

Received 2-10-92 OK YEH

EXHIBIT B  
REED SURVEY

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

Beginning at a 1 inch iron bar found in the east line of the old C.&L.E. Traction Line, also being the east right-of-way line of Hunter Place, and in the north line of Jack E. Sickles' 2.58 acre tract as described in D. B. Vol. 362 Page 380.

Thence with the east right-of-way of Hunter Place N.82°07'58"W. (this bearing is assumed and all other bearings are from angles and distances measured in this field survey) 36.52 feet to a 0.625 inch iron bar set in the east line of Hunter Place right-of-way.

Thence N.0°18'54"W. 100 feet along the east line of said right-of-way to a 0.625 inch iron bar set.

Thence S.82°07'58"E. 561.85 feet to a 0.625 inch iron bar set in the west line of Bernard Pool's 0.65 acre tract as described in D. B. Vol. 392 Page 860.

Thence with said Pool's west line and the west line of Trio Properties 0.70 acre tract as described in O. R. Vol. 118 Page 990, S.7°29'02"W. 98.98 feet to a 1 inch iron bar found in said Sickles' north line.

Thence with Sickles' north line N.82°07'58"W. 511.76 feet to the place of beginning.

Containing 1.261 acres more or less.

The above described 1.261 acre tract is on the south side of the 21.100 acre tract (also a part of parcel 17-077-00-00-021) located in Crossroads Business Center as shown on the plat of said subdivision as filed in Plat Cabinet A, Slides 737A, 737B, 739A and 739B in the Logan County Recorders Office.

Subject to all legal right-of-ways and easements.

This description prepared from an actual field survey performed in February, 1992, by Leslie Geeslin, Registered Surveyor, No. 5248, Rushsylvania, Ohio



*Leslie H. Geeslin*  
\_\_\_\_\_  
Leslie H. Geeslin  
Rushsylvania, Ohio  
Ph. 513-463-2793

INDEXED ON MAP  
8665 1D

# REED SURVEY

LOCATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LAKE, AND BEING PART OF V.M.S. 2873 IN THE CITY OF BELLEFONTAINE

21.100 AC.

CROSSROADS BUSINESS CENTER

FILED IN PLAT CABINET A, SLIDES 737 A#B  
& 739 A#B IN THE LOGAN COUNTY RECORDERS OFFICE

N

A = 1" IRON P.R. FOUND  
B = 5/8" IRON P.R. SET

SCALE: 1" = 60'



30' 30'  
HUNTER PLACE  
N. 0° 15' 54" W. 100.00'

B

S. 82° 07' 58" E. 561.85'

1.26 AC.

N. 82° 07' 58" W. 36.52'

B

A

N. 82° 07' 58" W. 511.76

A

BERNARD POOL 0.65 AC.

DB. VOL. 392 PG. 860

BERNARD POOL 0.88 AC. DB. VOL. 220 PG. 74

S. 7° 29' 02" W. 98.98'

TRIO PROPERTIES 0.70 AC.

O.R. VOL. 118 PG. 990

JACK E. SICKLES 2.58 AC.  
DB. VOL. 362 PG. 380



INDEXED ON MAP  
8665 IP

*Leslie H. Geeslin*

Leslie H. Geeslin  
Rushsylvania, Ohio, Ph. 513-463-2793

Received 9-20-95 OKJCH

EXHIBIT 'A'

The following described real estate situated in the State of Ohio, County of Logan, Township of Lake, being part of Virginia Military Survey 2873, and Section 36, Town 4, Range 14, in the City of Bellefontaine and being out of the City of Bellefontaine's 21.100 acre tract as shown on the plat of the Crossroads Business Center subdivision as filed in Plat Cabinet A, Slides 737 A & B and 739 A & B in the Logan County Recorder's Office more particularly described as follows:

Beginning at a 5/8" iron bar found in the west right-of-way of an 80.00 foot radius cul-de-sac at the northern terminus of Hunter Place at the most northeasterly corner of J. & B. Properties 11.880 acre tract as described in O. R. Volume 84 Pages 842-845:

Thence with the north line of said 11.880 acre tract and the north line of a 1.515 acre detention area, as shown on said subdivision plat, N.79°-55'-19"W. 544.56 feet to a 5/8" iron bar found in the west line of said Crossroads Business Center and in the west corporation line of the City of Bellefontaine, passing a 5/8" iron bar found at said J.&B.'s northwest corner at 513.48 feet;

Thence with the west line of said Crossroads Business Center, the City of Bellefontaine and the east line of C.C.C.&St.L.R.R.Co. N.25°-12'-30"E. 797.64 feet to a 5/8" iron bar found;

Thence with the south line of said Railroad the north line of said Crossroads Business Center and the City of Bellefontaine S.63°-53'-22"E. 159.16 feet to a 5/8" iron bar found;

Thence with another south line of said Railroad and north line of said Crossroads Business Center and the City of Bellefontaine N.26°-02'-38"E. 53.51 feet to a 5/8" iron bar found that is 115.51 feet right of Tangent Station 815+07.47 of U.S.R. 33;

Thence with another south line of said C.C.C.&St.L.R.R. and north line of said Crossroads Business Center and the City of Bellefontaine on a 908.93 foot radius curve to the right, the chord of which measures S.31°-46'-24"E. 68.08 feet to a 5/8" iron bar found at the beginning of the southern limited access right-of-way line for said U.S.R. 33 and in the north line of said Crossroads Business Center and the City of Bellefontaine;

Thence with said right-of-way and north line of said Crossroads Business Center and the City of Bellefontaine S.64°-06'-38"E. 298.15 feet to a Dayton Power and Light electrical power transmission pole (#375708);

Thence with the projection of a Dayton Power and Light overhead electrical power transmission line and the west line of a 10.717 acre tract in the name of Thomas & Marker Construction Company as described in O. R. Vol. 163 Page 128 S.19°-29'-09"W. 439.92 feet to a 5/8" iron bar found at the intersection of said power line and the projected centerline of Hunter Place;

Thence with said road centerline projection and Thomas & Marker's west line S.0°-18'-54"E. (said bearing being assumed and all other angles and distances are as measured as a part of this survey) 112.96 feet to a 5/8" iron bar found in the north right-of-way of said cul-de-sac of Hunter Place;

Thence proceeding northwestwardly along said right-of-way 195.88 feet along the arc of an 80.00 foot radius curve to the left, the chord of which measures N.58°-13'-22"E. 150.49 feet to the place of beginning.

Containing 9.122 acres more or less.

The above described 9.122 acre tract having 5.612 acres in V.M.S. 2873 and 3.510 acres in Section 36, Town 4 and Range 14 and said tract is on the west side of the 21.100 acre tract (also a part of parcel 17-077-00-00-021) located in Crossroads Business Center as shown on the plat of said subdivision.

Subject to all legal right-of-ways and easements.

This description prepared from an actual field survey performed in February, 1992, by Leslie H. Geeslin, registered Surveyor No. 5248, Rushsylvania, Ohio.

Leslie H. Geeslin  
Rushsylvania, Ohio  
513-463-2793



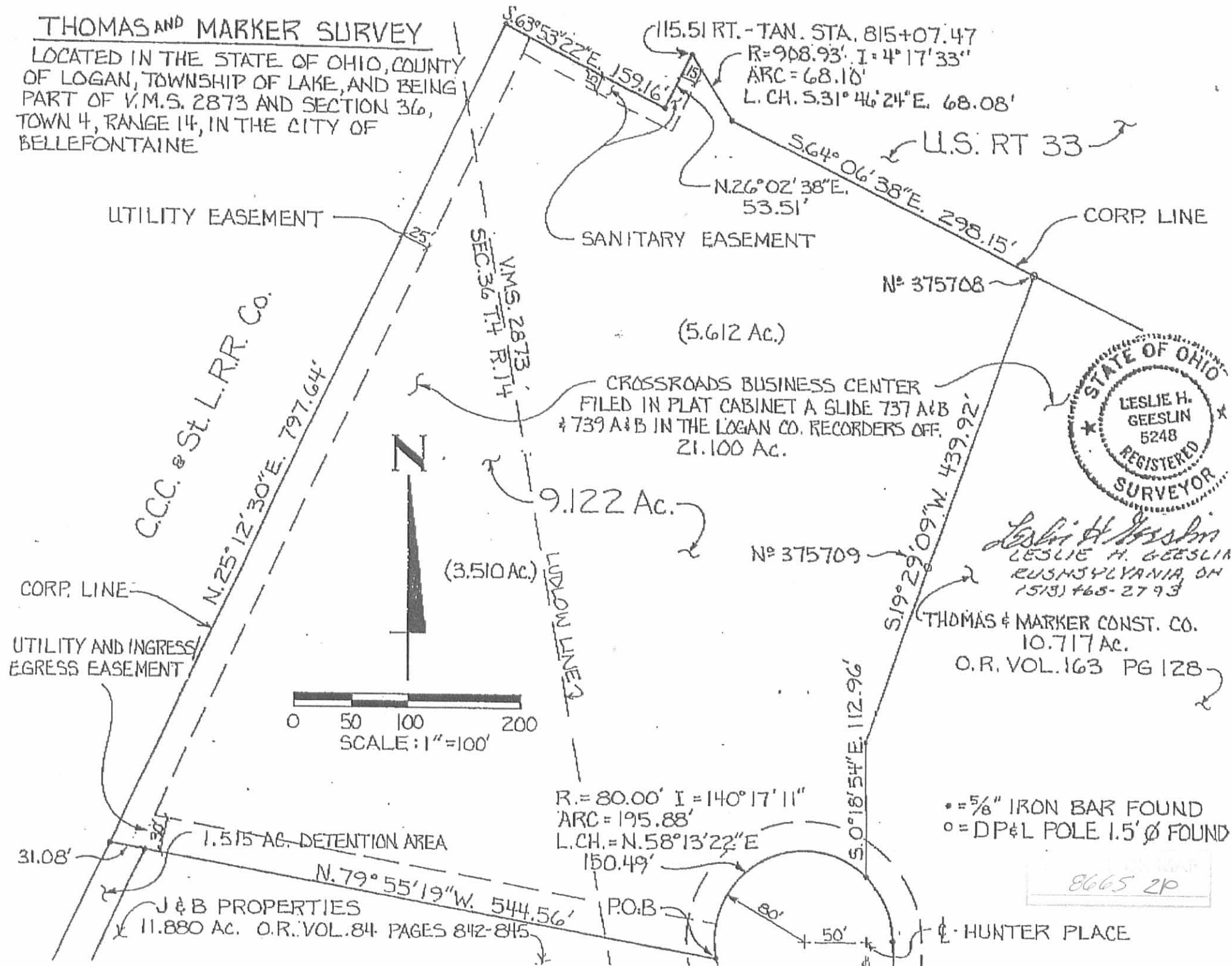
*Leslie H. Geeslin*  
LESLIE H. GEESLIN  
RUSHSVLVANIA OH  
(513) 463-2793



INDEXED ON MAP  
8665 2D

# THOMAS AND MARKER SURVEY

LOCATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LAKE, AND BEING PART OF V.M.S. 2873 AND SECTION 36, TOWN 4, RANGE 14, IN THE CITY OF BELLEFONTAINE



UTILITY EASEMENT

C.C.C. & St. L.R.R. Co.

V.M.S. 2873  
SEC. 36 T. 14 R. 14

115.51 RT. - TAN. STA. 815+07.47  
R=908.93' I=4°17'33"  
ARC=68.10'  
L. CH. S. 31° 46' 24" E. 68.08'

U.S. RT 33

N. 26° 02' 38" E.  
53.51'

SANITARY EASEMENT

CORP. LINE

N° 375708

(5.612 Ac.)

CROSSROADS BUSINESS CENTER  
FILED IN PLAT CABINET A SLIDE 737 A & B  
& 739 A & B IN THE LOGAN CO. RECORDERS OFF.  
21.100 Ac.

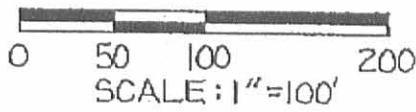


*Leslie H. Geeslin*  
LESLIE H. GEESLIN  
RUSHsylvania OH  
(513) 468-2793

N° 375709

S. 19° 29' 09" W. 439.92'

THOMAS & MARKER CONST. CO.  
10.717 Ac.  
O.R. VOL. 163 PG 128



9.122 Ac.

(3.510 Ac.)

LUDLOW LINES

R. = 80.00' I = 140° 17' 11"  
ARC = 195.88'  
L. CH. = N. 58° 13' 22" E.  
150.49'

• = 5/8" IRON BAR FOUND  
○ = DP&L POLE 1.5' Ø FOUND

8665 2P

31.08'

1.515 AC. DETENTION AREA

J & B PROPERTIES  
11.880 AC. O.R. VOL. 84 PAGES 842-845

P.O.B.

HUNTER PLACE

Feb. 26, 1992

Thomas & Marker Survey

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

Beginning at a 0.75 inch iron bar found in the northwest corner of B. P. Oil Company's 1.68 acre tract as described in O. R. Vol. 119, Page 364, said point also being in the east line of the Crossroads Business Center subdivision as filed in Plat Cabinet A, Slides 737A, 737B, 739A and 739B in the Logan County Recorders Office.

Thence with said B. P. Oil's west line, the west line of Bernard Pool's 1.02 acre tract as described in D. B. Vol. 379, Page 820 and said subdivisions east line S.22°38'43"W. 330.55 feet to a 0.625 inch iron bar found.

