

**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) at 30.03 feet;

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 75°11'31"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.

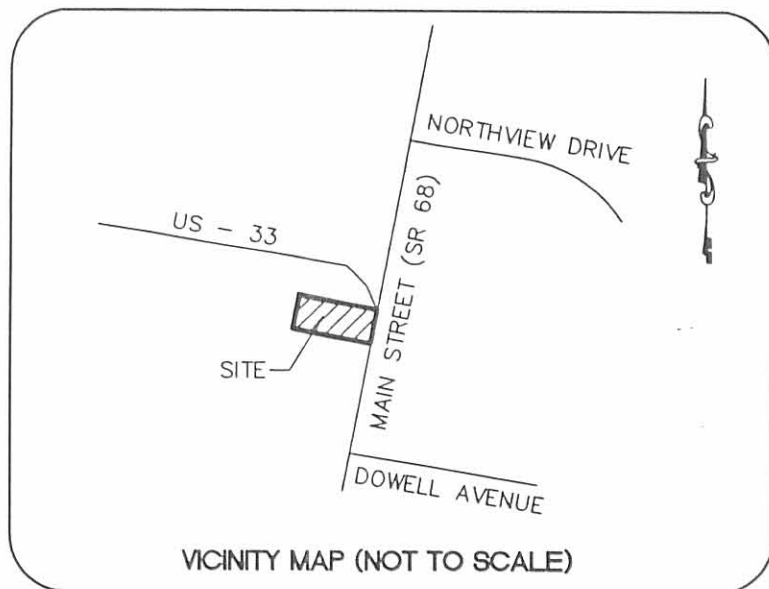
**TITLE EXCEPTIONS:**

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 hereon.

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

**Freeland**  
SURVEYORS • ENGINEERS

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

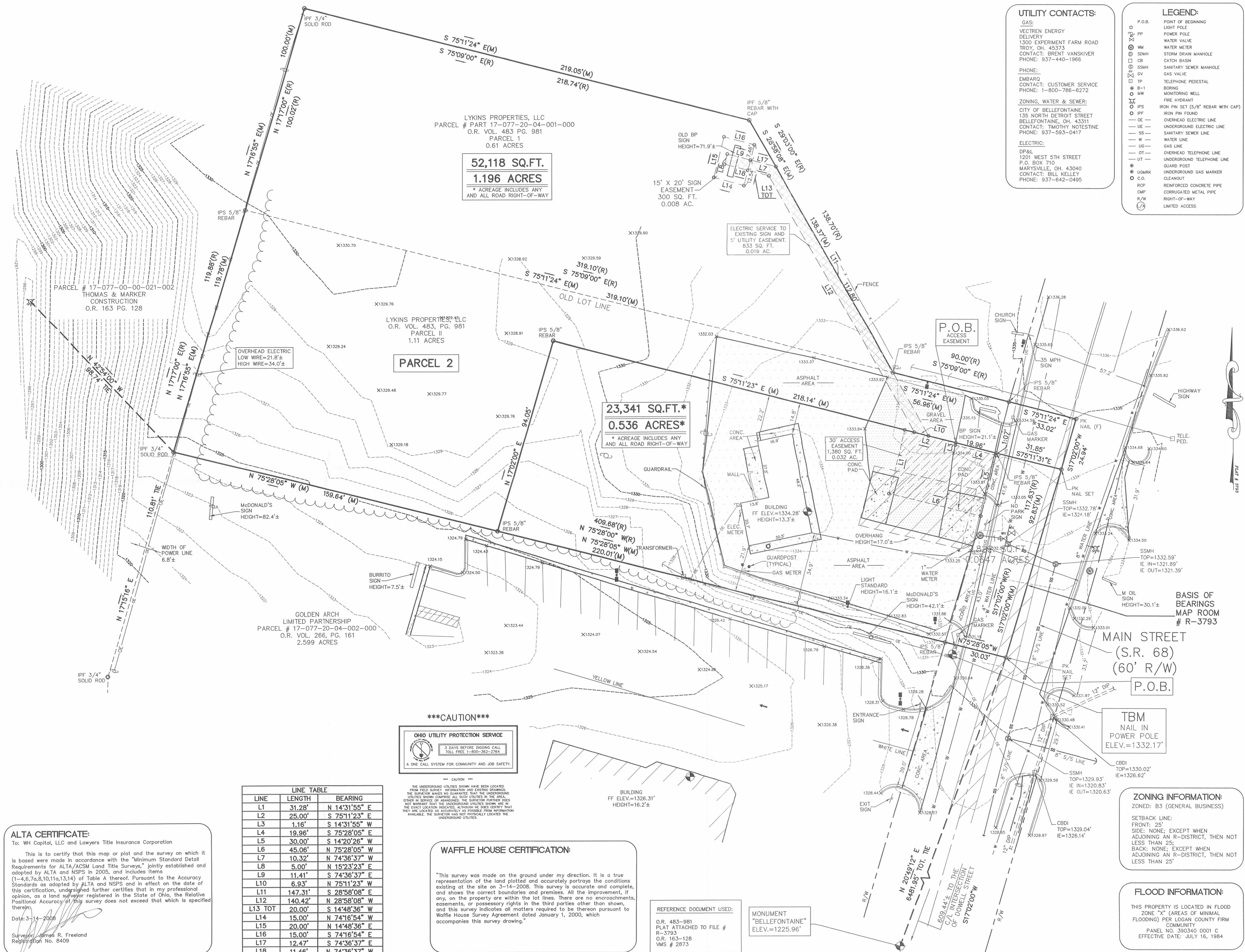
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MAP ROOM FILE:	R-3793				
REF. DEED BOOK:	O.R. 483 PG. 981				
MAP ROOM FILE #	17-077-20-04-001-000				
DATE OF SURVEY:	3-14-2008				
DATE DRAWN:	3-25-2008				
DRAWING NO:	60694				
DATE OF LAST REVISION:	6-2-2008				

