

ALTA/ACSM LAND TITLE SURVEY

OF LOT 32 AND 33
AND PARTS OF LOT 26 AND 31
OF R.B. GORDON'S
RE-SUBDIVISION OF McCORKLE'S ESTATE
TO THE CITY OF ST. MARYS,
AUGLAIZE COUNTY, OHIO.

SURVEY REFERENCES

Reference is hereby made to a plat of survey entitled "Survey of Clara Broad Property Lot No. PT. 1, 2 & Outlot 42 Locating Property Lines with John Scope & Ralph Roby. Also Part of Lot #26 St. Marys, Ohio." prepared by Kohli & Kaiher of Lima, Ohio on April 30, 1952.

Reference is also made to a plat of survey entitled "R.B. Gordon's Re-Subdivision of McCorkle's Estate, St. Marys, Ohio" as prepared by Cecil E. Mengerink, Reg. Surveyor #3151 in 1965.

Also: Plat Book 1, Page 108; Fraction 14, Section 3 dated November 2, 1862.

FLOOD DATA

Portions of the subject parcels are in a Flood Hazard Area as delineated by the "FLOOD PLAIN MANAGEMENT STUDY" of the St. Marys River (Auglaize & Mercer County) prepared by Soil Conservation Service, U.S. Department of Agriculture in July, 1992. The aforesaid study shows the 100YR flood elevation in the vicinity of the subject parcel at an elevation of 860.3.

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map #390022 panel 0080 suffix C (effective September 6, 1989) shows a portion of the subject parcel within the confines of Zone "A" which has no base flood elevations determined.

SURVEYOR'S CERTIFICATE

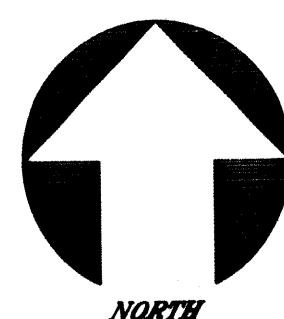
The undersigned hereby certifies to The Fort Barbee Riverview Limited Partnership (Owner) and Interim Lender and Permanent Lender (Lender) and First American Title Insurance Company (Title Company) and Star Title Agency, Inc. (Title Agent for Title Company, as of February 28, 1997, that we have surveyed the property described herein (the "Property") for the purposes of a construction loan to be received by Owner from Lender, and that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same except as noted; that the property description "closes" by surveying calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property except as noted; that there are no record easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility 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 adjoining premises, streets or alleys by any of the said buildings, structures or other improvements except as noted, or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; that all easements, rights of way or other similar encumbrances creating rights in, on over, under, across or through the Property, or benefiting or burdening the Property, are noted and located hereon, and are identified by Volume and Page of recording of the instrument(s) creating them; that all means of access to public streets and roads are shown; that there is no moving or standing water on the Property, except as shown; This survey was made in accordance with the "minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of an Urban A Survey, as defined therein.

James W. Geeslin
JAMES W. GEESLIN, PS 7764 OH

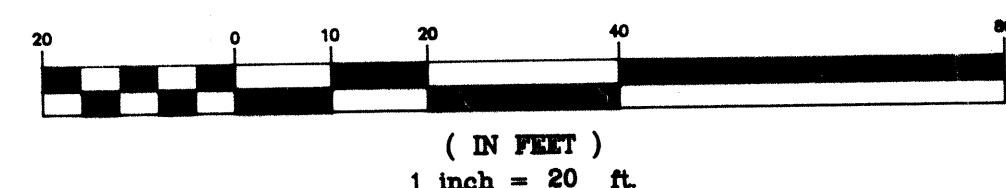
LEGEND

- ⊕ RAILROAD SPIKE (FOUND)
- ⊙ P-K NAIL (FOUND)
- ⊙ P-K NAIL (SET)
- ⊙ POWER POLE
- ⊙ LIGHT STANDARD
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- C.B. DENOTES CATCH BASIN
- C.O. DENOTES CLEAN OUT

⊙ DENOTES AREA INUNDATED BY 100YR FLOOD



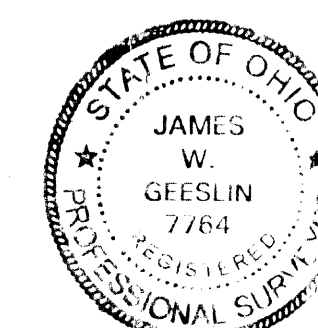
GRAPHIC SCALE



UTILITY OPERATING AUTHORITY

TELEPHONE _____ GTE
CABLE _____ TIMEWARNER CORPORATION
NATURAL GAS _____ WEST OHIO GAS COMPANY
WATER, SEWER & ELECTRIC _____ CITY OF ST. MARYS