Thence with the west line of Bernard Pool's 0.88 acre tract as described in D. B. Vol. 220, Page 74 and said Pool's 0.68 acre tract as described in D. B. Vol. 392, Page 860 and continuing with said subdivisions east line S.7°29'02"W. 182.08 feet to a 0.625 inch iron bar found in the northeast corner of Jerry L. and Patricia A. Reed's 1.261 acre tract as described in O. R. Vol. 148, Page 198 said tract being located within said Crossroads Business Center subdivision.

Thence with said Reed's north line N.82°07'58"W. (This bearing is assumed and all other bearings are from angles and distances measured in this field survey.) 561.85 feet to a 0.625 inch iron bar found in the east right-of-way line of Hunter Place.

Thence with said east right-of-way line N.0°18'54"W. 232.66 feet to a 0.625 inch iron bar found.

Thence continuing with said right-of-way line northwestwardly 71.65 feet along the arc of an 80.00 feet radius curve to the left, the chord of which measures N.25°58'26"W. 69.28 feet to a 0.625 inch iron bar set at the projected centerline of said Hunter Place with said curve.

Thence departing from said right-of-way line but with the projected centerline of said street N.0°18'54"W. 112.96 feet to a 0.625 inch iron bar set at the intersection of said projected centerline with the projection of a Dayton Power and Light overhead electrical power transmission line.

Thence with the projection of said Dayton Power and Light power line N.19°29'09"E. 439.92 feet to an electrical power transmission pole found (pole # 375708) in the south limited access right-of-way of U. S. R. 33, said pole also being in the north line of the aforementioned Crossroads Business Center subdivision and the north corporation line of the City of Bellefontaine, Ohio, passing thru another electrical power transmission pole found (pole # 375709) at 166.32 feet.

Thence with said south right-of-way and also with the north line of said subdivision and said corporation line S.64°06'38"E. 246.37 feet to a 0.625 inch iron bar found.

Thence continuing with said south right-of-way and also with the north line of said subdivision and said corporation line S.56°29'42"E. 692.02 feet to a one inch iron bar found at the northeast corner of aforementioned B. P. Oil's 1.68 acre tract.

Thence with the north line of said B. P. Oil's tract N.69°48'21"W. 219.10 feet to the place of beginning.

Containing 10.717 acres more or less.

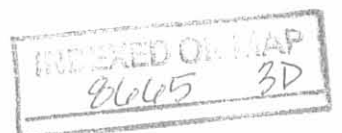
The above described 10.717 acre tract is on the east side of the 21.100 acre tract (also a part of parcel 17-077-00-00-021) located in Crossroads Business Center as shown on the plat of said subdivision.

Subject to all legal right-of-ways and easements.

This description prepared from an actual field survey performed in February, 1992, by Leslie H. Geeslin, registered Surveyor No. 5248, Rushsylvania, Ohio.

*Leslie H. Geeslin*

Leslie H. Geeslin  
Rushsylvania, Ohio  
513-463-2793



# THOMAS AND MARKER SURVEY

LOCATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LAKE, AND BEING PART OF U.M.S. 2873 IN THE CITY OF BELLEFONTAINE

CROSSROADS BUSINESS CENTER  
FILED IN PLAT CABINET A, SLIDES 737 A#B  
#739 A#B IN THE LOGAN COUNTY RECORDERS OFFICE

S. 56° 29' 42" E. 692.02'

U.S.R. 33

CORP. LINE

- A = 5/8" IRON BAR FOUND
- B = 3/4" IRON BAR FOUND
- C = 1" IRON BAR FOUND
- D = 5/8" IRON BAR SET
- E = DP#L POLE 1.5' Ø FOUND

21.100 AC.

N. 19° 29' 09" E. 439.92'

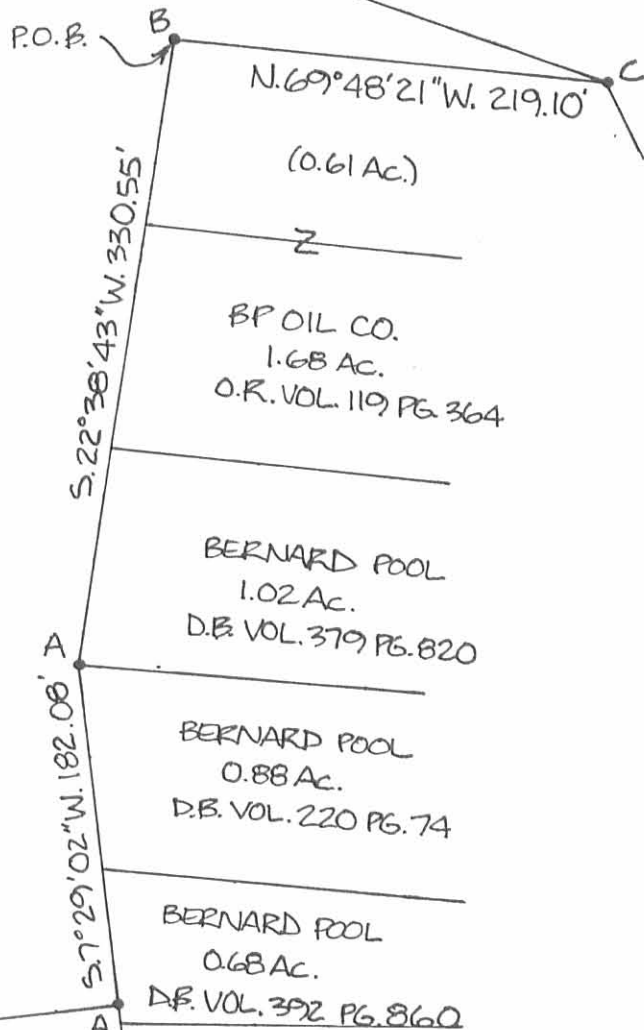
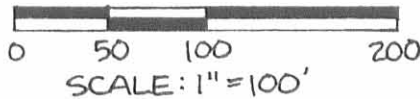
N. 0° 18' 54" W. 112.96'

N. 0° 18' 54" W. 232.66'

N. 0° 18' 54" W. 561.85'

10.717 AC.

R = 80.00' I = 51° 19' 04"  
ARC = 71.65' L.CH. = N. 25° 58' 26" W.  
69.28'



N. 82° 07' 58" W. 561.85' JERRY L. & PATRICIA A. REED  
1.261 AC. O.R. VOL. 148 PG. 198

INDEXED ON MAP  
2005 3P

REC'D 7-8-97 SMY OK ✓



# Lee Surveying and Mapping Co., Inc.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

117 NORTH MADRIVER STREET  
BELLEFONTAINE, OHIO 43311

(937) 593-7335  
FAX (937) 593-7444

## THOMAS AND MARKER CONSTRUCTION CO. Crossroads Business Center 4.207 ACRES

Lying in Virginia Military Survey 2873 and Section 36, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being part of the 21.100 acre lot in the Crossroads Business Center as dedicated in Plat Cabined A, Slide 737A of the Logan County Records of Plats and out of the Thomas and Marker Construction Co., an Ohio Corporation 9.122 acre tract as deeded and described in Official Record 275, Page 984 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found at the northwest corner of the said 21.100 acre lot.

THENCE, with the west line of the said 21.100 acre tract, a westerly line of the City of Bellefontaine, the west line of the Thomas and Marker Construction Co. 9.122 acre tract, and the east line of Conrail, S 25°-10'-32" W, a distance of 358.89 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, S 65°-10'-53" E, a distance of 331.51 feet to a 5/8 inch iron rod set.

THENCE, S 50°-21'-18" E, a distance of 123.93 feet to a 5/8 inch iron rod set.

THENCE, S 0°-12'-35" E, a distance of 183.64 feet to a 5/8 inch iron rod set.

THENCE, with the right-of-way of the cul-de-sac of Hunter Place with a curve to the left having a central angle of 79°-24'-38", a radius of 80.00 feet, an arc length of 110.88 feet and a chord bearing S 27°-42'-18" W, a distance of 102.21 feet to a 5/8 inch iron rod found.

THENCE, with the north line of the J and B Properties 11.880 acre tract, an original lot in the aforementioned Crossroads Business Center, N 79°-58'-27" W, a distance of 544.65 feet to a 5/8 inch iron rod found.

THENCE, with the west line of the aforesaid 21.100 acre tract, a westerly line of the City of Bellefontaine, and the easterly line of Conrail, N 25°-10'-32" E, a distance of 439.26 feet to the point of beginning.

Containing 4.207 acres of which 2.861 acres are in Section 36, Town 4, Range 14 and 1.346 acres are in Virginia Military Survey 2873.

The basis for bearings is the center-line of Hunter Place being N 0°-18'-54" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 7, 1997.

Description prepared by:

Jeffrey I. Lee  
Professional Surveyor 6359  
June 30, 1997



L 2316

ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
9/6/95 4D-1

REC'D 7-8-97 SWJ OK ✓



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BELLEFONTAINE, OHIO 43311

(937) 593-7335  
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## THOMAS AND MARKER CONSTRUCTION CO. Crossroads Business Center 4.263 ACRES

Lying in Virginia Military Survey 2873, and Section 36, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being part of the 21.100 acre lot in the Crossroads Business Center as dedicated in Plat Cabined A, Slide 737A of the Logan County Records of Plats and out of the Thomas and Marker Construction Co., an Ohio Corporation 9.122 acre tract as deeded and described in Official Record 275, Page 984 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found at the northwest corner of the said 21.100 acre lot.

THENCE, with the northerly lines of the said 21.100 acre tract, northerly lines of the City of Bellefontaine, the northerly lines of the Thomas and Marker Construction Co. 9.122 acre tract, and the southerly lines of U.S. Route 33 the following four courses:

S 63°-55'-00" E, a distance of 159.20 feet to a 5/8 inch iron rod found.

N 26°-04'-33" E, a distance of 53.59 feet to a 5/8 inch iron rod found.

S 31°-46'-24" E, a distance of 68.08 feet to a 5/8 inch iron rod found.

S 64°-06'-38" E, a distance of 182.50 feet to a 5/8 inch iron rod set.

THENCE, S 6°-16'-08" W, a distance of 570.05 feet to a 5/8 inch iron rod set.

THENCE, with the right-of-way of the cul-de-sac of Hunter Place with a curve to the left having a central angle of 44°-02'-55", a radius of 80.00 feet, an arc length of 61.50 feet and a chord bearing S 89°-26'-08" W, a distance of 60.00 feet to a 5/8 inch iron rod set.

THENCE, N 0°-12'-35" W, a distance of 183.64 feet to a 5/8 inch iron rod set.

THENCE, N 50°-21'-18" W, a distance of 123.93 feet to a 5/8 inch iron rod set.


THENCE, N 65°-10'-53" W, a distance of 331.51 feet to a 5/8 inch iron rod set.

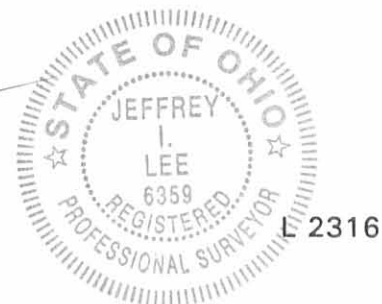
THENCE, with the west line of the aforesaid 21.100 acre tract, a west line of the City of Bellefontaine, and the easterly line of Conrail, N 25°-10'-32" E, a distance of 358.89 feet to the point of beginning.

Containing 4.263 acres of which 1.651 acres are in Section 36, Town 4, Range 14 and 3.614 acres are in Virginia Military Survey 2873.

The basis for bearings is the center-line of Hunter Place being N 0°-18'-54" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 7, 1997.

Description prepared by:

  
Jeffrey J. Lee  
Professional Surveyor 6359  
June 30, 1997



ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
8/26/95 4D-2



REC'D 7-8-97 SJM/OK



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117 NORTH MADRIVER STREET  
BELLEFONTAINE, OHIO 43311

(937) 593-7335  
FAX (937) 593-7444

## THOMAS AND MARKER CONSTRUCTION CO. Crossroads Business Center 6.876 ACRES

Lying in Virginia Military Survey 2873, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being part of the 21.100 acre lot in the Crossroads Business Center as dedicated in Plat Cabined A, Slide 737A of the Logan County Records of Plats and out of the Thomas and Marker Construction Co., an Ohio Corporation 9.122 acre tract as deeded and described in Official Record 275, Page 984 and 10.717 acre tract as deeded and described in Official Record 163, Page 128 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found at the northwest corner of the said 21.100 acre lot.

THENCE, with the northerly lines of the said 21.100 acre tract, northerly lines of the City of Bellefontaine, the northerly lines of the Thomas and Marker Construction Co. 9.122 acre tract, and the southerly lines of U.S. Route 33 the following four courses:

S 63°-55'-00" E, a distance of 159.20 feet to a 5/8 inch iron rod found.

N 26°-04'-33" E, a distance of 53.59 feet to a 5/8 inch iron rod found.

S 31°-46'-24" E, a distance of 68.08 feet to a 5/8 inch iron rod found.

S 64°-06'-38" E, a distance of 182.50 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the northerly lines of the said 21.100 acre tract, northerly lines of the City of Bellefontaine, the northerly lines of the Thomas and Marker Construction Co. 9.122 acre and 10.717 acre tracts, and the southerly lines of U.S. Route 33 the following two courses:

S 64°-06'-38" E, a distance of 362.02 feet to a 5/8 inch iron rod found.