0' 20' 40' 60'  
SCALE: 1" = 20'

PLS: JAMES R. FREELAND  
NO: 8409

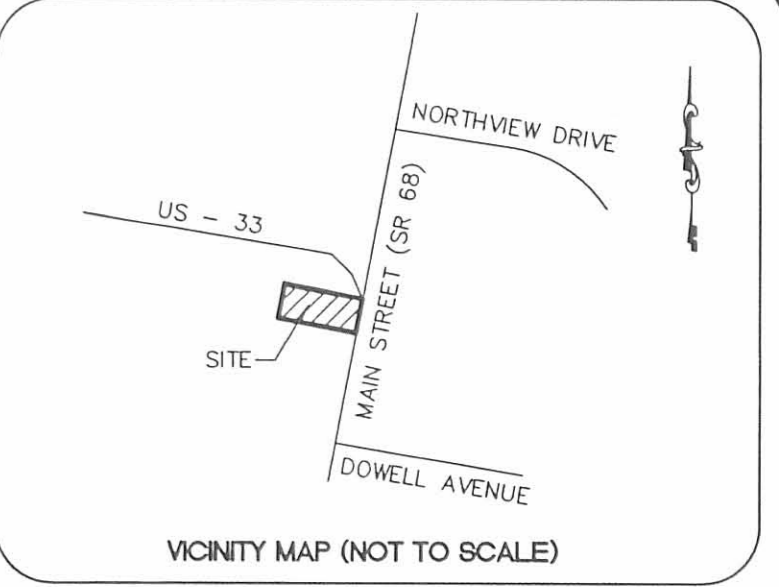
STATE OF OHIO  
LOGAN COUNTY  
CITY OF BELLEFONTAINE  
LAKE TOWNSHIP  
VMS # 2873  
**ALTA/ACSM LAND TITLE  
AND TOPOGRAPHIC  
SURVEY FOR  
WH CAPITAL, LLC**  
WAFFLE HOUSE SITE ADDRESS:  
1133 MAIN STREET  
BELLEFONTAINE, OHIO

INDEXED ON MAP  
3793 12-1



**UTILITY CONTACTS:**  
**GAS:**  
 VECTREN ENERGY  
 DELIVERY  
 1300 EXPERIMENT FARM ROAD  
 TROY, OH. 45373  
 CONTACT: BRENT VANSKIVER  
 PHONE: 937-440-1966  
**PHONE:**  
 EMBARQ  
 CONTACT: CUSTOMER SERVICE  
 PHONE: 1-800-786-6272  
**ZONING, WATER & SEWER:**  
 CITY OF BELLEFONTAINE  
 135 NORTH DETROIT STREET  
 BELLEFONTAINE, OH. 43311  
 CONTACT: TIMOTHY NOTESTINE  
 PHONE: 937-593-0417  
**ELECTRIC:**  
 DP&L  
 1201 WEST 5TH STREET  
 P.O. BOX 710  
 MARYSVILLE, OH. 43040  
 CONTACT: BILL KELLEY  
 PHONE: 937-642-0495

