#### PARCEL DESCRIPTION:

Being all that certain Parcel, Lot or Tract of Land located in the State of Ohio, County of Logan, City of Bellefontaine, Lake Township and VMS # 2873, based on the east line of Map Room File# R-3793 being N17\*02'00"E and having the following metes and bounds to wit:

Beginning at a PK Nail set in the centerline of Main Street (SR 68) (60'R\W) said PK Nail being located N17°02'00"E 609.44 feet from the intersection of the centerlines of Main Street and Dowell Avenue and being the common corner of Golden Arch Limited Partnership 2.599 acre tract (OR. 266, pg. 161) and the Lykins Properties, LLC, 1.11 acre tract (OR. 483, pg. 981, Parcel II);

thence along said common line of Golden Arch and Lykins Properties, LLC, N 75'28'05"W for 250.04 feet to an iron pin set  $(5\8"rebar w\cap)$ , passing an iron pin set  $(5\8"rebar w\cap)$ 

thence along a new line through said Parcel II N 17°02'00"E for 94.05 feet to an iron pin set (5\8"rebar w\cap);

thence S 75°11'23"E for 218.14 feet to an iron pin set (5\8"rebar w\cap)on the west right of way of Main Street (SR 68) (60'R\W);

thence S 75°11'31"E for 31.85 feet to a PK Nail set in the centerline of Main Street (SR 68)  $(60'R\W);$ thence along said centerline S 17°02'00" W for 92.83 feet to a PK Nail set being the Point of

Beginning.

Said tract contains 0.536 acres or 23,341 square feet more or less. Also, contained within the above described property is 0.065 acres of road right of way. Said 0.536 acres is part of the Lykins Properties, LLC. 1.11 acre Parcel II described in OR. 483, pg. 981.

This description is based on a field survey dated March 14, 2008 by James R. Freeland. PLS # S-8409.

#### SIGN EASEMENT:

Being all that certain Parcel, Lot or Tract of Land located in the State of Ohio, County of Logan, City of Bellefontaine, Lake Township and VMS # 2873, based on the east line of Map Room File# R-3793 being N17\*02'00"E and having the following metes and bounds to wit:

Commencing at a PK Nail set in the centerline of Main Street (SR 68) (60'R\W) said PK Nail being located N17°02'00"E 609.44 feet from the intersection of the centerlines of Main Street and Dowell Avenue and being the common corner of Golden Arch Limited Partnership 2.599 acre tract (OR. 266, pg. 161) and the Lykins Properties, LLC, 1.11 acre tract (OR. 483, pg. 981, Parcel II);

thence along said centerline N 17°02'00"E for 117.77 feet to a PK Nail found;

thence N 75°11'24"W for 89.98 feet to an iron pin set (5\8"rebar w\cap);

thence N 28°58'08" W for 112.80 feet to a point;

thence N 74°36'37"W for 12.47 feet to a point being the Point of Beginning;

thence S 14\*48'36" W for 12.54 feet to a point;

thence N 74°16'54" W for 15.00 feet to a point;

thence N 14\*48'36"E for 20.00 feet to a point; thence S 74°16'54"E for 15.00 feet to a point;

thence S 14\*48'36"W for 7.46 feet to a point being the Point of Beginning.

Said easement contains 300 square feet or 0.008 acres more or less.

The above described easement is over the Lykins Properties, LLC. 1.11 acre Parcel II described

in OR. 483, pg. 981.

This description is based on a field survey dated March 14, 2008 by James R. Freeland. PLS # S-8409.

## ACCESS EASEMENT:

Being all that certain Parcel, Lot or Tract of Land located in the State of Ohio, County of Logan, City of Bellefontaine, Lake Township and VMS # 2873, based on the east line of Map Room File# R-3793 being N17'02'00"E and having the following metes and bounds to wit:

Commencing at a PK Nail set in the centerline of Main Street (SR 68) (60'R\W) said PK Nail being located N17'02'00"E 609.44 feet from the intersection of the centerlines of Main Street and Dowell Avenue and being the common corner of Golden Arch Limited Partnership 2.599 acre tract (OR. 266, pg. 161) and the Lykins Properties, LLC, 1.11 acre tract (OR. 483, pg. 981, Parcel II);

thence along said centerline N 17-02-00 E for 92.83 feet to a PK Nail set;

thence N 751131"W for 31.85 feet to an iron pin set (5\8"rebar w\cap);

thence N 75°11'23"W for 19.96 feet to a point being the Point of Beginning;

thence S 14°31'55" W for 1.16 feet to a point;

thence S 75°28'05" E for 19.96 feet to a point;

thence S 14°20'26" W for 30.00 feet to a point; thence N 75°28'05" W for 45.06 feet to a point;

thence N 14°31′55″E for 31.28 feet to a point;

thence S 75"11'23"E for 25.00 feet to the Point of Beginning.

Said easement contains 1,380 square feet or 0.032 acres more or less.

The above described easement is over the Lykins Properties, LLC. 1.11 acre Parcel II described in OR. 483, pg. 981.

This description is based on a field survey dated March 14, 2008 by James R. Freeland. PLS # S-8409.

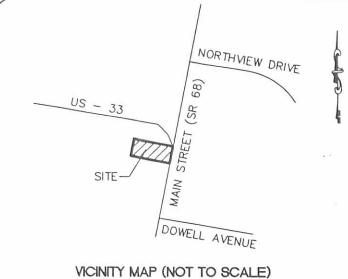
#### TITLE EXCEPTIONS:

Exceptions to Schedule B Sec. 2 Lawyers Title Insurance Corporation Commitment No. (Ref. No. 08-36135) Effective Date: March 18, 2008

Item 8. Easement for Highway Purposes to the State of Ohio, filed for record September 3, 1965, in Volume 304, Page 618, of the Logan County Records. \* Does not affect subject property. Current Right-of-Way shown

Item 9. Temporary Right—of—Way Agreement by and between Clifford H. Bailey, Anna Marie Bailey and the State of Ohio, filed for record September 3, 1965 in Volume 304, Page 621, of the Logan County Records. \* Does not affect subject property. Current Right-of-Way shown hereon.

Item 10. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record February 21, 2001, in OR Volume 483, Page 981, of the Logan County Records. \*Affects subject property. No survey matters to address. See deed of record.



### SURVEYOR'S NOTES:

1) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.

3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE. INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

4) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND HAVE NOT BEEN FIELD MARKED BY LOCATOR SERVICES NOR FIELD VERIFIED BY THE SURVEYOR OTHER THAN VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

5) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1: 10,000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.

> OWNER OF RECORD: LYKINS PROPERTIES, LLC 5163 WOLFPEN-PLEASANTHILL MILFORD, OH 45150

#### POSSIBLE ENCROACHMENTS:

NONE OBSERVED

TOTAL LAND AREA: \* ACREAGE INCLUDES ANY AND ALL ROAD RIGHT-OF-WAY 75,459 SQ.FT. 1.732 ACRES

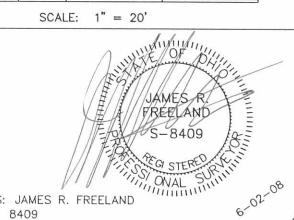
#### BASIS OF BEARINGS AND BENCHMARK:

ELEVATIONS BASED ON USGS MONUMENT "BELLEFONTAINE", NAVD 88

SURVEYORS \* ENGINEERS

FREELAND & ASSOCIATES, INC. 323 WEST STONE AVE. GREENVILLE S.C. 29609 TEL. (864) 271-4924 FAX: (864) 233-0315

DRAWN: CF PARTY CHIEF: LP CHECKED: JCC MAP ROOM FILE: R-3793 REF. DEED BOOK: O.R. 483 PG. 981 MAP ROOM FILE # 17-077-20-04-001-000 DATE OF SURVEY: 3-14-2008 DATE DRAWN: 3-25-2008 DRAWING NO: 60694 DATE OF LAST REVISION: 6-2-2008



