

BOCK & CLARK

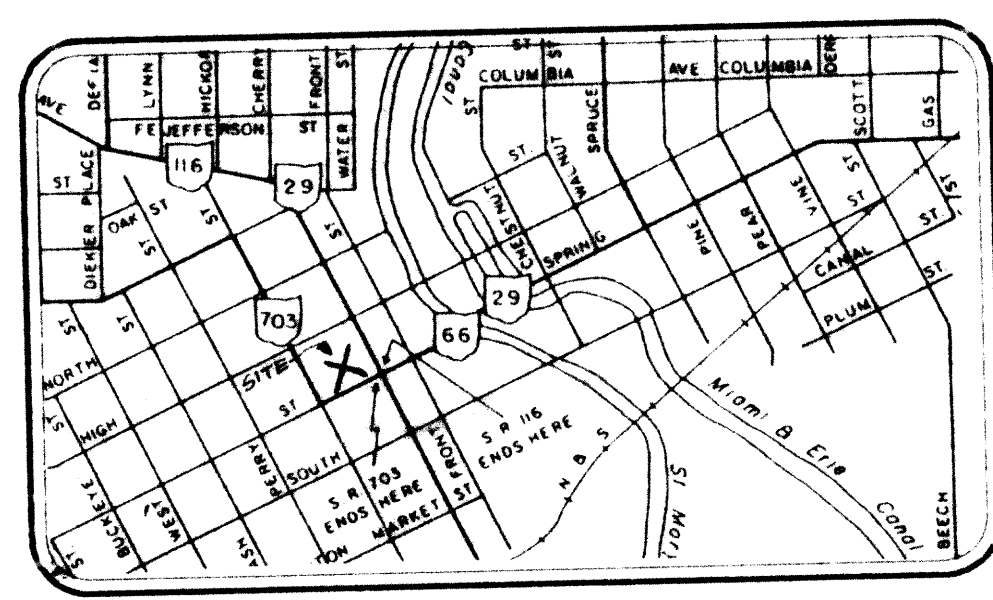
537 N. CLEVELAND-MASSILLON ROAD
AKRON, OHIO 44333
AKRON: (216) 666-7578
WATS: 1-800-SURVEY-1
FAX: (216) 666-5176
CONSULTING ENGINEERS
LAND SURVEYING

FLOOD NOTE: By graphic plotting only, this property is in Zone of the Flood Insurance Rate Map/Community Panel No. 300222 0080 C, dated 5-22-1994, which bears an effective date of Sept. 6, 1993 and is not in a Special Flood Hazard Area. By telephone call dated 5-22-1994 in the National Flood Insurance Program (800-638-6620) we have learned this community does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

HIGH STREET 66' R/W

5/8" Capped Pin Used

SCALE: 1" = 10'



VICINITY MAP

STATEMENT OF ABOVE GROUND VISIBLE ENCROACHMENTS

- A Subject property has overhead service through adjoining lands without the benefit of a known easement or agreement.

ZONING INFORMATION

According to the City of St. Marys (Steve C. Opperman) (Phone No. (419) 394-3303) Zoning Department, the subject property is zoned C-1 Central Commercial District. The following minimum and maximums for a C-1 district are as follows:

- Front Yard Setback: None
- Side Yard Setback: None (Except there shall be a minimum width of six (6) feet when adjacent to any "R" District.)
- Rear Yard Setback: 10 Feet Minimum
- Building Height: 75 Feet Maximum or 6 Stories
- Bulk Restrictions: None Shown in Zoning

Because there may be a need for an interpretation of the applicable zoning codes, we refer you to The City of St. Marys Zoning and Planning Department and the pertinent sections of the zoning codes.

MISCELLANEOUS NOTES

- MN1 Some improvements or details shown hereon may be shown out of scale for the purpose of clarity.
- MN2 Denotes iron pin or pipe found as noted.
Denotes iron pin set unless otherwise noted.
- All iron pins set are 5/8" diameter x 30" length rebar with a plastic cap bearing the name of the company that prepared this plat.
- MN3 The basis of bearings for this survey is the westerly line of Main Street (S. 26° 25' 00" E.) as shown on St. Marys, Ohio original plat, Drawing No. 20, dated 1-10-79 and is established as a line between monuments found as shown on this plat.