S 56°-29'-35" E, a distance of 692.11 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the BP Oil Co. 1.72 acre tract (O.R. 119, Pg. 364) the following two courses:

N 69°-47'-39" W, a distance of 219.19 feet to a 3/4 inch iron rod found.

S 22°-38'-25" W, a distance of 172.51 feet to a 5/8 inch iron rod set.

THENCE, N 82°-07'-06" W, a distance of 568.12 feet to a 5/8 inch iron rod set.

THENCE, S 48°-49'-26" W, a distance of 110.00 feet to a 5/8 inch iron rod set.

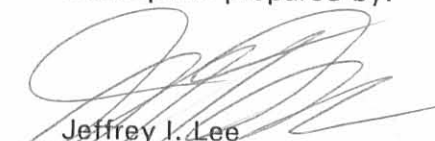
THENCE, with the right-of-way of the cul-de-sac of Hunter Place with a curve to the left having a central angle of 51°-53'-20", a radius of 80.00 feet, an arc length of 72.45 feet and a chord bearing N 42°-35'-44" W, a distance of 70.00 feet to a 5/8 inch iron rod set.

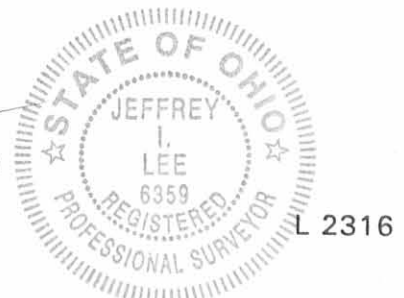
THENCE, N 6°-16'-08" E, a distance of 570.05 feet to the point of beginning.

Containing 6.876 acres of which 0.652 acre is in the aforementioned 9.122 acre tract and 6.224 acre is out of the aforesaid 10.717 acre tract.

The basis for bearings is the center-line of Hunter Place being N 0°-18'-54" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 7, 1997.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
June 30, 1997



ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
8665 4D3

REC'D 7-8-97 SULLY OL ✓



# Lee Surveying and Mapping Co., Inc.



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117 NORTH MADRIVER STREET  
BELLEFONTAINE, OHIO 43311

(937) 593-7335  
FAX (937) 593-7444

## THOMAS AND MARKER CONSTRUCTION CO. Crossroads Business Center 4.495 ACRES

Lying in Virginia Military Survey 2873, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being part of the 21.100 acre lot in the Crossroads Business Center as dedicated in Plat Cabined A, Slide 737A of the Logan County Records of Plats and out of the Thomas and Marker Construction Co., an Ohio Corporation 10.717 acre tract as deeded and described in Official Record 163, Page 128 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found at the northwest corner of the said 21.100 acre lot.

THENCE, with the northerly lines of the said 21.100 acre tract, northerly lines of the City of Bellefontaine, the northerly lines of the Thomas and Marker Construction Co. 9.122 acre tract, and the southerly lines of U.S. Route 33 the following six courses:

S 63°-55'-00" E, a distance of 159.20 feet to a 5/8 inch iron rod found.

N 26°-04'-33" E, a distance of 53.59 feet to a 5/8 inch iron rod found.

S 31°-46'-24" E, a distance of 68.08 feet to a 5/8 inch iron rod found.

S 64°-06'-38" E, a distance of 182.50 feet to a 5/8 inch iron rod set.

S 64°-06'-38" E, a distance of 362.02 feet to a 5/8 inch iron rod found.

S 56°-29'-35" E, a distance of 692.11 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the BP Oil Co. 1.72 acre tract (O.R. 119, Pg. 364) the following two courses:

N 69°-47'-39" W, a distance of 219.19 feet to a 3/4 inch iron rod found.

S 22°-38'-25" W, a distance of 172.51 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the west lines of the said 1.68 acre tract and the Golden Arch Ltd. 2.599 acre tract (O.R. 266, Pg. 161), S 22°-38'-25" W, a distance of 158.05 feet to a 5/8 inch iron rod found.

THENCE, continuing with the westerly line of the said 2.599 acre tract, S 7°-30'-10" W, a distance of 182.17 feet to a 5/8 inch iron rod found.

THENCE, with the north line of the Jerry L. Reed 1.261 acre tract (O.R. 148, Pg. 198), N 82°-07'-06" W, a distance of 561.60 feet to a 5/8 inch iron rod found.

THENCE, with the easterly right-of-way of Hunter Place (60 feet wide), N 0°-18'-54" W, a distance of 232.47 feet to a 5/8 inch iron rod set.

THENCE, with the right-of-way of the cul-de-sac of Hunter Place with a curve to the left having a central angle of 16°-20'-10", a radius of 80.00 feet, an arc length of 22.81 feet and a chord bearing N 8°-28'-59" W, a distance of 22.73 feet to a 5/8 inch iron rod set.

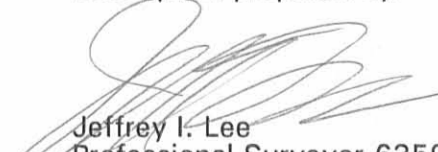
THENCE, N 48°-49'-26" E, a distance of 110.00 feet to a 5/8 inch iron rod set.

THENCE, S 82°-07'-06" E, a distance of 568.12 feet to the point of beginning.

Containing 4.495 acres.

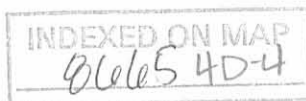
The basis for bearings is the center-line of Hunter Place being N 0°-18'-54" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 7, 1997.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
June 30, 1997



L 2316



ORIGINAL STAMP IN GREEN

REC'D 7-8-97 SWM OK ✓



# Lee Surveying and Mapping Co., Inc.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

117 NORTH MADRIVER STREET  
BELLEFONTAINE, OHIO 43311

(937) 593-7335  
FAX (937) 593-7444

## THOMAS AND MARKER CONSTRUCTION CO. Crossroads Business Center EASEMENT A

Lying in Virginia Military Survey 2873, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being an ingress/egress easement over part of the 21.100 acre lot in the Crossroads Business Center as dedicated in Plat Cabined A, Slide 737A of the Logan County Records of Plats and over the Thomas and Marker Construction Co., an Ohio Corporation 9.122 acre tract as deeded and described in Official Record 275, Page 984 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found at the northwest corner of the said 21.100 acre lot.

THENCE, with the west line of the said 21.100 acre tract, a westerly line of the City of Bellefontaine, the west line of the Thomas and Marker Construction Co. 9.122 acre tract, and the east line of Conrail, S 25°-10'-32" W, a distance of 358.89 feet to a 5/8 inch iron rod set.

THENCE, S 65°-10'-53" E, a distance of 331.51 feet to a 5/8 inch iron rod set.

THENCE, S 50°-21'-18" E, a distance of 123.93 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, N 7°-40'-38" E, a distance of 60.40 feet to a point.

THENCE, N 18°-15'-07" E, a distance of 162.84 feet to a point.

THENCE, S 83°-43'-52" E, a distance of 45.00 feet to a 5/8 inch iron rod set.


THENCE, S 6°-16'-08" W, a distance of 395.00 feet to a 5/8 inch iron rod set.

THENCE, with the right-of-way of the cul-de-sac of Hunter Place with a curve to the left having a central angle of 44°-02'-55", a radius of 80.00 feet, an arc length of 61.50 feet and a chord bearing S 89°-26'-08" W, a distance of 60.00 feet to a 5/8 inch iron rod set.

THENCE, N 0°-12'-35" W, a distance of 183.64 feet to the point of beginning.

The basis for bearings is the center-line of Hunter Place being N 0°-18'-54" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 7, 1997.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
June 30, 1997



L 2316

ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
9/6/95 4D-5

REC'D 7-8-97 S.M. O.K.



# Lee Surveying and Mapping Co., Inc.



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BELLEFONTAINE, OHIO 43311

(937) 593-7335  
FAX (937) 593-7444

## THOMAS AND MARKER CONSTRUCTION CO. Crossroads Business Center EASEMENT B

Lying in Virginia Military Survey 2873 and Section 36, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being an ingress/egress easement over part of the 21.100 acre lot in the Crossroads Business Center as dedicated in Plat Cabined A, Slide 737A of the Logan County Records of Plats and over the Thomas and Marker Construction Co., an Ohio Corporation 9.122 acre tract as deeded and described in Official Record 275, Page 984 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found at the northwest corner of the said 21.100 acre lot.

THENCE, with the west line of the said 21.100 acre tract, a westerly line of the City of Bellefontaine, the west line of the Thomas and Marker Construction Co. 9.122 acre tract, and the east line of Conrail, S 25°-10'-32" W, a distance of 332.89 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, S 65°-10'-53" E, a distance of 433.36 feet to a point.

THENCE, S 7°-40'-38" W, a distance of 60.40 feet to a 5/8 inch iron rod set.

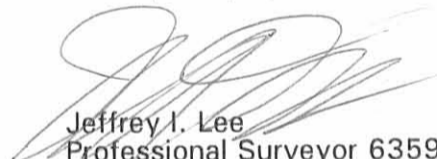
THENCE, N 50°-21'-18" W, a distance of 123.93 feet to a 5/8 inch iron rod set.

THENCE, N 65°-10'-53" W, a distance of 331.51 feet to a 5/8 inch iron rod set.

THENCE, with the west line of the aforesaid 21.100 acre tract, a west line of the City of Bellefontaine, and the easterly line of Conrail, N 25°-10'-32" E, a distance of 26.00 feet to the point of beginning.

The basis for bearings is the center-line of Hunter Place being N 0°-18'-54" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 7, 1997.

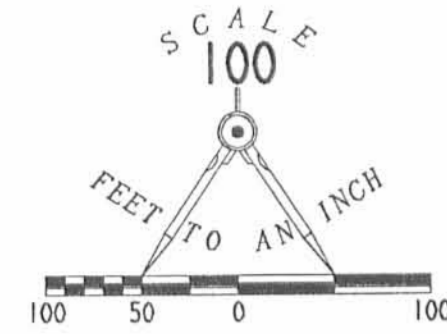
Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
June 30, 1997



ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
8/6/97 4D-6



- LEGEND
- 5/8 IRON ROD SET
  - ⊙ RAILROAD SPIKE SET
  - 5/8 IRON ROD FOUND
  - 3/4 IRON ROD FOUND



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	79°24'38"	80.00'	110.88'	66.43'	102.21'	S 27°42'18"W
C 2	44°02'55"	80.00'	61.50'	32.36'	60.00'	S 89°26'08"W
C 3	51°53'20"	80.00'	72.45'	38.92'	70.00'	N 42°35'44"W
C 4	16°20'10"	80.00'	22.81'	11.46'	22.73'	N 08°28'59"W

SURVEY OF FOUR TRACTS OUT OF THE  
 CROSSROADS BUSINESS CENTER  
 PLAT CABINET A SLIDE 737 A  
 THOMAS AND MARKER CONSTRUCTION COMPANY  
 9.122 ACRE TRACT  
 OFFICIAL RECORD 275, PAGE 984  
 AND THE  
 10.717 ACRE TRACT  
 OFFICIAL RECORD 163, PAGE 128  
 VIRGINIA MILITARY SURVEY 2873  
 SECTION 36, TOWN 4, RANGE 14  
 CITY OF BELLEFONTAINE  
 LAKE TOWNSHIP  
 LOGAN COUNTY, OHIO

SURVEYED BY:  
 JEFFREY L. LEE  
 PROFESSIONAL SURVEYOR 6359  
 MAY 7, 1997  
 REVISED JULY 8, 1997



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 LEE SURVEYING & MAPPING CO., INC.  
 117 North Madison Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335

INDEXED ON MAP  
 8465

ORIGINAL STAMP IN GREEN D313 THMR L-2316-1

2 WORKING DAYS  
**BEFORE YOU DIG**  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

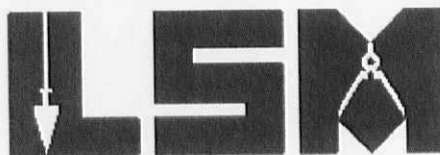
10-23-15

# Lee Surveying and Mapping Co., Inc.



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Bellefontaine OH 43311



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Fax: (937) 593-7444  
surveys@lsminc.us

## THOMAS & MARKER CONSTRUCTION CO. 4.929 ACRE

Lying in Section 36, Town 4, Range 14 and Virginia Military Survey 2873, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being part of the Crossroads Business Center 21.100 acre tract (Plat Cabinet A, Slide 737A) and all of the remainder of Thomas & Marker Construction Co. 9.122 acre tract as deeded and described in Official Record 275, Page 984 and being more particularly described as follows:

Commencing at a railroad spike found the center-line of the cul-de-sac of Hunter Place (60 feet wide) (80 feet radius).

THENCE, N 38°-18'-14"E, 80.00 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the right-of-way of Hunter Place, with a curve to the left, having a central angle of 60°-53'-26", a radius of 80.00 feet, an arc length of 85.02 feet, a tangent of 47.02 feet, a chord bearing N 82°-08'34"W, a distance of 81.08 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the Mary Rutan Hospital 4.207 acre tract (O.R. 1081, Pg. 864, Tract I) the following three courses:

N 00°-12'-35"W, a distance of 183.64 feet to a 5/8 inch iron rod found.

N 50°-21'-18"W, a distance of 123.93 feet to a MAG nail found.