- LEGEND:**
- P.O.B. POINT OF BEGINNING
  - LIGHT POLE
  - PP POWER POLE
  - WM WATER METER
  - SDMH STORM DRAIN MANHOLE
  - CB CATCH BASIN
  - SSMH SANITARY SEWER MANHOLE
  - GV GAS VALVE
  - TP TELEPHONE PEDESTAL
  - B-1 BORING
  - MW MONITORING WELL
  - IPF IRON PIN FOUND
  - IPS IRON PIN SET (5/8" REBAR WITH CAP)
  - UE OVERHEAD ELECTRIC LINE
  - UG UNDERGROUND ELECTRIC LINE
  - SS SANITARY SEWER LINE
  - W WATER LINE
  - US UNDERGROUND SEWER LINE
  - OT OVERHEAD TELEPHONE LINE
  - UT UNDERGROUND TELEPHONE LINE
  - GP GUARD POST
  - UGMR UNDERGROUND GAS MARKER
  - C.C. REINFORCED CONCRETE PIPE
  - C.M.P. CORRUGATED METAL PIPE
  - R/W RIGHT-OF-WAY
  - LIMITED ACCESS



**SURVEYOR'S NOTES:**

- ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY. TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- 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.
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- 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 WOLFEN-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

**Freeland**  
**SURVEYORS + ENGINEERS**  
 FREELAND & ASSOCIATES, INC.  
 323 WEST STONE AVE.  
 GREENVILLE S.C. 29609  
 TEL: (864) 271-4924 FAX: (864) 233-0315  
 EMAIL: jfreeland@worldnet.att.net

**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:** 5-28-2008

0' 20' 40' 60'  
 SCALE: 1" = 20'

**ZONING INFORMATION:**  
 ZONED: B3 (GENERAL BUSINESS)  
**SETBACK LINE:**  
 FRONT: 25'  
 SIDE: NONE, EXCEPT WHEN ADJOINING AN R-DISTRICT, THEN NOT LESS THAN 25'.  
 BACK: NONE, EXCEPT WHEN ADJOINING AN R-DISTRICT, THEN NOT LESS THAN 25'

**STATE OF OHIO**  
**LOGAN COUNTY**  
**CITY OF BELLEFONTAINE**  
**LAKE TOWNSHIP**  
**VMS # 2873**  
**ALTA/ACSM LAND TITLE**  
**AND TOPOGRAPHIC**  
**SURVEY FOR**  
**WH CAPITAL, LLC**  
 WAFFLE HOUSE SITE ADDRESS:  
 1133 MAIN STREET  
 BELLEFONTAINE, OHIO

**ALTA CERTIFICATE:**  
 To: WH Capital, LLC and Lawyers Title Insurance 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 (1-4,6,7a,8,10,11a,13,14) 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, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 3-14-2008

Surveyor: James R. Freeland  
 Registration No. 8409

LINE	LENGTH	BEARING
L1	31.28'	N 14°31'55" E
L2	25.00'	S 75°11'23" E
L3	1.16'	S 14°31'55" W
L4	19.96'	S 75°28'05" E
L5	30.00'	S 14°20'26" W
L6	45.06'	N 75°28'05" W
L7	10.32'	N 74°36'37" W
L8	5.00'	N 15°23'23" E
L9	11.41'	S 74°36'37" E
L10	6.93'	N 75°11'23" W
L11	147.31'	S 28°58'08" E
L12	140.42'	N 28°58'08" W
L13 TOT	20.00'	S 14°48'36" W
L14	15.00'	N 74°16'54" W
L15	20.00'	N 14°48'36" E
L16	15.00'	S 74°16'54" W
L17	12.47'	S 74°36'37" E
L18	11.46'	N 74°36'37" W

**OHIO UTILITY PROTECTION SERVICE**  
 3 DAYS BEFORE DIGGING CALL TOLL FREE 1-800-362-2764  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

**WAFFLE HOUSE CERTIFICATION:**

"This survey was made on the ground under my direction. It is a true representation of the land plotted and accurately portrays the conditions existing at the site on 3-14-2008. This survey is accurate and complete, and shows the correct boundaries and premises. All the improvement, if any, on the property are within the lot lines. There are no encroachments, easements, or possessory rights in the third parties other than shown, and this survey indicates all matters required to be thereon pursuant to Waffle House Survey Agreement dated January 1, 2000, which accompanies this survey drawing."

