at the southwest corner of the east one half of the northwest quarter of Section 34 and being in the centerline of Minster - Egypt Road (First Street);

Thence, with the south line of the northwest quarter of Section 34 and the centerline of Minster - Egypt Road (First Street) South 89°46'06" East, 1038.03 feet to a P.K. nail found;

Thence, with the east line of a 1.380 acre tract of land owned by Argus Group as recorded in Official Record 478 Page 1277, North 00°37'12" East, 439.81 feet to the True Point of Beginning of the tract herein described, witnessing at South 86°32'54" East, 0.91 feet a cut cross found;

Thence, with the north line of said 1.380 acre tract, North 88°58'25" West, 25.87 feet to a Mag Nail set in the west line of a tract of land owned by Manor Properties, LTD. as recorded in Official Record 349 Page 890 (Parcel 1 of this survey), to a Mag Nail set;

Thence, with the east line of the aforementioned Manor Properties, LTD. tract, North 00°37'12" East, 218.60 to a Mag Nail set;

Thence, with the south line of the aforementioned Manor Properties, LTD. tract, South 89°58'47" East, 25.87 feet to the west line of a 0.260 acre tract of land owned by Commercial & Industrial Leasing, LTD. as recorded in Official Record 453 Page 846, witnessing at South 51°04'37" East, 0.42 feet a cut cross found;

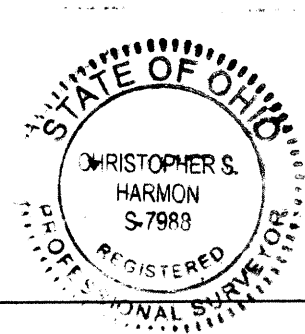
Thence, with the west line of said 0.260 acre tract, South 00°37'12" West, 219.05 feet to the True Point of Beginning, containing 0.130 acres more or less, and being subject to all legal rights of way, easements, restrictions and agreements of record.

Beannings listed above are based upon the north line of subject parcel being South 89°37'15" East as per Survey Book "I", Page 721 filed in the Auglaize County Tax Map Office. All records listed above are as recorded in the Auglaize County Recorder's Office.