N 65°-10'-53"W, a distance of 331.51 feet to a 5/8 inch iron rod found.

THENCE, with the east right-of-way of the C.C.C. & St. L. Railroad-Conrail (100 wide), N 25°-10'-32"E, a distance of 358.89 feet to a 5/8 inch iron rod found.

THENCE, with the south right-of-way of U.S. Route 33 (width varies) the following four course:

S 63°-55'-00"E, a distance of 159.20 feet to a 5/8 inch iron rod found.

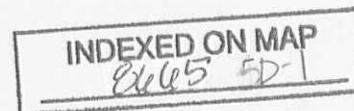
N 26°-04'-36"E, a distance of 53.59 feet to a 5/8 inch iron rod found.

S 31°-46'-21"E, a distance of 68.08 feet to a 5/8 inch iron rod found.

S 64°-06'-38"E, a distance of 298.15 feet to a point.

THENCE, with the west line of the Thomas & Marker Construction Co. 10.717 acre tract (O.R. 163, Pg. 128) the following two courses:

S 19°-23'-05"W, a distance of 439.79 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 5.00 feet.



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S 00°-00'-00"E, a distance of 112.96 feet to the point of beginning.

Containing 4.929 acres.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Hunter Place, being S 00°-18'-54"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 16, 2015.

Description prepared by:

A handwritten signature in black ink that reads "William K. Bruce".

William K. Bruce  
Professional Surveyor 7437  
September 16, 2015



ORIGINAL STAMP IN GREEN

L-23160915

INDEXED ON MAP

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10-23-15

# Lee Surveying and Mapping Co., Inc.



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## THOMAS & MARKER CONSTRUCTION CO. 6.210 ACRE

Lying in Virginia Military Survey 2873, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being part of the Crossroads Business Center 21.100 acre tract (Plat Cabinet A, Slide 737A) and out of the Thomas & Marker Construction Co. 10.717 acre tract as deeded and described in Official Record 163, Page 128 and being more particularly described as follows:

Commencing at a railroad spike found the center-line of the cul-de-sac of Hunter Place (60 feet wide) (80 feet radius).

THENCE, N 38°-18'-14"E, 80.00 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the east line of the Thomas & Marker Construction Co. 9.122 acre tract (O.R. 275, Pg. 984), the following two courses:

N 00°-00'-00"W, a distance of 112.96 feet to a 5/8 inch iron rod set.

N 19°-23'-05"E, a distance of 439.79 feet to point, passing a 5/8 inch iron rod set at 434.79 feet.

THENCE, with the south right-of-way of U.S. Route 33 (width varies), the following two courses:

S 64°-06'-38"E, a distance of 246.37 feet to a 5/8 inch iron rod found.

S 56°-29'-35"E, a distance of 692.11 feet to a 5/8 inch iron rod found.

THENCE, with the north line of the Lykins Properties, LLC 0.61 acre tract (O.R. 483, Pg. 981, Parcel I), N 69°-47'-39"W, a distance of 219.19 feet to a 5/8 inch iron rod found.

THENCE, with the west line of the said 0.61 acre tract and the west line of the Lykins Properties, LLC 1.11 acre tract (O.R. 483, Pg. 981, Parcel II), S 22°-38'-25"W, 172.51 feet to a 5/8 inch iron rod found.

THENCE, N 82°-07'-06"W, a distance of 568.12 feet to a 5/8 inch iron rod found.

THENCE, S 48°-49'-26"W, a distance of 110.00 feet to a 5/8 inch iron rod found.

INDEXED ON MAP

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surveys@lsminc.us

THENCE, with the right-of-way of Hunter Place, a curve to the left, having a central angle of  $35^{\circ}-02'-43''$ , a radius of 80.00 feet, an arc length of 48.93 feet, a tangent of 25.26 feet, a chord bearing  $N\ 34^{\circ}-10'-23''W$ , a distance of 48.17 feet to the point of beginning.

Containing 6.210 acres.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Hunter Place, being  $S\ 00^{\circ}-18'-54''E$ , and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 16, 2015.

Description prepared by:

A handwritten signature in black ink that reads "William K. Bruce".

William K. Bruce  
Professional Surveyor 7437  
September 16, 2015



ORIGINAL STAMP IN GREEN

L-23160915

INDEXED ON MAP

6665 5D-4

10-23-15

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117 N. Madriver St.  
Bellefontaine OH 43311



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Fax: (937) 593-7444  
surveys@lsminc.us

## THOMAS & MARKER CONSTRUCTION CO. 4.495 ACRE

Lying in Virginia Military Survey 2873, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being part of the Crossroads Business Center 21.100 acre tract (Plat Cabinet A, Slide 737A) and out of the Thomas & Marker Construction Co. 10.717 acre tract as deeded and described in Official Record 163, Page 128 and being more particularly described as follows:

Commencing at a railroad spike found the center-line of the cul-de-sac of Hunter Place (60 feet wide) (80 feet radius).

THENCE, N 38°-18'-14"E, 80.00 feet to a 5/8 inch iron rod set.

THENCE, with the right-of-way of Hunter Place, a curve to the right, having a central angle of 35°-02'-43", a radius of 80.00 feet, an arc length of 48.93, a tangent of 25.26 feet, a chord bearing S 34°-10'-23"E, a distance of 48.17 feet to a 5/8 inch iron rod found at the TRUE POINT OF BEGINNING.

THENCE, N 48°-49'-26"E, a distance of 110.00 feet to a 5/8 inch iron rod found.

THENCE, S 82°-07'-06"E, a distance of 568.12 feet to a 5/8 inch iron rod found.

THENCE, with the west line of the Lykins Properties, LLC 1.11 acre tract (O.R. 483, Pg. 981, Parcel II) and a west line of the Golden Arch LTD 2.599 acre tract (O.R. 266, Pg. 161), S 22°-38'-25"W, a distance of 158.05 feet to a 5/8 inch iron rod found.

THENCE, with a west line of the said 2.599 acre tract, S 07°-30'-10"W, a distance of 182.17 feet to a 5/8 inch iron rod found.

THENCE, with the north line of the Larry L. Robinaugh, Trustee 1.261 acre tract (O.R. 676, Pg. 769), N 82°-07'-06"W, a distance of 561.60 feet to a 5/8 inch iron rod found.

THENCE, with the right-of-way of Hunter Place the following two courses:

N 00°-18'-54"W, a distance of 232.47 feet to a 5/8 inch iron rod found.

With a curve to the left, having a central angle of 16°-20'-11". A radius of 80.00 feet, an arc length of 22.81 feet, a tangent of 11.48 feet, a chord bearing N 08°-28'-59"W, a distance of 22.73 feet to a 5/8 inch iron rod found.

Containing 4.495 acres.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Hunter Place, being S 00°-18'-54"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 16, 2015.



Description prepared by:

*William K. Bruce*

William K. Bruce  
Professional Surveyor 7437  
September 16, 2015

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L-23160915

ORIGINAL STAMP IN GREEN

MEMBER: NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS)  
PROFESSIONAL LAND SURVEYORS OF OHIO (PLSO)

10-23-15

# Lee Surveying and Mapping Co., Inc.

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surveys@lsminc.us

## THOMAS & MARKER CONSTRUCTION CO. INGRESS/EGRESS EASEMENT "A"

Lying in Virginia Military Survey 2873, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being an ingress/egress easement through the Crossroads Business Center 21.100 acre tract (Plat Cabinet A, Slide 737A) and the remainder of Thomas & Marker Construction Co. 9.122 acre tract as deeded and described in Official Record 275, Page 984 and being more particularly described as follows:

Commencing at a railroad spike found the center-line of the cul-de-sac of Hunter Place (60 feet wide) (80 feet radius).

THENCE, N 38°-18'-14"E, 80.00 feet to a 5/8 inch iron rod set.

THENCE, with the west lines of the Thomas & Marker Construction Co. 10.717 acre tract (O.R. 163, Pg. 128), the following two courses:

N 00°-00'-00"W, a distance of 112.96 feet to a 5/8 inch iron rod set.

N 19°-23'-59"E, a distance of 225.42 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, N 83°-43'-52"W, a distance of 60.29 feet to a point.

THENCE, N 06°-16'-08"E, a distance of 72.56 feet to a point.

THENCE, S 83°-43'-52"E, a distance of 77.20 feet to a point.

THENCE, S 19°-23'-05"W, a distance of 74.51 feet to the point of beginning.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Hunter Place, being S 00°-18'-54"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 16, 2015.



ORIGINAL STAMP IN GREEN

Description prepared by:

*William K. Bruce*  
William K. Bruce  
Professional Surveyor 7437  
September 16, 2015

L-23160915

INDEXED ON MAP  
82665 5D4

10-23-15

# Lee Surveying and Mapping Co., Inc.



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Bellefontaine OH 43311



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surveys@lsminc.us

## THOMAS & MARKER CONSTRUCTION CO. INGRESS/EGRESS EASEMENT "B"

Lying in Virginia Military Survey 2873, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the Crossroads Business Center 21.100 acre tract (Plat Cabinet A, Slide 737A) and the Thomas & Marker Construction Co. 10.717 acre tract as deeded and described in Official Record 163, Page 128 and being more particularly described as follows:

Commencing at a railroad spike found the center-line of the cul-de-sac of Hunter Place (60 feet wide) (80 feet radius).

THENCE, N 38°-18'-14"E, 80.00 feet to a 5/8 inch iron rod set.

THENCE, with the right-of-way of Hunter Place, a curve to the right, having a central angle of 35°-02'-43", a radius of 80.00 feet, an arc length of 48.93 feet, a tangent of 25.26 feet, a chord bearing S 34°-10'-23"E, a distance of 48.17 feet to a 5/8 inch iron rod found at the TRUE POINT OF BEGINNING.

THENCE, with the right-of-way of Hunter Place, a curve to the left, having a central angle of 22°-13'-39", a radius of 80.00 feet, an arc length of 31.04 feet, a tangent of 15.72 feet, a chord bearing of N 27°-45'-53"W, a distance of 30.84 feet to a point.

THENCE, N 48°-49'-26"E, a distance of 102.85 feet to a point.

THENCE, S 41°-10'-32"E, a distance of 30.00 feet to a point.

THENCE, S 48°-49'-26"W, a distance of 110.00 feet to the point of beginning.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Hunter Place, being S 00°-18'-54"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 16, 2015.



ORIGINAL STAMP IN GREEN

Description prepared by:

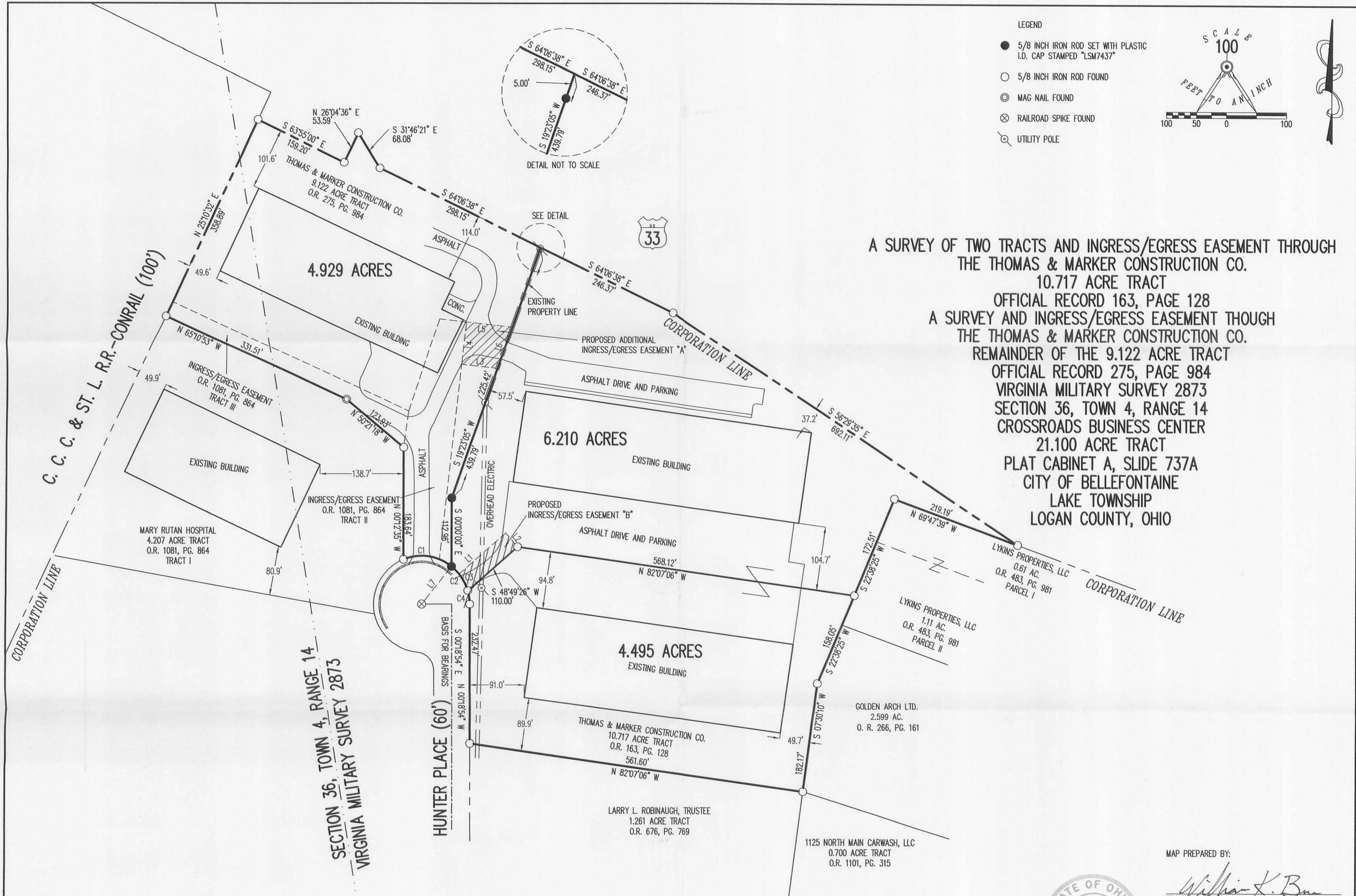
William K. Bruce  
Professional Surveyor 7437  
September 16, 2015