**REFERENCE DOCUMENT USED:**  
 O.R. 483-981  
 PLAT ATTACHED TO FILE # R-3793  
 O.R. 163-128  
 VMS # 2873

**MONUMENT**  
 "BELLEFONTAINE"  
 ELEV.=1225.96'

INDEXED ON MAP  
3793 2D-1

STANDARD OIL Co. SURVEY  
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:

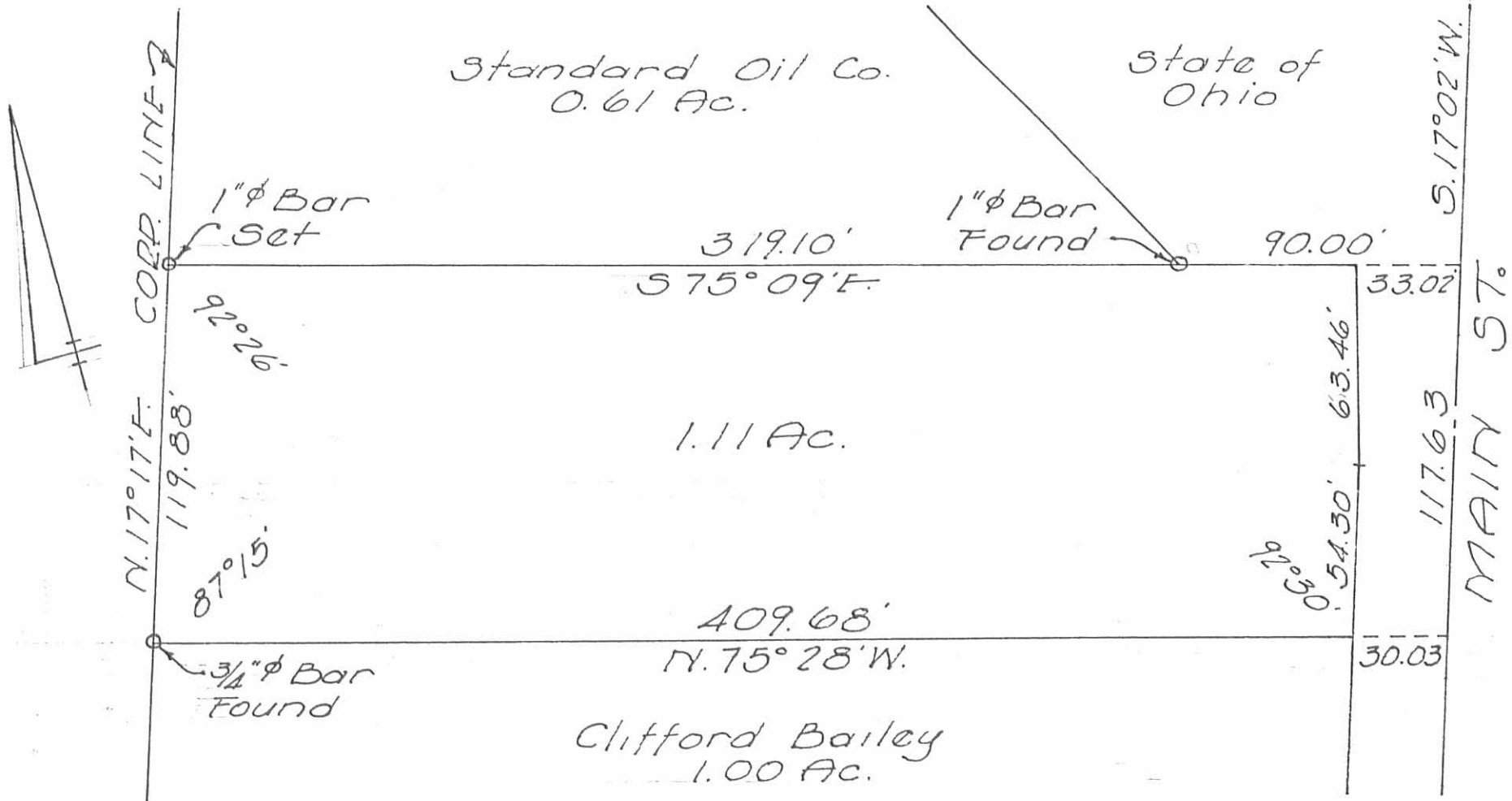
Beginning at a point in the center of Main Street, N.17° 02'E. 609.9 feet from an iron bar at the intersection of the centerline of Main Street and the centerline of Dowell Avenue, said point being the northeast corner of Clifford Bailey's 1.00 acre tract; thence turning an interior angle of 92°30' and 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

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.