NOTES CORRESPONDING TO SCHEDULE B-SECTION II

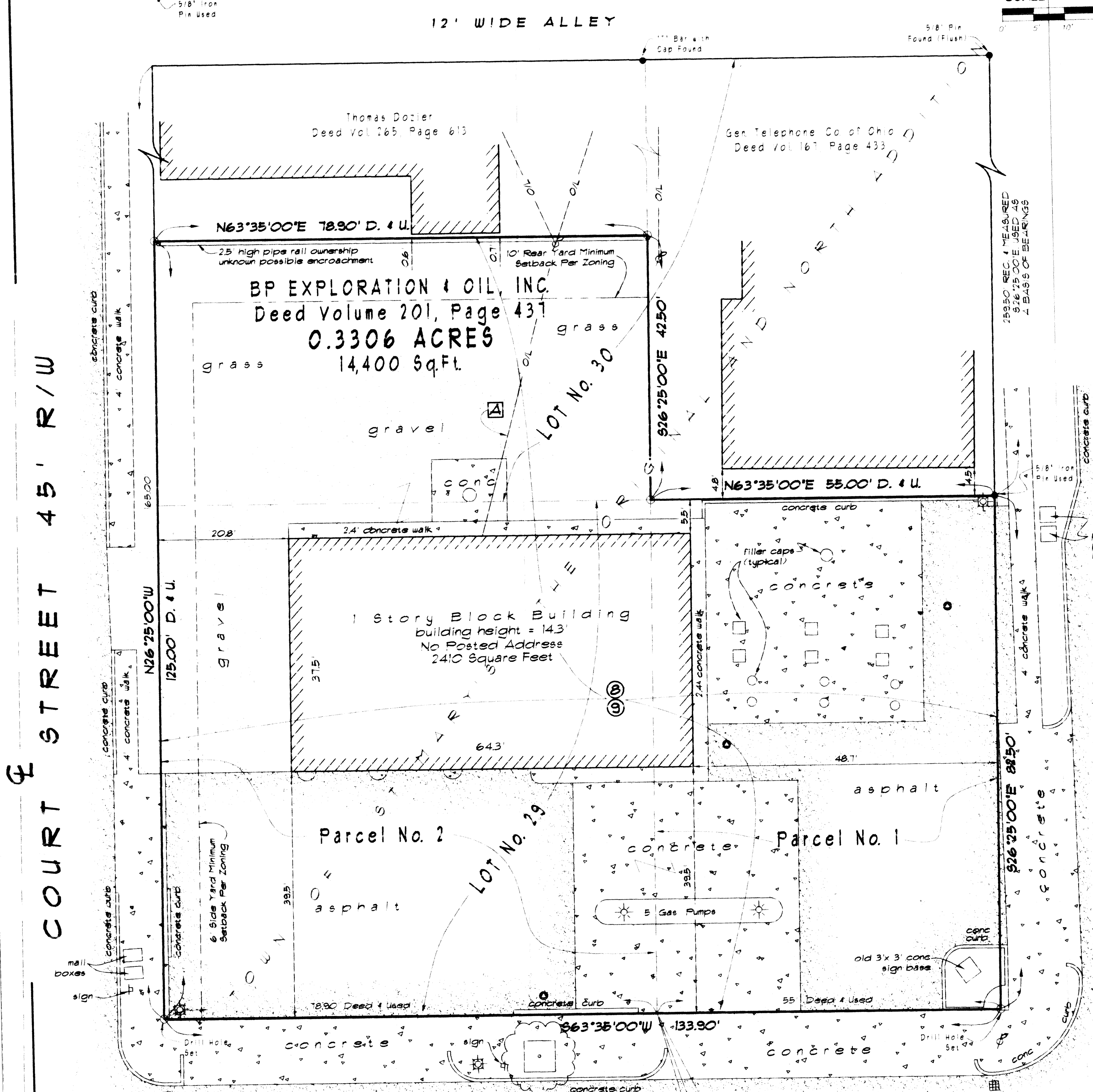
- 8. Said premises are subject to a certain lease between Service Station Holdings Inc. and BP Oil Company, an Ohio corporation, and recorded in Volume 99, Page 589 of the Official Records of Auglaize County, Ohio. (Plotted and shown hereon, describes subject property.)
- 9. Said premises are subject to a certain deed from The Standard Oil Company to Service Station Holdings Inc., and recorded in Volume 99, Page 585 of the Auglaize County, Ohio, Recorder's Official Records. Said deed was rerecorded in Volume 117, Page 381 of the Auglaize County, Ohio, Recorder's Official Records. (Plotted and shown hereon, describes subject property.)