L-23160915

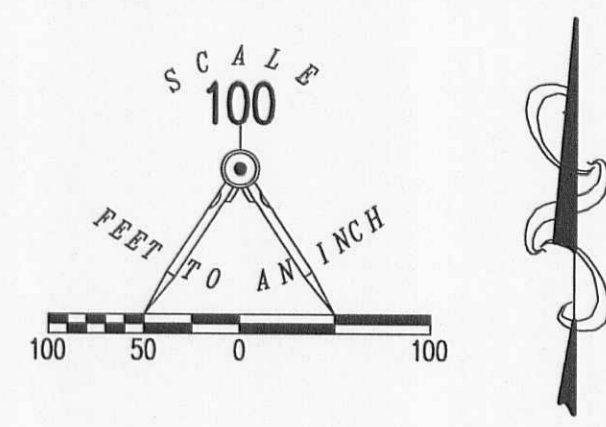
INDEXED ON MAP

8/6/15 SD-7

**APPROVED**



- LEGEND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
  - 5/8 INCH IRON ROD FOUND
  - ⊙ MAG NAIL FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - UTILITY POLE



A SURVEY OF TWO TRACTS AND INGRESS/EGRESS EASEMENT THROUGH THE THOMAS & MARKER CONSTRUCTION CO.  
 10.717 ACRE TRACT  
 OFFICIAL RECORD 163, PAGE 128  
 A SURVEY AND INGRESS/EGRESS EASEMENT THOUGH THE THOMAS & MARKER CONSTRUCTION CO.  
 REMAINDER OF THE 9.122 ACRE TRACT  
 OFFICIAL RECORD 275, PAGE 984  
 VIRGINIA MILITARY SURVEY 2873  
 SECTION 36, TOWN 4, RANGE 14  
 CROSSROADS BUSINESS CENTER  
 21.100 ACRE TRACT  
 PLAT CABINET A, SLIDE 737A  
 CITY OF BELLEFONTAINE  
 LAKE TOWNSHIP  
 LOGAN COUNTY, OHIO

LINE	BEARING	DISTANCE
L1	N 48°49'26" E	102.85'
L2	S 41°10'32" E	30.00'
L3	N 83°43'52" W	60.29'
L4	N 06°16'08" E	72.56'
L5	S 83°43'52" E	77.20'
L6	S 19°23'05" W	74.51'
L7	N 38°18'14" E	80.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	60°53'26"	80.00'	85.02'	47.02'	N 82°08'34" W	81.08'
C2	35°02'43"	80.00'	48.93'	25.26'	N 34°10'23" W	48.17'
C3	22°13'39"	80.00'	31.04'	15.72'	N 27°45'53" W	30.84'
C4	16°20'11"	80.00'	22.81'	11.48'	N 08°28'59" W	22.73'

2 WORKING DAYS  
**BEFORE YOU DIG**  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE



MAP PREPARED BY:  
*William K. Bruce*  
 WILLIAM K. BRUCE  
 PROFESSIONAL SURVEYOR 7437  
 SEPTEMBER 16, 2015

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**LEE SURVEYING & MAPPING CO., INC.**  
 117 North Madriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 WWW.LSMINC.US  
 surveys@lsminc.us  
 ADW D0915 23160915 S L-2316-2

INDEXED ON MAP  
 B.065 SP

11-18-15  
**Lee Surveying and Mapping Co., Inc.**



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsminc.us

**THOMAS & MARKER CONSTRUCTION CO.  
INGRESS/EGRESS EASEMENT "1"**

Lying in Virginia Military Survey 2873 and Section 36, Town 4, range 14, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the Crossroads Business Center 21.100 acre tract (Plat Cabinet A, Slide 737A) and the Thomas & Marker Construction Co. 9.122 acre tract as deeded and described in Official Record 275, Page 984 and being more particularly described as follows:

Commencing at a railroad spike found the center-line of the cul-de-sac of Hunter Place (60 feet wide) (80 feet radius).

THENCE, N 38°-18'-14"E, a distance of 80.00 feet to a 5/8 inch iron rod set.

THENCE, with the north right-of-way of Hunter Place, with a curve to the left, having a central angle of 60°-53'-26", a radius of 80.00, an arc length of 85.02, a tangent of 47.02, a chord bearing, N 82°-08'-34"W, a distance of 81.08 feet to a 5/8 inch iron rod found.

THENCE, with the east line of the Mary Rutan Hospital 4.207 acre tract (O.R. 1081, Pg. 864, tract I), N 00°-12'-35"W, a distance of 183.64 feet to a 5/8 inch iron rod found at the TRUE POINT OF BEGINNING.

THENCE, with the north lines of said 4.207 acre tract the following two courses:

N 50°-21'-18"W, a distance of 123.93 feet to a MAG nail found.

N 65°-10'-53"W, a distance of 331.51 feet to a 5/8 inch iron rod found.

THENCE, with the east right-of-way of the C.C.C. & St. L. Railroad-Conrail (100 feet wide), N 25°-10'-32"E, a distance of 26.00 feet to a point.


THENCE, S 65°-10'-53"E, a distance of 449.84 feet to a point.

THENCE, S 23°-30'-54"W, a distance of 57.73 feet to the point of beginning.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Hunter Place, being S 00°-18'-54"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 16, 2015.

Description prepared by:

  
William K. Bruce  
Professional Surveyor 7437  
November 16, 2015



L-23160915 S3

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8665 60-1

11-18-15

# Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsmine.us

## THOMAS & MARKER CONSTRUCTION CO. INGRESS/EGRESS EASEMENT "2"

Lying in Virginia Military Survey 2873, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the Crossroads Business Center 21.100 acre tract (Plat Cabinet A, Slide 737A) and the Thomas & Marker Construction Co. 9.122 acre tract as deeded and described in Official Record 275, Page 984 and being more particularly described as follows:

Commencing at a railroad spike found the center-line of the cul-de-sac of Hunter Place (60 feet wide) (80 feet radius).

THENCE, N 38°-18'-14"E, a distance of 80.00 feet to a 5/8 inch iron rod set.

THENCE, N 00°-00'-00"W, a distance of 112.96 feet to a 5/8 inch iron rod set.

THENCE, N 19°-23'-05"E, a distance of 98.37 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, N 65°-10'-53"W, a distance of 99.83 feet to a point.

THENCE, N 25°-10'-32"E, a distance of 173.92 feet to a point.

THENCE, S 83°-43'-52"E, a distance of 84.02 feet to a point.

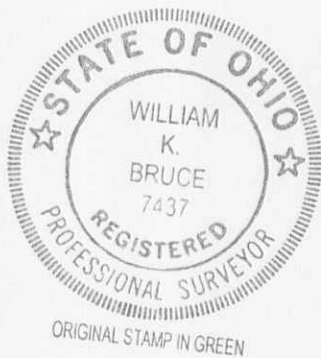
THENCE, with the west line of the Thomas & Marker Construction Co. 10.717 acre tract (O.R. 163, Pg. 128), S 19°-23'-05"W, a distance of 201.55 feet to the point of beginning.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Hunter Place, being S 00°-18'-54"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 16, 2015.

Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
November 16, 2015



L-23160915 S3

INDEXED ON MAP

*0645 UD-2*

11-18-15

# Lee Surveying and Mapping Co., Inc.



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Bellefontaine OH 43311



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surveys@lsminc.us

## THOMAS & MARKER CONSTRUCTION CO. INGRESS/EGRESS EASEMENT "3"

Lying in Virginia Military Survey 2873, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the Crossroads Business Center 21.100 acre tract (Plat Cabinet A, Slide 737A) and the Thomas & Marker Construction Co. 9.122 acre tract as deeded and described in Official Record 275, Page 984 and being more particularly described as follows:

Commencing at a railroad spike found the center-line of the cul-de-sac of Hunter Place (60 feet wide) (80 feet radius).

THENCE, N 38°-18'-14"E, a distance of 80.00 feet to a 5/8 inch iron rod set at THE TRUE POINT OF BEGINNING.

THENCE, with the north right-of-way of Hunter Place, with a curve to the left, having a central angle of 60°-53'-26", a radius of 80.00, an arc length of 85.02, a tangent of 47.02, a chord bearing, N 82°-08'-34"W, a distance of 81.08 feet to a 5/8 inch iron rod found.

THENCE, with the east line of the Mary Rutan Hospital 4.207 acre tract (O.R. 1081, Pg. 864, tract I), N 00°-12'-35"W, a distance of 183.64 feet to a 5/8 inch iron rod found.

THENCE, N 23°-30'-54"E, a distance of 57.73 feet to a point.

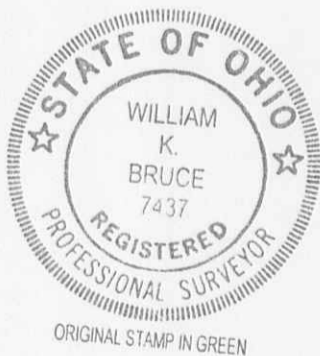
THENCE, S 65°-10'-53"E, a distance of 99.83 feet to a point.

THENCE, with the west line of the Thomas & Marker Construction Co. 10.717 acre tract (O.R. 163, Pg. 128), S 19°-23'-05"W, a distance of 98.37 feet to a 5/8 inch iron rod set.

THENCE, S 00°-00'-00"E, a distance of 112.96 feet to the point of beginning.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Hunter Place, being S 00°-18'-54"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 16, 2015.

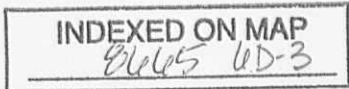


Description prepared by:

*William K. Bruce*

William K. Bruce  
Professional Surveyor 7437  
November 16, 2015

L-23160915 S3





11-18-15

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Fax: (937) 593-7444  
surveys@lsmcinc.us

## THOMAS & MARKER CONSTRUCTION CO. INGRESS/EGRESS EASEMENT "4"

Lying in Virginia Military Survey 2873, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the Crossroads Business Center 21.100 acre tract (Plat Cabinet A, Slide 737A) and the Thomas & Marker Construction Co. 10.717 acre tract as deeded and described in Official Record 163, Page 128 and being more particularly described as follows:

Commencing at a railroad spike found the center-line of the cul-de-sac of Hunter Place (60 feet wide) (80 feet radius).

THENCE, N 38°-18'-14"E, 80.00 feet to a 5/8 inch iron rod set.

THENCE, with the right-of-way of Hunter Place, a curve to the right, having a central angle of 35°-02'-43", a radius of 80.00 feet, an arc length of 48.93 feet, a tangent of 25.26 feet, a chord bearing S 34°-10'-23"E, a distance of 48.17 feet to a 5/8 inch iron rod found at the TRUE POINT OF BEGINNING.

THENCE, with the right-of-way of Hunter Place, a curve to the left, having a central angle of 22°-13'-39", a radius of 80.00 feet, an arc length of 31.04 feet, a tangent of 15.72 feet, a chord bearing of N 27°-45'-53"W, a distance of 30.84 feet to a point.

THENCE, N 48°-49'-26"E, a distance of 102.85 feet to a point.

THENCE, S 41°-10'-32"E, a distance of 30.00 feet to a point.

THENCE, S 48°-49'-26"W, a distance of 110.00 feet to the point of beginning.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Hunter Place, being S 00°-18'-54"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 16, 2015.