INDEXED ON MAP  
37932D-2



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

BAILEY TRACT  
 117.63'

*Dan L. Dodson*

Dan L. Dodson  
 Registered Surveyor 4270  
 Bellefontaine, Ohio

INDEXED ON MAP  
 3793 2P

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.  $17^{\circ}02'$  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.  $75^{\circ}09'$  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.  $75^{\circ}09'$  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.  $17^{\circ}17'$  E. 100.02 feet to an iron bar, a corner of said Crone's tract; thence continuing with said Crone's line, S.  $75^{\circ}09'$  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.  $29^{\circ}03'$  E. 138.70 feet to the place of beginning.

Containing 0.61 acres more or less.

INDEXED ON MAP  
3793 3D

C. S. Crone  
25.45 Ac.

3/4"  $\phi$  Bar  
Found

1/2" Pipe  
Found

3.75° 09' E.

CORP. LINE

218.74

159.98'

30.02

100.02'

State of  
Ohio  
0.276 Ac.

0.61 Ac.

S. 29° 03' E.  
138.70'

100.00'

5.17° 02' W.

N. 17° 17' E.

1/2" Pipe

319.10'

N. 75° 09' W.

59.98'

1/2"  $\phi$  Bar  
Set

30.02

119.58'

C. Bailey  
1.07 Ac.

60'  
MAY 17 ST.

SURVEY OF  
PAGE DAIRY Co. TRACT  
V.M.S. 2873  
BELLEFONTAINE, O.  
MAY 20, 1964  
SCALE 1" = 50'

3/4"  $\phi$  Bar Found  
S. W. Corner  
C. Bailey

INDEXED ON MAP  
3793 3P

*Dan L. Dodson*  
Dan L. Dodson  
Reg. Surveyor 4270  
Bellefontaine, Ohio

STANDARD OIL Co.