*CERTIFICATION

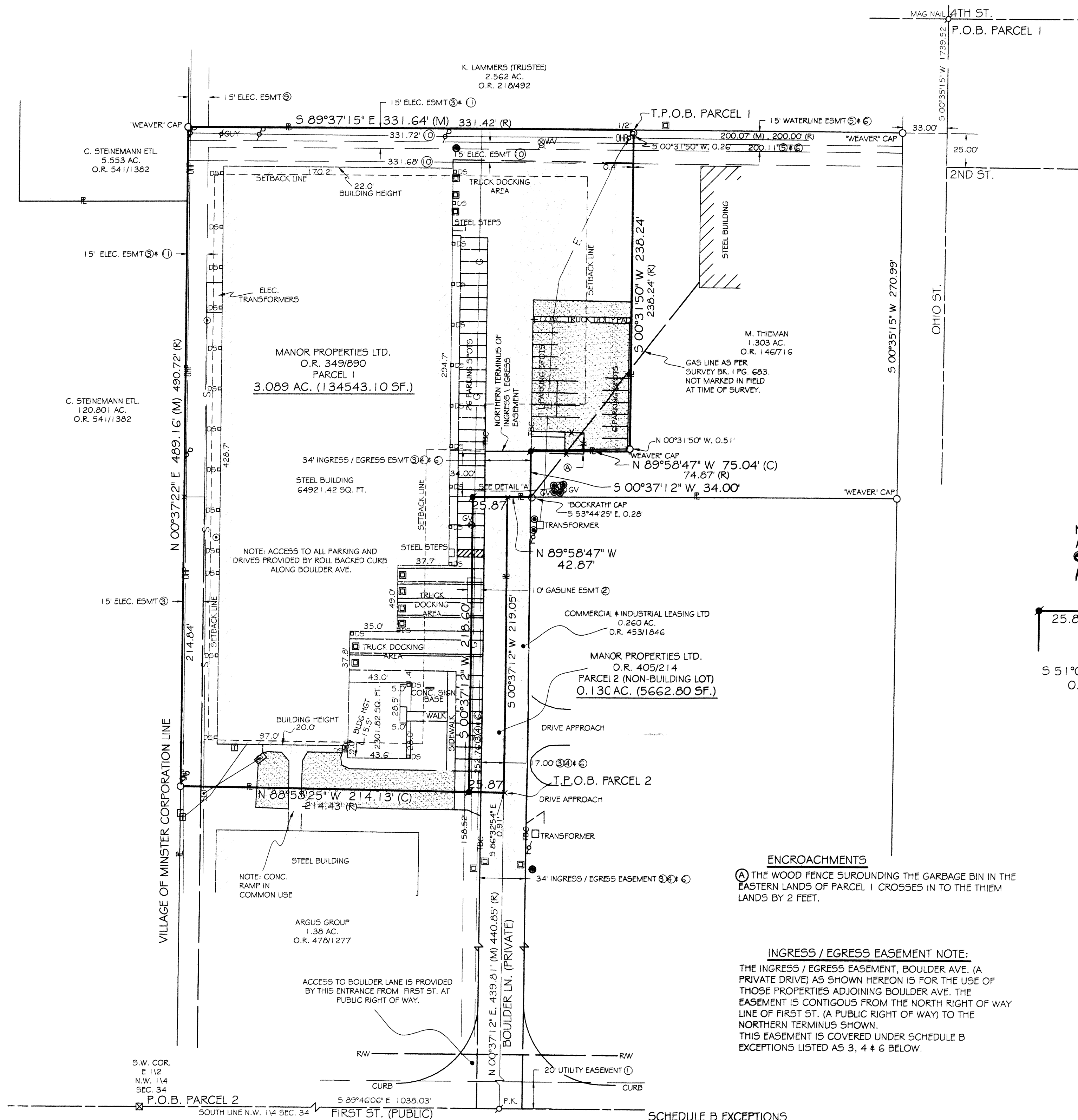
To Crown Equipment Corporation, An Ohio Corporation and Chicago Title Insurance Company, a Nebraska Corporation:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 6, 7a, 7b, 7c, 8, 9, 10, 11a, 11b, 13, 14 & 17 of Table A thereof. Pursuant to the accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, that the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



CHRISTOPHER S. HARMON P.S. #7988

SURVEY NOTE:
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, FOUND MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN FEBRUARY, 2010. THE SUBJECT PARCELS AND EXCEPTIONS ARE AS COVERED IN TITLE COMMITMENT NUMBER 030380059.



ENCROACHMENTS

THE WOOD FENCE SURROUNDING THE GARBAGE BIN IN THE EASTERN LANDS OF PARCEL 1 CROSSES IN TO THE THIEM LANDS BY 2 FEET.

INGRESS / EGRESS EASEMENT NOTE:

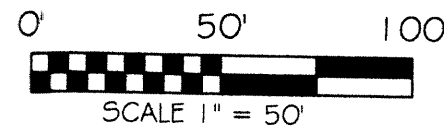
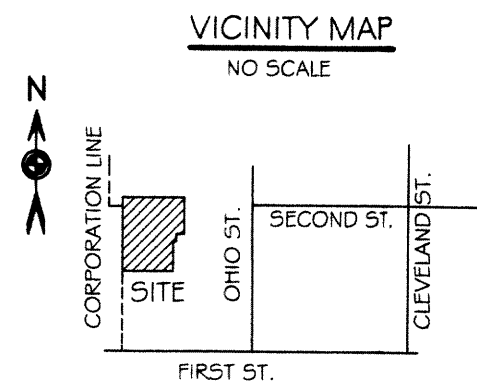
THE INGRESS / EGRESS EASEMENT, BOULDER AVE. (A PRIVATE DRIVE) AS SHOWN HEREON IS FOR THE USE OF THOSE PROPERTIES ADJOINING BOULDER AVE. THE EASEMENT IS CONTIGUOUS FROM THE NORTH RIGHT OF WAY LINE OF FIRST ST. (A PUBLIC RIGHT OF WAY) TO THE NORTHERN TERMINUS SHOWN. THIS EASEMENT IS COVERED UNDER SCHEDULE B EXCEPTIONS LISTED AS 3, 4 & 6 BELOW.