Description prepared by:

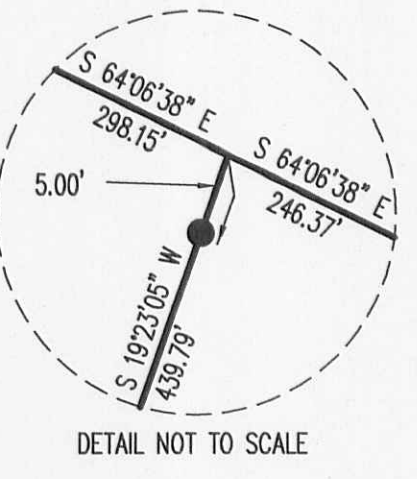
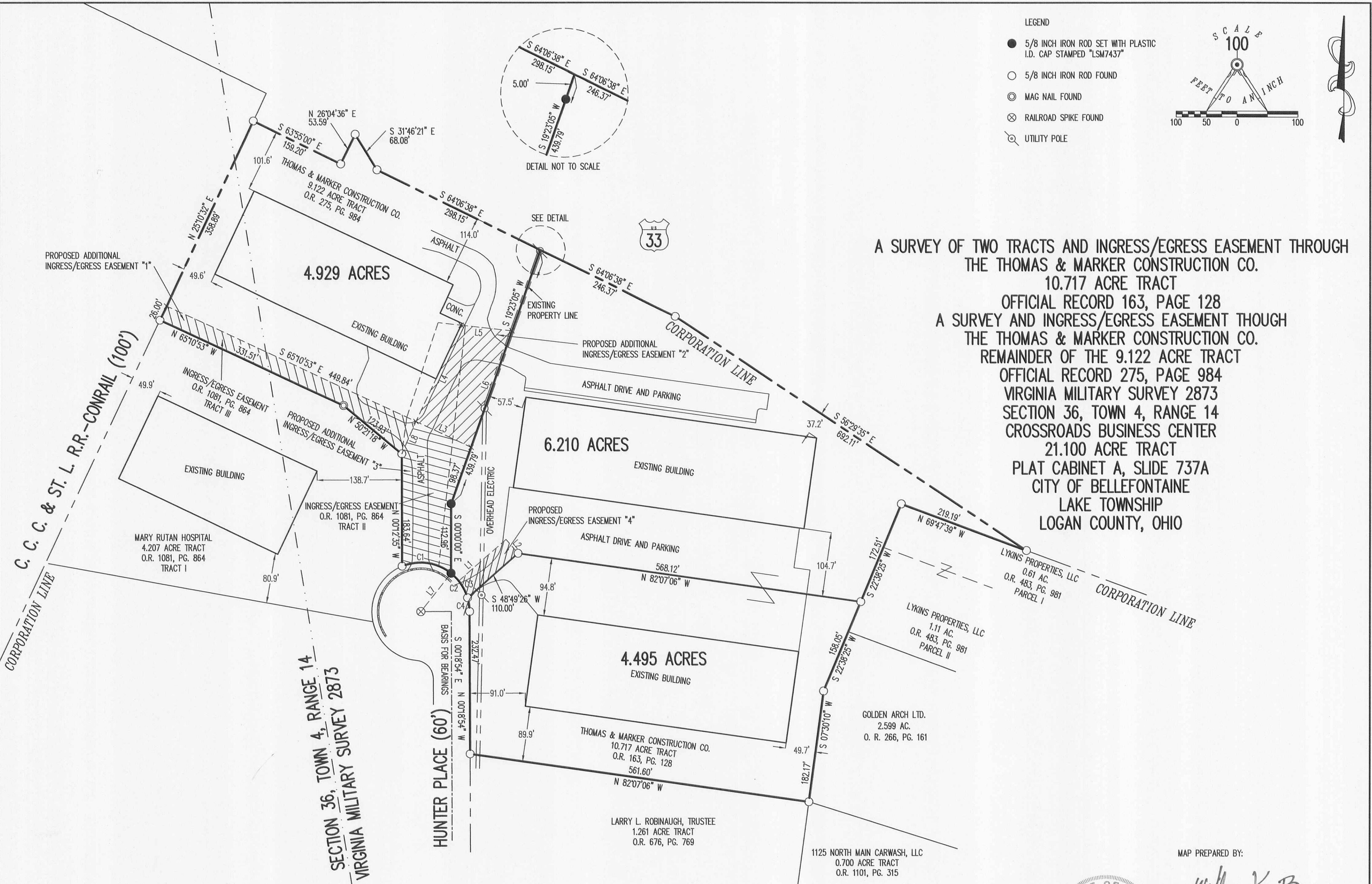
William K. Bruce  
Professional Surveyor 7437  
November 16, 2015



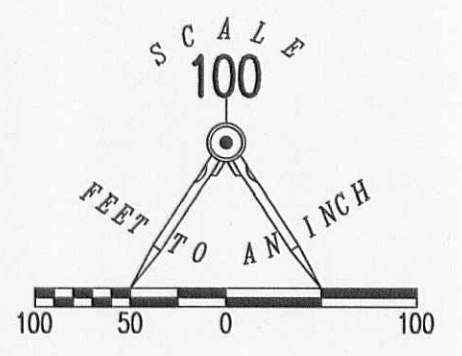
L-23160915 S3

INDEXED ON MAP

0665 4D-4



- LEGEND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
  - 5/8 INCH IRON ROD FOUND
  - ⊙ MAG NAIL FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - ⊕ UTILITY POLE



A SURVEY OF TWO TRACTS AND INGRESS/EGRESS EASEMENT THROUGH THE THOMAS & MARKER CONSTRUCTION CO. 10.717 ACRE TRACT OFFICIAL RECORD 163, PAGE 128  
 A SURVEY AND INGRESS/EGRESS EASEMENT THOUGH THE THOMAS & MARKER CONSTRUCTION CO. REMAINDER OF THE 9.122 ACRE TRACT OFFICIAL RECORD 275, PAGE 984  
 VIRGINIA MILITARY SURVEY 2873 SECTION 36, TOWN 4, RANGE 14  
 CROSSROADS BUSINESS CENTER 21.100 ACRE TRACT PLAT CABINET A, SLIDE 737A  
 LAKE TOWNSHIP LOGAN COUNTY, OHIO

LINE	BEARING	DISTANCE
L1	N 48°49'26" E	102.85'
L2	S 41°10'32" E	30.00'
L3	N 65°10'53" W	99.83'
L4	N 25°10'32" E	173.92'
L5	S 83°43'52" E	84.02'
L6	S 19°23'05" W	201.55'
L7	N 38°18'14" E	80.00'
L8	N 23°30'54" E	57.73'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	60°53'26"	80.00'	85.02'	47.02'	N 82°08'34" W	81.08'
C2	35°02'43"	80.00'	48.93'	25.26'	N 34°10'23" W	48.17'
C3	22°13'39"	80.00'	31.04'	15.72'	N 27°45'53" W	30.84'
C4	16°20'11"	80.00'	22.81'	11.48'	N 08°28'59" W	22.73'

2 WORKING DAYS  
**BEFORE YOU DIG**  
 CALL TOLL FREE **800-362-2764**  
 OHIO UTILITIES PROTECTION SERVICE.



MAP PREPARED BY:  
*William K. Bruce*  
 WILLIAM K. BRUCE  
 PROFESSIONAL SURVEYOR 7437  
 SEPTEMBER 16, 2015  
 REVISED NOVEMBER 16, 2015

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 (937) 593-7335  
 WWW.LSMINC.US  
 surveys@lsminc.us  
 ADW D0915 23160915 S3 L-2316-2

INDEXED ON MAP  
 8/6/15 68

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF BELLEFONTAINE, OHIO BY PHILIP D. BEASLEY ITS SERVICE SAFETY DIRECTOR AND JOHN W. BERRY, JR. AND WILLIAM L. FRAM BEING ALL THE GENERAL PARTNERS OF J. AND B. PROPERTIES, AN OHIO GENERAL PARTNERSHIP, PROPRIETORS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE STREETS TO THE PUBLIC USE FOREVER AND THE EASEMENTS TO THE CITY FOR THE PURPOSES INTENDED AS SHOWN HEREON.

Marty Lauman  
Philip D. Beasley SERVICE SAFETY DIRECTOR  
William L. Fram PARTNER - J. AND B. PROPERTIES  
John W. Berry, Jr. PARTNER - J. AND B. PROPERTIES  
 WITNESSES

STATE OF OHIO SS:  
 LOGAN COUNTY SS:  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME PHILIP D. BEASLEY CITY OF BELLEFONTAINE SERVICE SAFETY DIRECTOR AND JOHN W. BERRY, JR. AND WILLIAM L. FRAM BEING ALL THE GENERAL PARTNERS OF J. AND B. PROPERTIES, AN OHIO GENERAL PARTNERSHIP, PROPRIETORS, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CITY AND J. AND B. PROPERTIES FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 3rd DAY OF Feb., 1992.

Virginia M. Beasley  
 NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**  
 THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. 2873 AND 5245, SECTION 35, TOWN 4, RANGE 14 (BEING A PART OF LOT 2890) AND SECTION 36, TOWN 4, RANGE 14, LAKE TOWNSHIP, LOGAN COUNTY, OHIO IN THE CITY OF BELLEFONTAINE. THE TRACT HAS AN AREA OF 2999 ACRES IN STREETS AND 34,892 ACRES IN LOTS MAKING A TOTAL OF 37,891 ACRES. I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THE CROSSROADS BUSINESS CENTER AS SURVEYED IN DECEMBER 1988 AND THAT ALL MONUMENTS AND IRON PINS AS SHOWN HEREON HAVE BEEN SET OR WILL BE SET AS PART OF WORK THAT SURETY IS POSTED FOR.

Leslie H. Geeslin 1/29/92  
 REGISTERED SURVEYOR # 5248

**CROSSROADS BUSINESS CENTER**  
 The following described real estate situated in the State of Ohio, County of Logan, Township of Lake, being part of Virginia Military Surveys 2873 and 5245, Section 35, Town 4, Range 14 (being a part of lot 2890) and Section 36, Town 4, Range 14 in the City of Bellefontaine and more particularly described as follows:  
 Beginning at a 0.625 inch iron bar found in the Ludlow Line at the northeast corner of Columbian Heights Addition.  
 Thence with the north line of said Columbian Heights and the north line of Discon Services, Inc.'s 14.56 acre tract as described in O. R. Vol. 13 Page 156 N. 79° 55' 19" W. 829.71 feet to a 0.625 inch iron bar set in the east line of the C. C. & St. L. R. R. Co., said iron being S. 79° 55' 19" E. 80.21 feet from a 2 inch iron pipe found at the north-west corner of said 14.56 acre tract.  
 Thence with said C. C. & St. L. R. R.'s east line N. 17° 12' 39" E. 96.96 feet to a 0.625 inch iron bar found.  
 Thence with said east line N. 11° 11' 40" E. 102.04 feet to a 0.625 inch iron bar found.  
 Thence with said east line N. 11° 16' 51" E. 96.51 feet to a 0.625 inch iron bar found.  
 Thence with said Railroad's east line N. 18° 11' 21" E. 98.77 feet to a 0.625 inch iron bar found.  
 Thence with said east line N. 23° 44' 11" E. 98.60 feet to a 0.625 inch iron bar found.  
 Thence with said Railroad's east line N. 25° 12' 30" E. 1079.09 feet to a 0.625 inch iron bar found passing a 0.625 inch iron bar set in the projection of J. and B. Properties 11.880 acre tract's (as described in O.R. Vol. 84 Pages 842-845) north line at 281.45 feet.  
 Thence with a south line of said Railroad S. 63° 53' 22" E. 159.16 feet to a 0.625 inch iron bar set.  
 Thence with another south line of said Railroad N. 26° 02' 38" E. 53.51 feet to a 0.625 inch iron bar set that is 115.51 feet right of tangent Station 815 plus 07.47 of U. S. R. 33.  
 Thence with another south line of said C. C. & St. L. R. R. on a 908.93 feet radius curve to the right, the chord of which measures S. 31° 46' 24" E. 68.08 feet to a 0.625 inch iron bar set at the beginning of a limited access right-of-way for said U. S. R. 33.  
 Thence with said right-of-way S. 64° 06' 38" E. 544.52 feet to a 0.625 inch iron bar set.  
 Thence with said right-of-way S. 56° 29' 42" E. 692.02 feet to a one inch iron bar found.  
 Thence with the north line of B. P. Oil Company's 1.68 acre tract as described in O. R. Vol. 119 Page 364 N. 69° 48' 21" W. 219.10 feet to a 0.75 inch iron bar found.  
 Thence with the west line of said Company's 1.68 acre tract, and the west line of Bernard Pool's 1.02 acre tract as described in D. B. Vol. 379 Page 820 S. 22° 38' 43" W. 330.55 feet to a 0.625 inch iron bar set.  
 Thence with said west line of said Pool's 0.88 acre tract as described in D. B. Vol. 220 Page 74, the west line of said Pool's 0.65 acre tract as described in D. B. Vol. 392 Page 860 and the west line of Trio Properties 0.70 acre tract as described in O. R. Vol. 118 Page 990 S. 7° 29' 02" W. 281.06 feet to a 1 inch iron bar found.  
 Thence with the north line of Jack Sickles' 2.58 acre tract as described in D. B. Vol. 362 Page 380 N. 82° 07' 58" W. (this bearing is assumed and all other bearings are from angles and distances measured in this field survey) 511.76 feet to a 1 inch iron bar found in the east line of the old C. & L. E. Traction Line.  
 Thence with said east line S. 1° 05' 40" W. 874.26 feet to a 0.625 inch iron bar set in the north line of Reynolds Avenue.  
 Thence with said north line N. 79° 20' 43" W. 113.43 feet to a 0.625 inch iron bar set in the north line of said Reynolds Avenue.  
 Thence at a right angle to said Reynolds Avenue north line and parallel with and 12.64 feet east of the west line of lot 2890 owned by the City of Bellefontaine as recorded in O. R. Vol. 144 Page 216 N. 10° 39' 17" E. 57.50 feet to a 0.625 inch iron bar set in the Ludlow Line.  
 Thence with said Ludlow Line and the east line of said Columbian Heights Addition N. 9° 16' 39" W. 345.82 feet to the place of beginning. Containing 37.891 acres more or less.  
 The above described 37.891 acre tract having 0.014 acres in Section 35, Town 4, Range 14 (which are a part of lot 2890), 14.876 acres in Section 36, Town 4, Range 14, 21.088 acres in V. M. S. 2873 and 1.913 acres in V. M. S. 5245.  
 Subject to all legal right-of-ways and easements. (See page 2 for individual lot descriptions.)