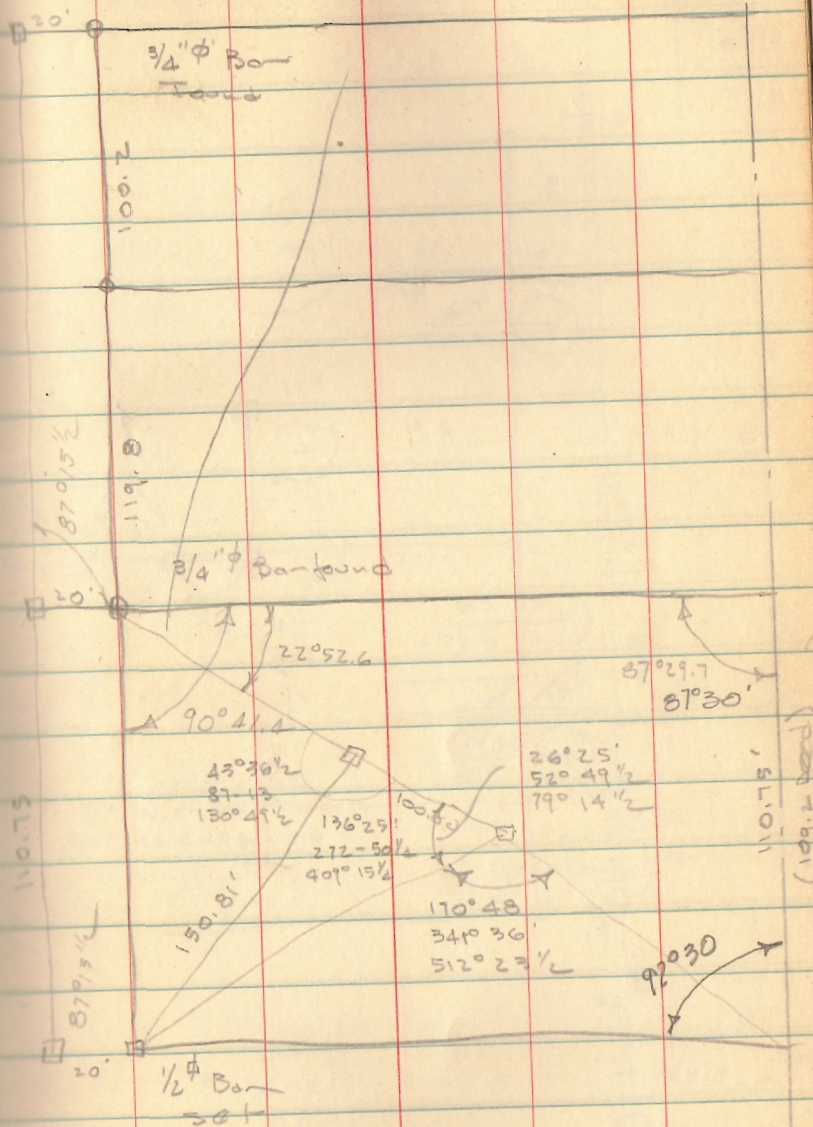
1115 N. MAIN

360  
49  
409

360  
152  
512

6-1-63

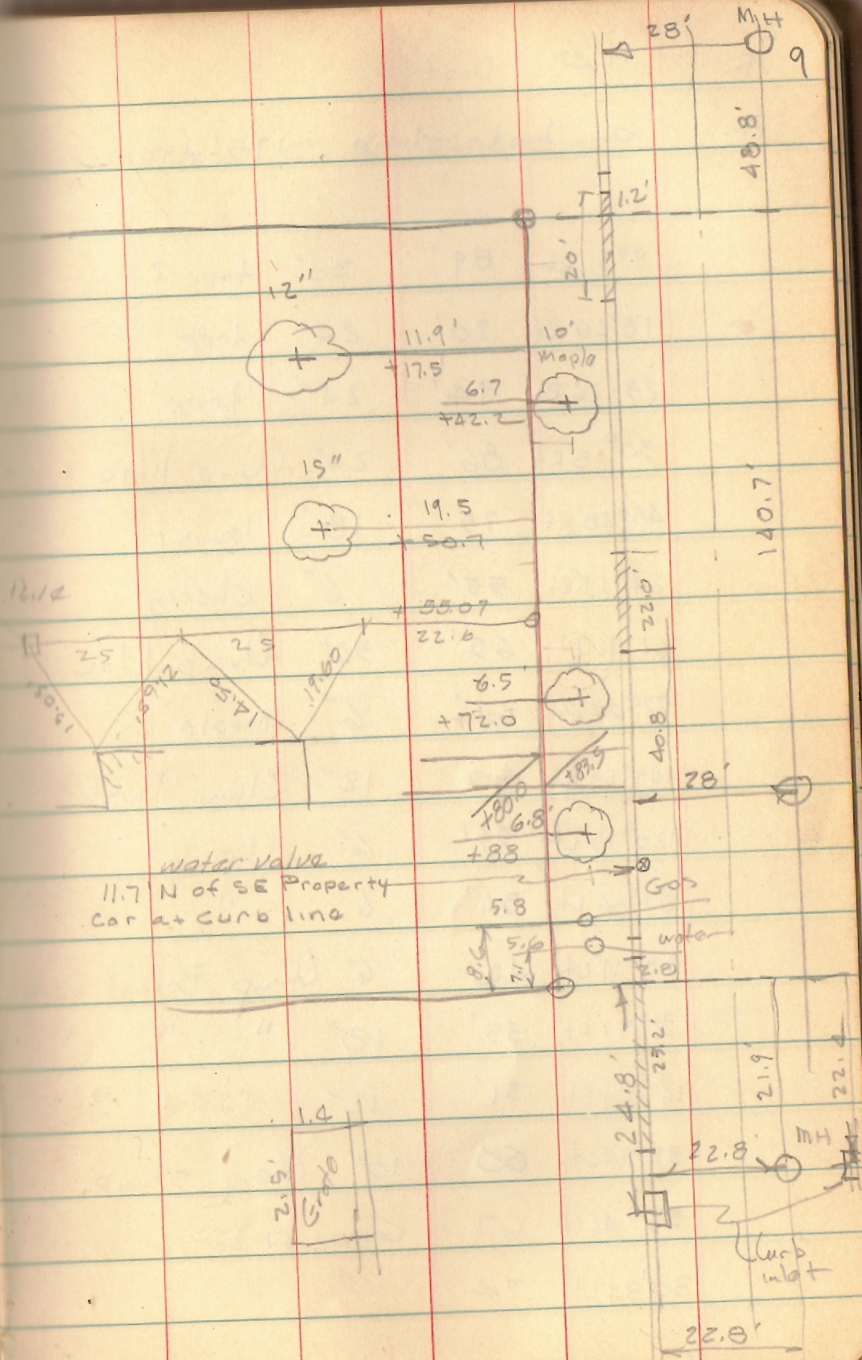
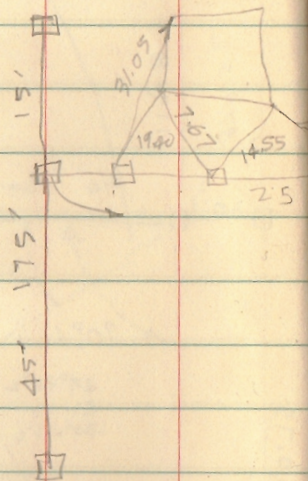
8



INDEXED ON MAP  
3793

INDEXED ON MAP  
3793





INDEXED ON MAP  
3798

STO. OIL  
N. MAIN

Co.