SCHEDULE B EXCEPTIONS

- EASEMENT TO THE VILLAGE OF MINSTER, OHIO, OF RECORD IN OFFICIAL RECORDS VOLUME 18, PAGE 384, RECORDERS OFFICE OF AUGLAIZE COUNTY, OHIO. NOTE: DOES NOT AFFECT SUBJECT PARCEL. LIES 420 FEET + N-SOUTH OF SUBJECT PARCEL.
- EASEMENT TO THE DAYTON POWER & LIGHT COMPANY, OF RECORD IN OFFICIAL RECORDS VOLUME 76 PAGE 216, RECORDERS OFFICE, AUGLAIZE COUNTY, OHIO. NOTE: COVERS PORTIONS OF THE GAS LINE SHOWN ALONG THE EAST EDGE OF PARCEL 1.
- EASEMENT OF RECORD IN SURVEY VOLUME 1, PAGE 650, ENGINEER'S TAX MAP OFFICE, AUGLAIZE COUNTY, OHIO. NOTE: 34 FOOT WIDE INGRESS / EGRESS EASEMENT FOR SUBJECT TRACT AND AN ADJOINING 1.305 ACRE TRACT TO THE EAST. THE DIMENSION LISTED DOES NOT MATCH THE EASEMENT AS SHOWN. THE INTENT OF THE EASEMENT IS SHOWN HEREON. THE RECORDED DIMENSION IS 668.85 FEET, MEASURED 667.87 FEET. ALSO SHOWN ON SAID SURVEY IS A 15 FOOT ELECTRIC EASEMENT ALONG THE WEST AND NORTH LINES OF THE SUBJECT PARCEL AS SHOWN.
- TERMS AND CONDITIONS OF EASEMENT OF RECORD IN SURVEY VOLUME 1, PAGE 683, ENGINEER'S TAX MAP OFFICE, AUGLAIZE COUNTY, OHIO. NOTE: EASEMENTS ARE THOSE SHOWN IN SURVEY VOLUME 1 PAGE 650.
- TERMS AND CONDITIONS OF WATER LINE EASEMENT TO ROGER E. BORNHORST AND THERESA I. BORNHORST, OF RECORD IN OFFICIAL RECORDS VOLUME 202 PAGE 346, RECORDERS OFFICE, AUGLAIZE COUNTY, OHIO. NOTE: THE WATERLINE EASEMENT BORDERS THE ADJOINING 1.305 ACRE TRACT TO THE EAST.
- TERMS AND CONDITIONS OF EASEMENT AND ASSIGNMENT OF EASEMENT CONTAINED IN DEED TO ROBERT J. MANOR, OF RECORD IN OFFICIAL RECORDS VOLUME 202 PAGE 348, RECORDERS OFFICE, AUGLAIZE COUNTY, OHIO. NOTE: CONVEYS INTEREST IN EASEMENTS COVERED IN EXCEPTION 3 & 5.
- OPEN END MORTGAGE FROM MANOR PROPERTIES, LTD. AN OHIO LIMITED LIABILITY COMPANY, TO FIFTH THIRD BANK, WESTERN OHIO, OF RECORD IN OFFICIAL RECORDS VOLUME 378 PAGE 428, RECORDERS OFFICE, AUGLAIZE COUNTY, OHIO.
- ASSIGNMENT OF LEASES AND RENTS FROM MANOR PROPERTIES, LTD., AN OHIO LIMITED LIABILITY COMPANY, TO FIFTH THIRD BANK, WESTERN OHIO, OF RECORD IN OFFICIAL RECORDS VOLUME 378 PAGE 432, RECORDERS OFFICE, AUGLAIZE COUNTY, OHIO.
- EASEMENT TO THE VILLAGE OF MINSTER, OHIO OF RECORD IN OFFICIAL RECORDS VOLUME 14, PAGE 81, RECORDERS OFFICE, AUGLAIZE COUNTY, OHIO. NOTE: 15 FOOT ELECTRIC EASEMENT LIES NORTH OF THE SUBJECT PARCEL AS SHOWN. DOES NOT AFFECT THE SUBJECT PARCEL.
- EASEMENT TO THE VILLAGE OF MINSTER, OHIO OF RECORD IN OFFICIAL RECORDS VOLUME 14 PAGE 82, RECORDERS OFFICE, AUGLAIZE COUNTY, OHIO.
- EASEMENT CONTAINED IN DEED TO T. & B. PARTNERSHIP, AN OHIO GENERAL PARTNERSHIP, OF RECORD IN OFFICIAL RECORDS VOLUME 14 PAGE 684, RECORDERS OFFICE, AUGLAIZE COUNTY, OHIO. NOTE: 15 FOOT ELECTRIC EASEMENT ALONG THE NORTH LINE AND PARTIALLY ALONG THE WEST LINE OF THE SUBJECT TRACT AS SHOWN.