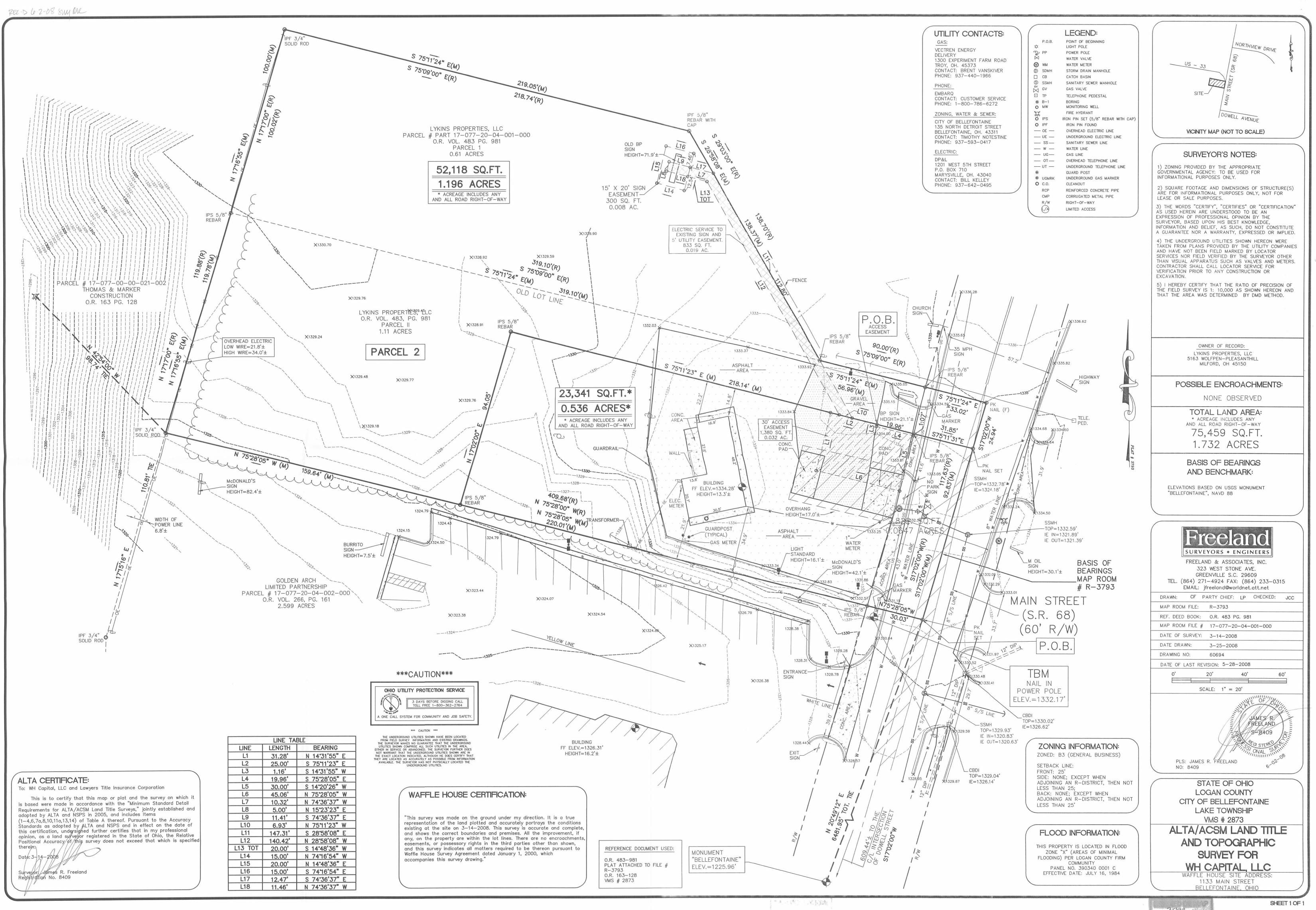
PLS: JAMES R. FREELAND NO: 8409

STATE OF OHIO LOGAN COUNTY CITY OF BELLEFONTAINE LAKE TOWNSHIP VMS # 2873 ALTA/ACSM LAND TITLE AND TOPOGRAPHIC SURVEY FOR

> 1133 MAIN STREET BELLEFONTAINE, OHIO

WH CAPITAL, LLC WAFFLE HOUSE SITE ADDRESS:

INDEXED ON MAP



3793 2D-1

# V.M.S. 2873 BELLEFONTAINE,OHIO DECEMBER 1965

# BAILEY TRACT 1135 N. MAIN STREET

The following described real estate situated in the City of Bellefontaine, Lake Township, Logan County, Ohio and being part of Virginia Military Survey 2873 and more particularly described as follows:

Beginning at a point in the center of Main Street. N.17° 02'E. 609.9 feet from an iron bar at the intersection of the centerline of Main Street and the centerline of Dowell Avenue, said point being the northeast corner of Clifford Bailey's 1.00 acre tract; thence turning an interior angle of 92°30' and bearing N.75° 28'W. with said Bailey's north line 409.68 feet to an iron bar at the northwest corner of said tract and in the east line of Carl S. Crone's 25.45 acre tract, said iron bar also being in the west corporation line of the City of Bellefontaine, passing an iron bar in the west line of Main Street at 30.03 feet; thence turning an interior angle of 87°15' and bearing N.17° 17'E. with said Crone's east line and said corporation line 119.88 feet to an iron bar at the southwest corner of the Standard Oil Company's 0.61 acre tract; thence turning an interior angle of 92°26' and bearing S.75° 09'E. with the south line of said 0.61 acre tract 319.10 feet to an iron bar at the southeast corner of said tract;

Sheet 2 Bailey Tract

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thence continuing S.75° 09'E. 90.00 feet to a point in the center of Main Street, passing an iron bar in the west line of Main Street at 56.98 feet; thence turning an interior angle of 87°49' and bearing S.17° 02'W. with the centerline of said Main Street 117.63' to the place of beginning.

Containing 1.11 acres more or less.

State of Ohio Standard Oil Co. 0.61 Ac. 1"\$ Bar 1" Bar Found Set 319.10' 575°09'E 90.00 33.02 1.11Ac. 409.68' N.75° 28'W. 30.03 3/4" \$ Bar Found Clifford Bailey

V.M.S. 2873
BELLEFONTAINE, OHIO
DECEMBER 1965
SCALE 1"=50'

BAILEY TRACT

Dan L. Dodson

Registered Surveyor 4270

Bellefontaine, Ohio

INDEXED ON MAP 3793 VP

#### PAGE DAIRY CO. SURVEY V. M. S. 2873 Bellefontaine, Ohio

May 20, 1964

The following described real estate situated in the City of Bellefontaine, Lake Township, Logan County, Ohio and being part of Virginia Military Survey 2873 and more particularly described as follows:

Commencing at a point in the centerline of Main Street, N. 17°02' E. 727.7 feet from an iron bar at the intersection of the centerline of Main Street and the centerline of Dowell Avenue, said point being the northeast corner of Clifford Bailey's 1.07 acre tract; thence with said Bailey's north line N. 75°09' W. 90.00 feet to an iron bar at the southwest corner of the State of Ohio's 0.276 acre tract, said iron bar being the beginning point of this description; thence continuing with said Bailey's north line, N. 75°09' W. 319.10 feet to a pipe at the northwest corner of said tract and in the east line of Carl S. Crone's 25.45 acre tract; thence with said east line, also being the corporation line of Bellefontaine, N. 17°17' E. 100.02 feet to an iron bar, a corner of said Crone's tract; thence continuing with said Crone's line, S. 75°09' E. 218.74 feet to an iron bar at the northwest corner of said State of Ohio's 0.276 acre tract; thence with the west line of said tract, S. 29°03' E. 138.70 feet to the place of beginning. INDEXED ON MAP

Containing 0.61 acres more or less.

C. S. Crone 25.45 Ac. 3/1" \$ Bar 1/2 Pipe Found 3.75°09'F. Found 159.98' 30.02 CORP. LINE State of Ohio 0.61AC. 0.276 Ac. 30.02 59.98 319.10 N. 75°09'W. 1/2" \$ Bor 1/2" Pipe Set C. Bailey 1.07 Ac. SURVEY OF PAGE DAIRY CO. TRACT V.M.S. 2873 BELLEFONTAINE, O. MAY 20, 1964 SCALE !"= 50' Dan L. Dodson INDEXED ON MAP Reg. Surveyor 4270 3793 BP Bellefontaine, Obio