

ST MARYS SQUARE "A.L.T.A. SURVEY"

EASEMENT TABLE

V. 206, PG. 670	Is within the confines of the 135' S.R. 29 right-of-way
V. 4, PGS. 62-63	This easement was for a pipeline to be laid along the South line of the SW 1/4 of the SE 1/4 of Section 33. According to City of St. Marys Engineering Dept., no such pipeline exists.
V. 3, PG. 132	Is within the confines of the 135' S.R. 29 right-of-way
V. 6, PG. 302	This easement appears to be a blanket easement issued at the approximate time of the construction of a high pressure gas main which is in place and lies east of the surveyed tract.
V. 215, PG. 132	Is within the confines of the 135' S.R. 29 right-of-way
V. 206, PG. 327-329	Is within the confines of the 135' S.R. 29 right-of-way

BUILDING AREA

PLAZA - 251,968 SF
MUFFLER MART - 4,475 SF

LEGAL DESCRIPTION

TRACT 1

Being a parcel of land situated in Noble Township, Auglaize County, Ohio, in the East half of the Southwest quarter of said Section 4, Township 5 South, Range 4 East. Also being a part of lot number six and lot number twelve of BUEHLER'S Subdivision in the Southeast quarter of said Section 33 as shown in Plat Book One, Page 289. Said parcel of land also being a part of E.M. Phelps subdivision in the Northwest quarter of the Northeast quarter of Section 4, Township 6 South, Range 4 East (St. Marys Township), Auglaize County, Ohio and being more particularly described as follows:

Commencing for reference at a 5/8" iron bar at the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 4;
thence N 88° 52' 36" W along the North line of the Northeast quarter of said Section 4 a distance of two hundred sixty one and 60/100 (261.60) feet to a 5/8" iron bar at the Northeast corner of Lot Number Six in said E.M. Phelps subdivision;
thence S 42° 12' 40" W along the East line of said Lot Number Six a distance of one thousand one hundred sixty three and 53/100 (1163.53) feet to a mine spike in the centerline of State Route 29 (old U.S. Route 33); thence N 50° 06' 39" W along the centerline of said State Route 29 a distance of two hundred ten and 05/100 (210.05) feet to a mine spike, said point being the PLACE OF BEGINNING for the herein described land;

Thence, continuing N 50° 06' 39" W, along the last described line, a distance of 609.87 feet to a mine spike;
Thence, N 39° 53' 21" E, a distance of 310.50 feet to a 5/8" iron bar;
Thence, N 50° 06' 39" W, a distance of 111.45 feet to a 5/8" iron bar;
Thence, N 88° 34' 41" W, a distance of 81.19 feet to a 5/8" iron bar;
Thence, S 39° 53' 21" W, a distance of 280.00 feet to a mine spike in the centerline of State Route 29;
Thence, N 50° 06' 39" W, along said centerline of State Route 29, a distance of 272.37 feet to a mine spike;
Thence, N 39° 53' 21" E, a distance of 310.10 feet to a 5/8" iron bar;
Thence, N 50° 06' 39" W, a distance of 173.09 feet to a 5/8" iron bar;
Thence, N 87° 58' 23" W, a distance of 113.63 feet to a 5/8" iron bar;
Thence, N 02° 03' 06" E, a distance of 647.21 feet to a 5/8" iron bar;
Thence, S 88° 34' 08" E, a distance of 732.96 feet to a 5/8" iron bar in the North-South half Section line of said Section 33;
Thence, S 32° 21' 03" E, a distance of 286.40 feet to a 5/8" iron bar in the South line of Lot Number Six of Buehler's Subdivision;
Thence, N 88° 53' 43" W, along said South line of Lot Number Six and the North line of a 20 foot alley, a distance of 159.33 feet to a p-k nail;
Thence, S 01° 27' 04" W, along the North-South half Section line of Section 33, a distance of 20.00 feet to a p-k nail at the Northwest corner of Lot Number 12 in Buehler's Subdivision;
Thence, S 88° 53' 43" E, along the North line of said Lot Number 12 and the South line of the 20.00 foot alley, a distance of 172.67 feet to a 5/8" iron bar;
Thence, S 32° 21' 03" E, a distance of 286.57 feet, to a 5/8" iron bar in the East line of said Lot Number 12 in the Buehler's Subdivision;
Thence, S 01° 25' 20" W, along the East line of said lot number 12, a distance of 413.79 feet to a 5/8" iron bar;
Thence, S 88° 52' 36" E, along the East-West Section line and Township line, a distance of 73.60 feet to a 5/8" iron bar;
Thence, S 47° 47' 20" E, a distance of 439.78 feet to a 5/8" iron bar;
Thence, S 42° 12' 40" W, a distance of 419.67 feet to a "p-k" nail drilled into concrete curb.
Thence, N 50° 06' 39" W, a distance of 150.00 feet to a 5/8" iron bar;
Thence, S 42° 12' 40" W, a distance of 310.50 feet to the PLACE OF BEGINNING, containing 32.057 acres of land more or less.
Basis of bearings is per Gordon Geeslin survey for the "Assembly of God Church" dated June 23, 1989.