ALTA / ASCM SURVEY
MANOR PROPERTIES LTD.

VILLAGE OF MINSTER
N.W. 1/4 SEC. 34, T 7, R 4E
JACKSON TWP., AUGLAIZE COUNTY, OH



BASIS OF BEARING: BEARINGS ARE BASED UPON THE NORTH LINE OF SUBJECT PARCEL BEING S 89°37'15" E AS PER SURVEY BOOK "I", PAGE 721 FILED IN THE AUGLAIZE COUNTY TAX MAP OFFICE.

LEGEND

	MAG NAIL / P.K. NAIL (FOUND)
	MAG NAIL (SET)
	A.C.E.O. MONUMENT BOX W5/8" IRON PIN
	1/2" IRON PIN (FOUND)
	CUT CROSS (FOUND)
	POST
	POWER POLE
	LIGHT POLE
	TELEPHONE BOX
	GUY WIRE
	DOWN SPOUT
	FIRE HYDRANT
	WATER VALVE
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CLEAN OUT
	GAS VALVE
	GAS MARKER
	WOVEN WIRE FENCE
	GAS LINE
	WATER LINE
	SANITARY SEWER
	SANITARY SEWER
	OVERHEAD POWER
	BUILDING SETBACK LINE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	(R) RECORDED DISTANCE
	(M) MEASURED DISTANCE
	(C) CALCULATED DISTANCE
	TBC TOP BACK OF ROLL BACKED CURB

SURVEY REFERENCES

SURVEY BOOK
G492
I663
I721
K521
L652

ZONING I-1

CURRENT ZONING AS PER MINSTER
2002 ZONING REQUIREMENTS

MINIMUM LOT SIZE = 20,000 SF
LOT WIDTH = 125'
MAXIMUM HEIGHT = 45'

SETBACKS

FRONT YARD = 35'
REAR YARD = 20'
SIDE YARD = 35'

PARKING NOTE

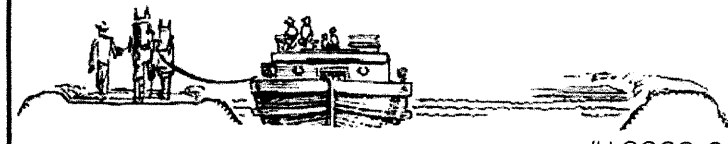
SITE INCLUDES 51 EXISTING PARKING SPOTS

F.E.M.A.

FLOOD INSURANCE NOTE: BY GRAPHICS PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39011C0175C. EFFECTIVE DATE OF SEPTEMBER 6, 1989. EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE, BASED ON THE ABOVE INFORMATION. THIS PROPERTY "IS NOT" IN A SPECIAL FLOOD HAZARD AREA.

LOCK-TWO SURVEYING

5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332



#10009.01

JAC 34-9