NO.	DATE	DESCRIPTION	BY



GEESLIN SURVEYING
804 EAST MARKET STREET CELINA, OH

DRAWN BY: JMK DATE: 03/08/97
CHECKED BY: JWG DRAWING NO.: 2699-97ALTA
JOB NO.: 2699-97 SHEET 1 of 1
ACAD - BARBEE1

GEESLIN SURVEYING

REGISTERED LAND SURVEYORS

PHONE 419-586-6155

January 31, 1998

THE FORT BARBEE RIVERVIEW LIMITED PARTNERSHIP SURVEY DESCRIPTION (9,910 SQUARE FOOT PARCEL)

Being a part of R.B. Gordon's Subdivision of McCorkle's Estate, in the City of St. Marys, Auglaize County, Ohio. Being more particularly described as follows:

Commencing at the southwest corner of said R.B. Gordon's Subdivision of McCorkle's Estate-

Thence, north 63°54'33" east, along the north line of Spring Street, a distance of one hundred ninety-two and 23/100 (192.23) feet to a point at the southwesterly corner of a brick building known as the Fort Barbee Hotel. Said point being the place of beginning for the parcel of land to be conveyed by this instrument-

Thence, continuing, north 63°54'33" east, along the north line of Spring Street, a distance of ninety-two and 16/100 (92.16) feet to a point at the southeasterly corner of the Fort Barbee Hotel-

Thence, north 26°14'24" west, along the east building line of the Fort Barbee Hotel, a distance of ten (10.00) feet to a point-

Thence, north 42°11'59" east, a distance of forty-three and 28/100 (43.28) feet to a point on the water's edge of the St. Marys River-

Thence, north 58°06'22" west, along the water's edge of the St. Marys River, a distance of sixty-eight and 03/100 (68.03) feet to a point-

Thence, north 47°42'35" west, continuing along the water's edge of the St. Marys River, a distance of six and 79/100 (6.79) feet to a point-

Thence, south 63°54'33" west, along the south line of a 24 foot alley, a distance of ninety-three and 77/100 (93.77) feet to a point-

Thence, south 26°05'17" east, a distance of ninety and 10/100 (90.10) feet to the place of beginning.

Containing 9,910 square feet of land more or less.

Subject to all easements and right-of-way of record.

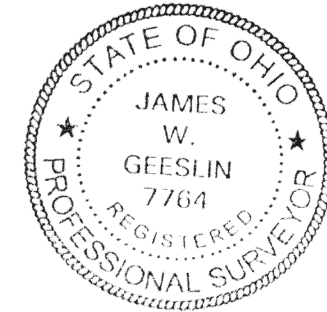
The herein described parcel of land is a part of the land conveyed to the Fort Barbee Riverview Limited Partnership, by deed recorded at official recorded volume 282, page 843, of the Auglaize County Deed Records.

page 2

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated March 8, 1997, on file in the County Engineer's Office.

Prepared by

James W. Geeslin
James W. Geeslin
Professional Surveyor 7764



GEESLIN SURVEYING

REGISTERED LAND SURVEYORS

PHONE 419-586-6155

January 31, 1998

THE FORT BARBEE RIVERVIEW LIMITED PARTNERSHIP SURVEY DESCRIPTION (2,181 SQUARE FOOT PARCEL)

Being a parcel of land situated in out lot number 26 in the City Of St. Marys, Auglaize County, Ohio, said out lot number 26 being what is known as lot number 2 of the R.B. Gordon's Subdivision of McCorkle's Estate:

Commencing for reference at the southwest corner of said out lot number 26-

Thence, north 63°54'33" east, along the south line of said out lot number 26 and the north line of a 24 foot alley, a distance of two hundred three and 75/100 (203.75) feet to a "P.K." nail. Said point being the place of beginning for the parcel of land to be conveyed by this instrument-

Thence, continuing, north 63°54'33" east, along the last described line, a distance of seventy-two and 74/100 (72.74) feet to a point on the water's edge of the St. Marys River-

Thence, north 47°42'35" west, along said water's edge of the St. Marys River, a distance of twenty-eight and 90/100 (28.90) feet to a point-

Thence, north 56°24'57" west, continuing along said water's edge of the St. Marys River, a distance of seven and 10/100 (7.10) feet to a point-

Thence, leaving said water's edge of the St. Marys River, south 63°54'33" west, a distance of fifty-eight and 51/100 (58.51) feet to a "P.K." nail-

Thence, south 26°05'27" east, a distance of thirty-three (33.00) feet to the place of beginning.

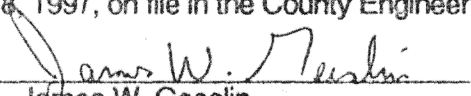
Containing 2,181 square feet of land more or less.

Subject to all easements and right-of-way of record.

The herein described parcel of land is a part of the land conveyed to the Fort Barbree Riverview Limited Partnership, by deed recorded at official record volume 282, page 843, of the Auglaize County Deed Records.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated March 8, 1997, on file in the County Engineer's Office.

Prepared by


James W. Geeslin
Professional Surveyor 7764