TRACT 2

Being a parcel of land situated in Noble Township, Auglaize County, Ohio, and being a part of Buehler's Subdivision in the Southeast quarter of Section 33, Township 5 South, Range 4 East, as shown in Plat Book One, Page 289, and being more particularly described as follows:

Commencing for reference at a 5/8" iron bar at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 4, St. Marys Township, Township 6 South, Range 4 East;
thence, N 88° 52' 36" W, along the North line of the Northeast quarter of said Section 4, a distance of nine hundred ninety-eight and 30/100 (998.30) feet to a 5/8" iron bar;
thence N 01° 25' 20" E, along the east line of Lot 12 in Buehler's Subdivision, a distance of four hundred thirteen and 79/100 (413.79) feet to a 5/8" iron bar;
thence N 32° 21' 03" W, a distance of two hundred eighty-six and 57/100 (286.57) feet to a 5/8" iron bar in the North line of said Lot 12 in Buehler's Subdivision. Said point being the Place of Beginning for the herein described land;
thence continuing N 32° 21' 03" W, a distance of 23.97 feet to a 5/8" iron bar in the south line of Lot 6 in Buehler's Subdivision;
thence N 88° 53' 43" W, along said South line of Lot 6, a distance of 159.33 feet to a p-k nail;
thence S 01° 27' 04" W, along the North-South half Section line of said Section 33, a distance of 20.00 feet to a p-k nail at the Northwest corner of said Lot 12 in Buehler's Subdivision;
thence S 88° 53' 43" E, along the North line of said Lot 12, a distance of 172.67 feet to the Place of Beginning, containing 0.076 acre of land more or less.

Gordon L. Geeslin
Gordon L. Geeslin, PS 5372 OH



Geeslin Land Surveying
810 East Market Street
Celina, OH 45822

July 27, 1994 - Job # 444; Drawing #444-A

CAD - smsquare per Kent Surveying; Wapakoneta, OH

SURVEYORS CERTIFICATE

The undersigned hereby certifies to GLIMCHER PROPERTIES LIMITED PARTNERSHIP, a Delaware limited partnership, and FIRST AMERICAN TITLE INSURANCE COMPANY, and those who purchase, mortgage, or convey title to that certain property known as St. Marys Square, and located in the City of St. Marys, in the County of Auglaize, State of Ohio (the Property), as follows:

- that I have surveyed said Property upon the ground and as of the date hereof;
- that my survey (Job No. 444), dated July 27, 1994, was made in accordance with the minimum standard requirements for land title surveys jointly established and adopted by the American Land Title Association and the American Congress of Surveying and Mapping in 1992, and that the courses and distances shown thereon are a true, correct, and complete representation of the property;
- that the survey shows the legal description and boundary lines of the Property, the location and exterior lines and measurements of all easements, roads, fences, and other apparent easements, and the location of all improvements, including all buildings, structures, driveways, parking areas, and similar improvements;
- that there are no buildings or improvements located on the Property other than those shown on the survey, and that those shown are erected entirely within the property lines and do not encroach upon any street, title, or building line or easement except as noted hereon.
- that all easements, according to First American Title Insurance Company Commitment No. NMW-163, dated June 23, 1994, are shown on the survey, and that, from a careful physical inspection of the Property, no other apparent easements exist;
- that the property does serve the adjoining property to the west for drainage, but not for ingress, egress or any other purpose at the time of the survey;
- that said survey shows the proper location of all adjoining public streets, exits, and entrances and utility connections to the Property;
- that the Property described on the survey is the same property that is described in Title Insurance Company Commitment No. NMW-163, dated June 23, 1994 with changes as noted.
- that ingress and egress from the Property is provided via curb cuts to State Route 29, a paved, dedicated public right-of-way maintained by the City of St. Marys, Ohio.
- that all utility services required for operation of the Property enter the Property through adjoining public streets or recorded easements.
- that no portion of the Property is located within a flood-prone or flood hazard area or within a floodplain as defined in the regulations of the United States Department of Housing and Urban Development. (FIRM #3901100080 C)

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this 28th day of July, 1994.