PLAT PREAPPROVAL Jan 12 2-4-92  
 DESCRIPTION CHECKED Jan 12 2-4-92

"THE WITHIN STREETS AND EASEMENTS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE NO. 89-102 RECORDED IN CITY COUNCIL'S RECORD BOOK 89 ON THIS DAY OF DECEMBER 12, 1989."

Richard J. Ucaris  
 MAYOR, CITY OF BELLEFONTAINE  
William R. Pattison  
 PRESIDENT, BELLEFONTAINE CITY COUNCIL  
Christie Predmore  
 CLERK OF COUNCIL  
Fred L. Nott  
 BELLEFONTAINE CITY ENGINEER  
James A. Kerk  
 CHAIRMAN, CITY PLANNING COMMISSION  
Jean Jones  
 LOGAN COUNTY AUDITOR

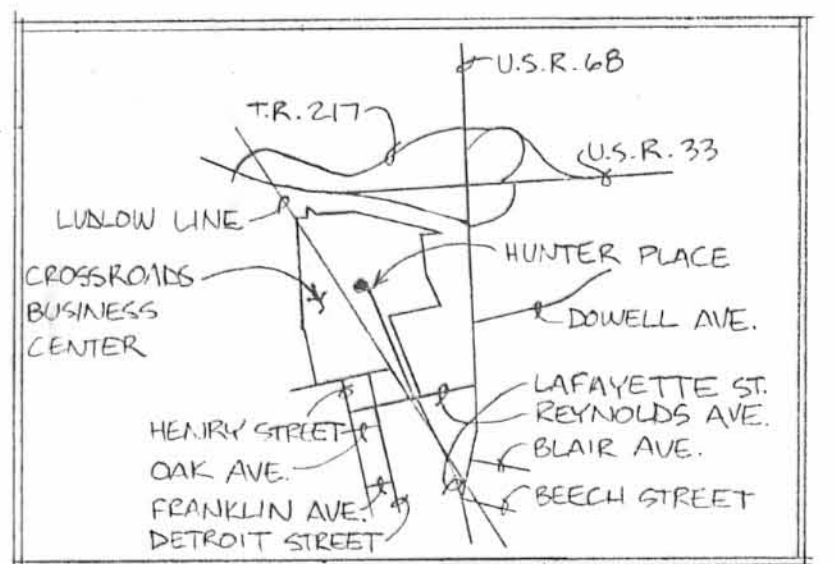
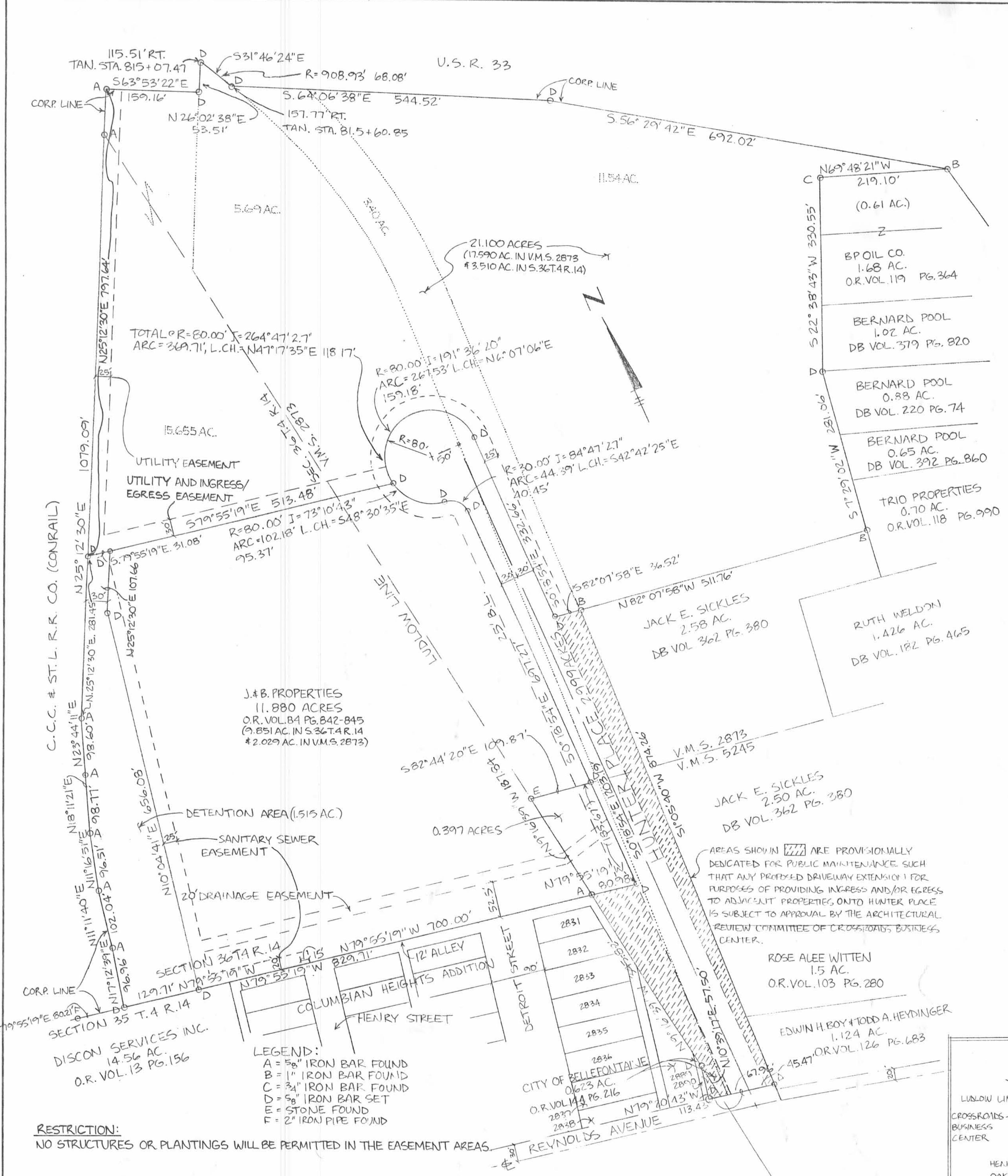
APPROVED THIS 29 DAY OF January, 1992,

APPROVED THIS 29 DAY OF Jan, 1992,

TRANSFERRED THIS 6th DAY OF FEBRUARY, 1992,

FILED FOR RECORD THIS 6th DAY OF FEBRUARY, 1992, AT 2:57 P.M.  
 RECORDED THIS 6th DAY OF FEBRUARY, 1992, IN PLAT CABINET A, SLIDE 737A-739B

Carolyn Collins  
 LOGAN COUNTY RECORDER



**RESTRICTION:**  
 NO STRUCTURES OR PLANTINGS WILL BE PERMITTED IN THE EASEMENT AREAS.

**LEGEND:**  
 A = 5/8" IRON BAR FOUND  
 B = 1" IRON BAR FOUND  
 C = 3/4" IRON BAR FOUND  
 D = 3/8" IRON BAR SET  
 E = STONE FOUND  
 F = 2" IRON PIPE FOUND

**SCALE:** 1" = 100'  
 0 50 100 150 200 300

**SURVEYOR:**  
 LESLIE H. GEESLIN  
 218 S. SANDUSKY  
 RUSHSVLVANIA, OHIO

**PROPRIETORS:**  
 CITY OF BELLEFONTAINE  
 135 N. DETROIT ST.  
 BELLEFONTAINE, OHIO

J. AND B. PROPERTIES  
 ONE HUNTER PLACE  
 BELLEFONTAINE, OHIO

**CROSSROADS BUSINESS CENTER**  
 BEING A PART OF V.M.S. 2873 AND 5245, S.35 T.4 R.14 (BEING A PART OF LOT 2890), AND S.36 T.4 R.14 LAKE TOWNSHIP, CITY OF BELLEFONTAINE, LOGAN COUNTY, OHIO

The following described real estate situated in the State of Ohio, County of Logan, Township of Lake, and being part of Virginia Military Surveys 2873 and 5245 and Section 36, Town 4, Range 14, in the City of Bellefontaine and more particularly described as follows:

Beginning at an 0.625 inch iron bar found in the Ludlow Line at the northeast corner of Columbian Heights Addition:

Thence with the north line of said Columbian Heights Addition and the north line of a 14.56 acre tract conveyed to Discon Services, Inc. as described in O. R. Vol. 13, Page 156, N. 79° 55' 19" W. 700.00 feet to a 0.625 inch iron bar set (this bearing is assumed and all other bearings are from angles and distances measured in the field survey.)

Thence N. 10° 04' 41" E. 656.08 feet to a 0.625 inch iron bar set.

Thence N. 25° 12' 30" E. 107.66 feet to a 0.625 inch iron bar set.

Thence S. 79° 55' 19" E. 513.48 feet to a 0.625 inch iron bar set in the west right-of-way line of Hunter Place.

Thence with said west right-of-way line on a curve to the left with a radius of 80.00 feet, an arc length of 102.18 feet, long chord bearing S. 48° 30' 35" E. 95.37 feet to a 0.625 inch iron bar set.

Thence continuing with said west right-of-way line on a curve to the right with a radius of 30.00 feet, an arc length of 44.39 feet, long chord bearing S. 42° 42' 25" E. 40.45 feet to a 0.625 inch iron bar set.

Thence continuing with the said west right-of-way line S. 00° 18' 54" E. 697.27 feet to a 0.625 inch iron bar set passing a 0.625 inch iron bar set in the common line of V. M. S. 2873 and 5245 at 511.60 feet.

Thence N. 79° 55' 19" W. 80.98 feet to the point of beginning.

Containing 12.277 acres more or less.

The above described 12.277 acre tract having 2.029 acres in V. M. S. 2873, 0.397 acres in V. M. S. 5245 and 9.851 acres in Section 36, Town 4, Range 14.

Excepting therefrom the following described real estate situated in the State of Ohio, County of Logan, Township of Lake, being part of Virginia Military Survey 5245 in the City of Bellefontaine and more particularly described as follows:

Beginning at a 0.625 inch iron bar found in the Ludlow Line at the northeast corner of Columbian Heights Addition.

Thence, with said Ludlow Line, N. 9° 16' 39" W. 187.84 feet to a stone found.

Thence with the common east-west line of Virginia Military Surveys 2873 and 5245 S. 82° 44' 20" E. 109.87 feet to a 0.625 inch bar set in the west right-of-way line of Hunter Place.

Thence, with said west right-of-way line S. 0° 18' 54" E. 185.67 feet to a 0.625 inch iron bar set at the projection of the north line of said Columbian Heights Addition.

Thence, along said projection N. 79° 55' 19" W. (this bearing is assumed and all other bearings are from angles and distances measured in this field survey) 80.98 feet to the place of beginning.

Containing 0.397 acres, more or less and being in V. M. S. 5245.

Leaving after exception 11.88 acres, more or less.

Subject to all legal right-of-ways, easements and restrictions of record.

This description prepared from an actual field survey performed in April 1989, by Leslie Geeslin, Surveyor, Rushsylvania, Ohio.

21.100 ACRE LOT DESCRIPTION

The following described real estate situated in the State of Ohio, County of Logan, Township of Lake, being part of Virginia Military Survey 2873 and Section 36, Town 4, Range 14, in the City of Bellefontaine and more particularly described as follows:

Beginning at a 1 inch iron bar found in the east line of the old C.&L.E. Traction Line and in the north line of Jack E. Sickles' 2.58 acre tract as described in D. B. Vol. 362 Vol. 362 Page 380.

Thence with the east right-of-way of Hunter Place N. 82° 07' 58" W. 36.52 feet to a 0.625 inch iron bar set in the east line of Hunter Place right-of-way.

Thence with said east right-of-way N. 00° 18' 54" W. 332.66 feet to a 0.625 inch iron bar set.

Thence continuing with said east right-of-way line on a curve to the left with a radius of 80.00 feet, an arc length of 267.53 feet, long chord bearing S. 06° 07' 06" W. 159.18 feet to a 0.625 inch iron bar set.

Thence with the north line of J. and B. Properties 11.880 acre tract as described in O. R. Vol. 84 Pages 842-845 and the north line of a 1.515 acre detention area N. 79° 55' 19" W. 544.56 feet to a 0.625 inch iron bar set in the west line of Crossroads Business Center passing a 0.625 inch iron bar set in said J. and B.'s northwest corner at 513.48 feet.

Thence with the west line of Crossroads Business Center and the east line of C. C. C. & St. L. R. R. Co. N. 25° 12' 30" E. 797.64 feet to a 0.625 inch iron bar found.

Thence with a south line of said Railroad S. 63° 53' 22" E. 159.16 feet to a 0.625 inch iron bar set.

Thence with another south line of said Railroad N. 26° 02' 38" E. 53.51 feet to a 0.625 inch iron bar set that is 115.51 feet right of tangent Station 815 plus 07.47 of U. S. R. 33.

Thence with another south line of said C. C. C. & St. L. R. R. on a 908.93 feet radius curve to the right, the chord of which measures S. 31° 46' 24" E. 68.08 feet to a 0.625 inch iron bar set at the beginning of a limited access right-of-way for said U. S. R. 33.

Thence with said right-of-way S. 64° 06' 38" E. 544.52 feet to a 0.625 inch iron bar set.

Thence with said right-of-way S. 56° 29' 42" E. 692.02 feet to a one inch iron bar found.