72 58  
17 52  
26 40  
57 30  
2 109

220.27  
94.00  
126.27

220.29  
89  
135.27

Man. Box @  
Dowell Ave.

W. Main St.

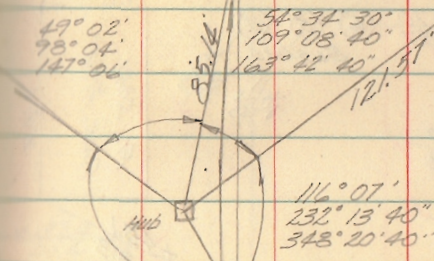
INDEXED ON MAP  
3793

I.P. in

154.82

I.P. Pipe

I.P. in



140° 16' 40"  
280° 33' 20"  
420° 50' 20"  
140 16 87

319.20  
319.20  
319.20

I.P. in

41° 11' 20"  
82° 22' 20"  
123° 33' 20"  
72° 24' 40"  
144° 47"  
217° 13"  
289° 37' 30"  
340° 16' 40"  
280° 33' 20"  
420° 50' 20"

89° 15' 40"  
178° 31"  
267° 46' 40"

I.P. Pipe

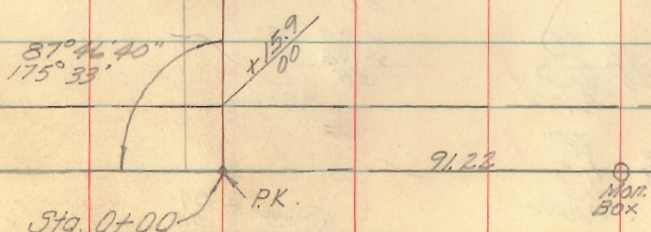
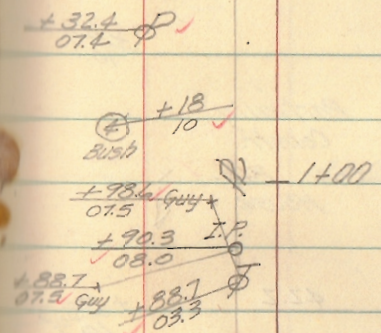
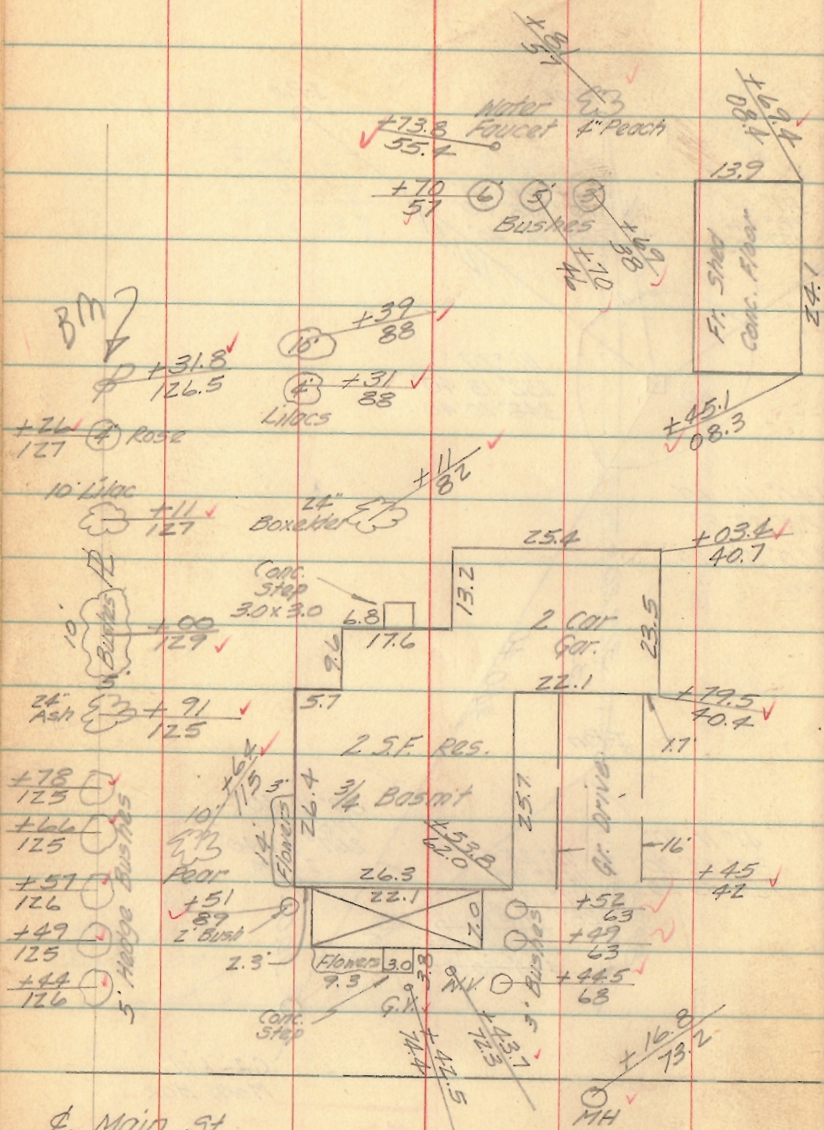
70.85  
32.49