By: *Gordon L. Geeslin*

Title: Surveyor

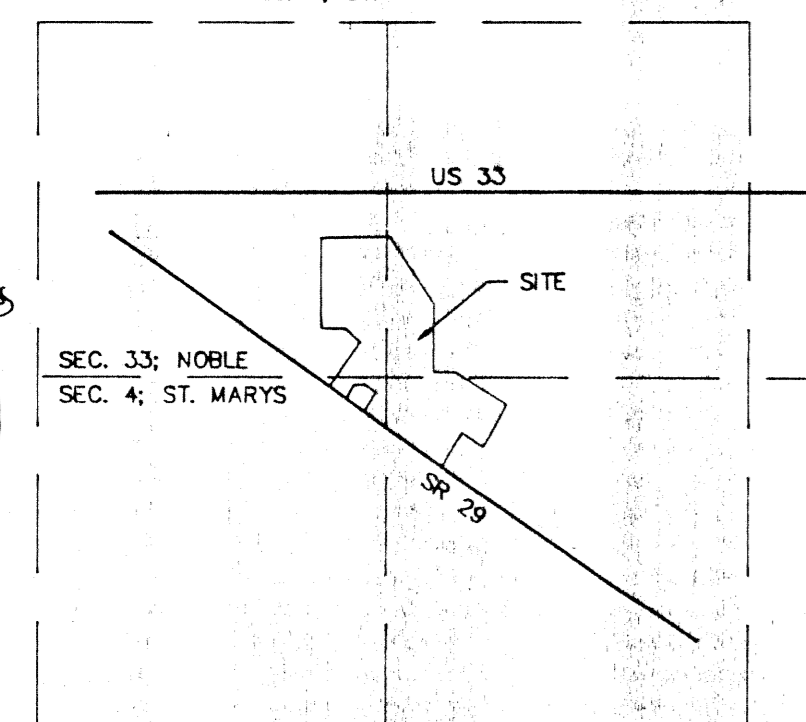
ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF AUGLAIZE

The foregoing instrument was acknowledged before me this 28th day of July, 1994, by Gordon Geeslin, a professional
Surveyor of the State of Ohio.

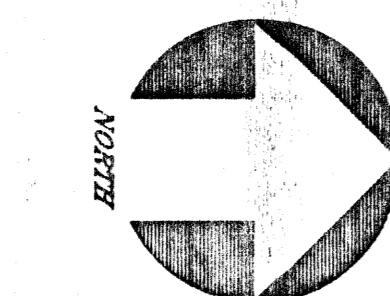
Maureen P. Smith
Notary Public
My Commission Expires: 3-21-97

VICINITY MAP
SEC. 33, NOBLE TWP.
SEC. 4, ST. MARYS TWP.

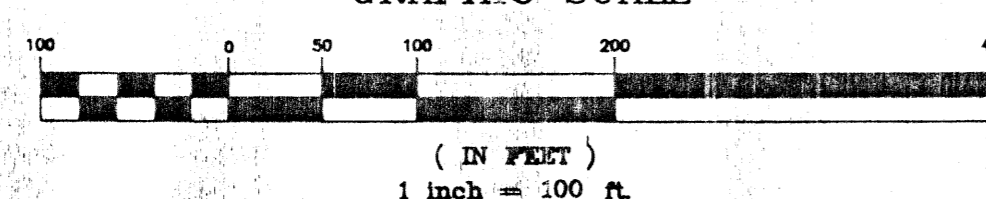


BOUNDARY LEGEND

- "A" 5/8" iron bar at NE Corner, NW quarter, NE 1/4 Section 4
- "B" 5/8" iron bar at NE Corner of Lot 6; Phelps's Addition
- "C" 5/8" iron bar
- "D" Mine Spike
- "E" P-K Nail



GRAPHIC SCALE



TOPOGRAPHY LEGEND

- | | |
|-------------------|------------------|
| ○ LIGHT STANDARD | — SANITARY SEWER |
| ○ POWER POLE | — STORM SEWER |
| × FIRE HYDRANT | — GAS LINE |
| ○ WATER VALVE | — WATER LINE |
| × GAS VALVE | — EASEMENT LINE |
| ■ TRANSFORMER PAD | |

POINT OF COMMENCEMENT