LEGEND

- Station Mark
- Light Pole
- Power Pole
- Monitoring Well
- Square Feet
- Concrete
- Record
- Used
- Volume
- Number
- Degrees
- Minutes
- Seconds
- North
- South
- East
- West
- Overhead Lines
- Deed

COURT STREET 45' R/W

MAIN STREET 82.5' R/W



SPRING STREET 66' R/W

PLACE OF BEGINNING OF PARCEL No. 2

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Legal Description

Situated in the City of St. Marys, County of Auglaize, and State of Ohio: "and being more particularly described as follows:

Parcel No. 1. Fifty-five (55) feet off of the east part of Lot twenty-nine (29), Old (Original) Plat of the Village, now City, of St. Marys, Auglaize County, Ohio. Said fifty-five (55) feet fronts on Spring Street and runs back between parallel lines eighty-two and one-half (82-1/2) feet.

Parcel No. 2. Being the westerly part of Lot number twenty-nine (29) and the southwesterly part of Lot number thirty (30), (Original) Plat of the Village, now City, of St. Marys, Auglaize County, Ohio; beginning at a point in the northerly line of Spring Street which is fifty-five (55) feet westerly from the intersection of the northerly line of Spring Street with the westerly line of Main Street; thence in a westerly direction along the northerly line of Spring Street a distance of seventy-eight and ninety hundredths (78.90) feet to a point which is the intersection of the northerly line of Spring Street with the easterly line of Court Street; thence in a northerly direction along the easterly line of Court Street a distance of one hundred twenty-five (125) feet to a point, thence in an easterly direction and parallel with the northerly line of Spring Street a distance of seventy-eight and ninety hundredths (78.90) feet to a point; thence in a southerly direction and parallel with the easterly line of Court Street a distance of one hundred and twenty-five (125) feet to the place of beginning.

ALTA/ACSM LAND TITLE SURVEY

for
B.P. Exploration and Oil, Inc.
Site No. 7546
Main Street, West Spring Street & Court Street,
City of St. Marys, County of Auglaize,
State of Ohio

Surveyor's Certification

To: Lassus Bros. Oil, Inc.; BP Exploration and Oil, Inc.; BankOne Indianapolis N.A.; First American Title Insurance Company; and Bock & Clark.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in First American Title Insurance Company Commitment dated November 30, 1993 at 8:00 A.M., and were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992; (ii) in accordance with the "AGREEMENT and Survey Requirements for Lassus Bros. Oil, Inc. Surveys dated February 22, 1994 and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 and 13 of Table A as specifically defined therein, and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Kevin J. Clark
Registration No. 6498
within the State of Ohio
Date of Survey 5-24-94
Date of Last Revision

Network Project No. 94517/7546

Survey Performed By:

Bock & Clark
537 North Cleveland-Massillon Road
Akron, Ohio 44333
Phone: 216-666-7578
Fax: 216-666-3808

E & S Project No. 94070

BOCK & CLARK'S NATIONAL SURVEYORS NETWORK
ENGINEERS & SURVEYORS (900-787-8357) FAX: (216) 666-3808
537 N CLEVELAND - MASSILLON RD, AKRON, OH 44333

57M-3-21