C.I. Lid  
Man. Box

\* Measured off Grid

E Grid

2+00



E Main St.

INDEXED ON MAP  
 3793

9+22

MOR. BOX

PAGE DAIRY CO

NO. MAIN ST,

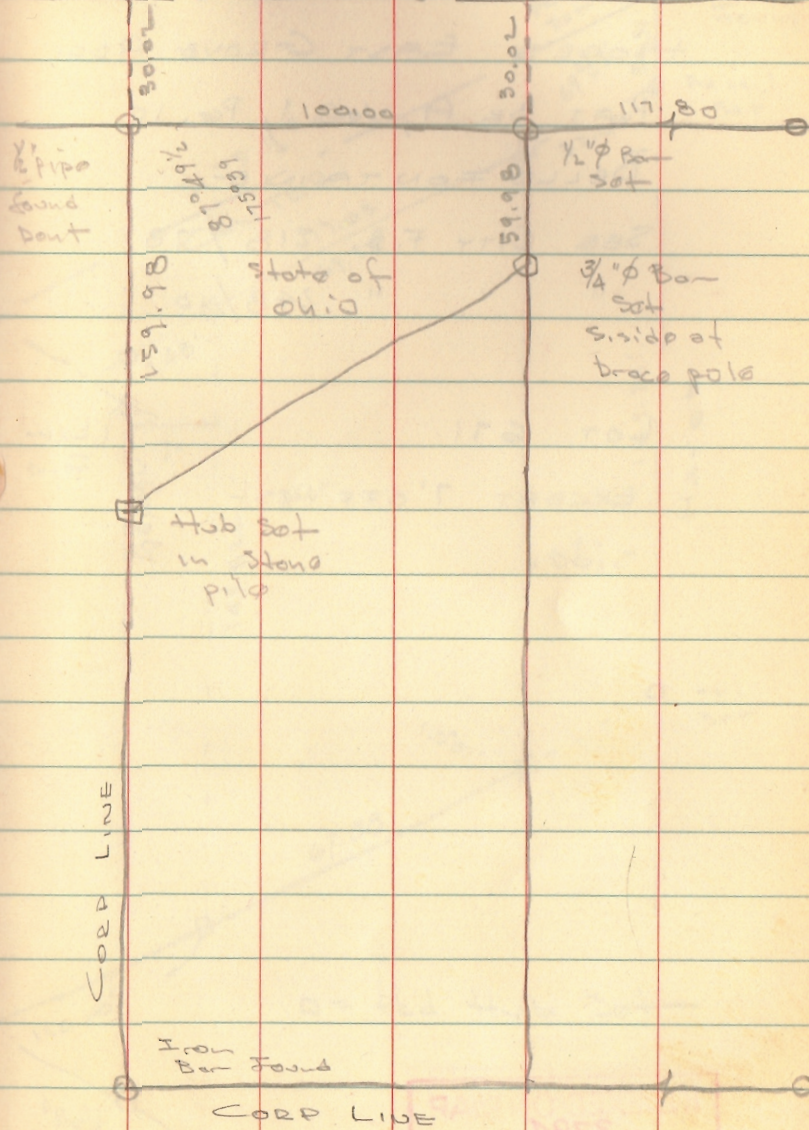
BELLEVILLE

Dodson  
Geolin

May 23, 1962

11

MAIN ST



INDEXED ON MAP  
3793