Thence with the north line of B. P. Oil Company's 1.68 acre tract as described in O. R. Vol. 119 Page 364 N. 69° 48' 21" W. 219.10 feet to a 0.75 inch iron bar found.

Thence with the west line of said Company's 1.68 acre tract, and the west line of Bernard Pool's 1.02 acre tract as described in D. B. Vol. 379 Page 820 S. 22° 38' 43" W. 330.55 feet to a 0.625 inch iron bar set.

Thence with said west line of said Pool's 0.88 acre tract as described in D. B. Vol. 220 Page 74, the west line of said Pool's 0.65 acre tract as described in D. B. Vol. 392 Page 860 and the west line of Trio Properties 0.70 acre tract as described in O. R. Vol. 118 Page 990 S. 7° 29' 02" W. 281.06 feet to a 1 inch iron bar found.

Thence with the north line of said Sickles' 2.58 acre tract N. 82° 07' 58" W. (this bearing is assumed and all other bearings are from angles and distances measured in this field survey) 511.76 feet to the place of beginning.

Containing 21.100 acres more or less.

The above described 21.100 acre tract having 17.590 acres in V. M. S. 2873 and 3.510 acres in Section 36, town 4, Range 14.

Subject to all legal right-of-ways, easements and restrictions of record.

DETENTION AREA DESCRIPTION

The following described real estate situated in the State of Ohio, County of Logan, Township of Lake, and being part of Section 36, Town 4, Range 14, in the City of Bellefontaine and more particularly described as follows:

Commencing at an 0.625 inch iron bar found in the Ludlow Line at the northeast corner of Columbian Heights Addition:

Thence with the north line of said Columbian Heights Addition and the north line of a 14.56 acre tract conveyed to Discon Services, Inc. as described in O. R. Vol. 13, Page 156 as well as the south line of J. and B. Properties 11.880 acre tract as described in O. R. Vol. 84 Pages 842-845, N. 79° 55' 19" W. 700.00 feet to a 0.625 inch iron bar set (this bearing is assumed and all other bearings are from angles and distances measured in the field survey) at the true point of beginning.

Thence continuing with said north line N. 79° 55' 19" W. 129.71 feet to a 0.625 inch iron bar set in the east line of the C. C. C. & St. L. R. R. Co., said iron being S. 79° 55' 19" E. 80.21 feet from a 2 inch iron pipe found at the northwest corner of said 14.56 acre tract.

Thence with said C. C. C. & St. L. R. R.'s east line N. 17° 12' 39" E. 96.96 feet to a 0.625 inch iron bar found.

Thence with said east line N. 11° 11' 40" E. 102.04 feet to a 0.625 inch iron bar found.

Thence with said east line N. 11° 16' 51" E. 96.51 feet to a 0.625 inch iron bar found.

Thence with said Railroad's east line N. 18° 11' 21" E. 98.77 feet to a 0.625 inch iron bar found.

Thence with said east line N. 23° 44' 11" E. 98.60 feet to a 0.625 inch iron bar found.

Thence with said Railroad's east line N. 25° 12' 30" E. 281.45 feet to a 0.625 inch iron bar set in the projection of said J. and B. Properties 11.880 acre tract's north line.

Thence with the projection of said north line S. 79° 55' 19" E. 31.08 feet to a 0.625 inch iron bar set at the northwest corner of said J. and B. Properties 11.880 acre tract.

Thence with the west line of said J. and B. Properties tract S. 25° 12' 30" W. 107.66 feet to a 0.625 inch iron bar set.

Thence continuing with said west line S. 10° 04' 41" W. 656.08 feet to the point of beginning.

Containing 1.515 acres more or less.  
Subject to all legal right-of-ways, easements and restrictions of record.

Also a 30.00 foot wide easement for purposes of ingress and/or egress to the above described 1.515 acre tract measured perpendicular to and located immediately north and adjacent to the north line of J. and B. Properties 11.880 acre tract as described in O. R. Vol. 84 Pages 842-845 as shown on the Final Plat of Crossroads Business Center.

CROSSROADS BUSINESS CENTER

PROTECTIVE COVENANTS AND DEED RESTRICTIONS

By

Declarants City of Bellefontaine

ARTICLE I PURPOSE.

1.1 The Premises conveyed herein are hereby made subject to the following conditions, covenants, restrictions and reservations, all of which shall be deemed to run with the Premises conveyed herein, as well as with the 37.891 acre tract owned by Declarant and referred to herein as "the Property", and each and every parcel conveyed therefrom, to insure proper use and appropriate development and improvement of said premises so as to:

- (a) Increase property values;
- (b) Protect the Owners and tenants of Building Sites against such improper development and use of surrounding Building Sites as will depreciate the value and use of their Building Sites;
- (c) Prevent the erection on the Property of structures constructed of improper or unsuitable materials or with improper quality and methods of construction;
- (d) Insure adequate and reasonably consistent development of the Property;
- (e) Encourage and insure the erection of attractively designed permanent improvements appropriately located within the Property in order to achieve harmonious appearance and function;
- (f) Provide adequate off-street parking and loading facilities;
- (g) Generally promote the welfare and safety of the occupants, tenants and Owners of Building Sites;

ARTICLE II RECITALS.

2.1 The Declarant is the present record title holder of certain real property situate in the County of Logan, State of Ohio, City of Bellefontaine, more particularly described on Page 1 attached hereto and incorporated by reference herein, which land is referred to herein as "the Property".

2.2 Declarant is desirous of subjecting the Property to the conditions, covenants, restrictions and reservations hereinafter set forth to insure proper use and appropriate development and improvement of said Property as a Commercial Park, to be known as Crossroads Business Center.

ARTICLE III DEFINITIONS.

3.1 Definition of terms:

A. "Building Site" shall mean any contiguous plot of land, the size and dimensions of which shall be established by the legal description in the original conveyance from Declarant to the first fee owner of said plot of land, other than Declarant. A Building Site may also be established by Declarant by a lease instrument in writing, executed, acknowledged and recorded by the Declarant, which designates a plot of land as a Building Site for purposes of these covenants. If two or more Building Sites, as defined hereinabove are acquired by the same owner in fee, such commonly owned Building Sites may, at the option of said owner, be combined and treated as a single Building Site for purposes of the Covenants contained herein.

B. "Improvements" shall mean and include but not be limited to buildings, parking areas, loading areas, fences, walls, hedges, landscaping, mass plantings, poles, signs and any structures of any type or kind.

C. "Declarant" shall mean the City of Bellefontaine, Ohio, its successors and assigns.

D. "Owner" shall mean the party or parties owning fee title to a Building Site; provided, however, that an Owner may, upon writing notice to Declarant, assign all or part of his rights but not his duties hereinafter to Owner's tenant.

E. "Property Used in Common" shall mean and refer to those areas of the Property devoted to the common use of the owners of all of the Building Sites, including but not limited to median strips, sign areas, street lighting and detention ponds.

ARTICLE IV PERMITTED USES AND PERFORMANCE STANDARDS.

4.1 No noxious or offensive trades, services or activities shall be conducted on any Building Site, nor shall anything be done thereon which may endanger the health of or become an annoyance or nuisance to the Owner, tenant or occupant of other Building Sites within the Property by reason of unsightliness or the excessive emission of fumes, odors, glare, vibration, gases, radiation, dust, liquid or solid waste, smoke or noise.

4.2 Permitted Uses. Building Sites in Crossroads Business Center may be used for any of the following:

- (a) Manufacturing. Except for uses and processes in Section 1145.04 of the Ordinance of Bellefontaine prohibited therein, the manufacturing, compounding, processing, packaging and assembling of products such as:
    - (1) Bakery goods, candy, cosmetics, pharmaceuticals, toiletries and food products; except fish or meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats or oils.
    - (2) Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal, except where presses over twenty tons rated capacity are employed, shell, textiles, tobacco, wax, wood, except where saw and planning mills are employed, yarns.
    - (3) Offices, business and professional.
    - (4) Pottery and figurines, using previously pulverized clay, and kilns fired only with gas or electricity.
    - (5) Musical instruments, toys, novelties, rubber or metal stamps and other small rubber products.
    - (6) Electrical and electric appliances, instruments and devices, television sets, radios, phonographs.
    - (7) Electric and neon signs, billboards and other commercial advertising structures; light sheet metal products including heating and ventilating equipment, cornices, eaves and the like.
  - (b) Laboratories. Experimental, firm or testing laboratories, provided no operation shall be conducted or equipment used which would create hazards, noxious or offensive conditions.
  - (c) Warehouses. For the storage of merchandise and materials.
  - (d) The Following Uses. Provided no part of a building occupied by such uses shall have any opening other than stationary windows or required fire exits, within 100 feet of any R District in the City of Bellefontaine:
    - (1) Blacksmith, welding or other metal working shop, excluding punch presses over twenty tons rated capacity, drop hammers and other noise-producing machine-operated tools.
    - (2) Foundry, casting lightweight nonferrous metals, or electric foundry not causing noxious fumes or odors.
    - (3) Bag, carpet and rug cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.
    - (4) Ice manufacturing and cold storage plant; creamery and bottling plant.
  - (e) Other Uses. Any other use that is of the same general character as the above permitted uses, the initial determination thereof to be made by the Architectural Review Committee, all determinations being subject to judicial review.
- 4.3 Prohibited Uses. The following are prohibited:
- (a) General. Any use which is first permitted or is not permitted in the M-2 District.
  - (b) Dwellings, Etc. Dwellings and residences of any kind, including motels and trailer parks or camps, schools, and hospitals; motor vehicle fuel sales.

CROSSROADS BUSINESS CENTER

5.1 Improvement, Generally. No improvement shall be constructed, erected, placed, altered, maintained or permitted on any Building Site until plans and specifications therefor have been approved by the Architectural Review Committee as more fully set forth in Article VI, Paragraph 6.2 of these Covenants.

5.2 Setbacks. Building set back lines and height restrictions on the placement of buildings and structures on Building Sites shall be the same as those required by the zoning ordinances of the City of Bellefontaine for M-1 Districts. Any variation of the above may be done only with the prior written approval of the Architectural Review Committee.

5.3 Off-Street Parking. No parking shall be permitted on any street or at any place other than on the paved parking spaces provided for and described herein below. Each Owner and tenant shall be responsible for compliance with the foregoing by his employees and visitors. Adequate off-street parking shall be provided by each Owner and tenant for customers, visitors and employees. The location, number and size of parking spaces shall be subject to approval by the Architectural Review Committee pursuant to Article VI hereof.

All off-street parking and access drives and loading areas shall be paved and properly graded to assure proper drainage. All parking lots are to be developed with proper integration of landscape and screening elements as approved by the Architectural Review Committee.

5.4 Loading Areas. Truck loading and receiving areas shall not be permitted in the front yard of a building. Proper integration of landscape and screening elements as approved by the Architectural Review Committee must be provided between any truck loading and receiving area and any street.

5.5 Outside Storage. No materials, supplies, equipment, finished or semi-finished products or articles of any nature shall be stored or permitted to remain on any Building Site outside of the building without proper screening or enclosures as specifically approved by the Architectural Review Committee. Any outside storage is strongly discouraged. Waste and rubbish facilities shall be properly screened or enclosed and shall not be installed, constructed or utilized without prior written approval of the Architectural Review Committee.

No abandoned, inoperable or obsolete machinery, vehicles, trailers or equipment shall be kept on said premises unless within enclosed buildings.

#### 5.6 Landscaping.

A. All Building Sites shall be landscaped in accordance with a plan submitted to and approved in writing by the Architectural Review Committee prior to any development of the Building Site. Such landscaping plan shall include information regarding the type of sodding, the type of seeding, types of trees, hedges and shrubs and information regarding other customary landscape treatment for the entire site, including fences, walls and screening. All landscaping plans shall also include an underground lawn sprinkling system from the building line to the back of all street curbs. Further, it shall be the responsibility of the Owner of a Building Site to landscape and maintain the area between the lot lines of said Owner's Building Site and the curbs of any public roadways adjacent to such Building Site. All landscaping shall be undertaken and completed in accordance with such approved plan and said plan may not be altered, amended or revised without submitting the revised landscaping plan for prior written approval by the Architectural Review Committee.

B. All landscaping required hereunder or otherwise to be provided on any Building Site shall be completed (completion for such purposes shall include payment therefor) within sixty (60) days after the substantial completion of construction of any buildings to be constructed on the Building Site; provided, however, if weather conditions permit. If any Owner fails to undertake and complete this landscaping within the time limit previously set forth herein, Declarant may, at its option, after giving the Owner ten (10) day's written notice forwarded to Owner (unless within said ten (10) day period the Owner of the Building Site shall proceed and thereafter pursue with diligence the completion of such landscaping), undertake and complete the landscaping of the Building Site in accordance with the landscaping plan. If Declarant undertakes and completes such landscaping because of the failure of Owner to complete the same, the costs of such landscaping shall be assessed against the Owner, and if said assessment is not paid within thirty (30) days after written notice of such assessment from Declarant, said assessment will constitute a lien on the Building Site and may be enforced as set forth in Article VII 7.3 hereof.

C. It is the intent of the Declarant to require a uniform, high quality maintenance of the landscaping. If an owner, tenant or occupant of any Building Site shall fail to maintain a high standard of landscape maintenance, the Declarant may designate a contractor to furnish such services and in such event the owner agrees to enter into a contract with Declarant's designee and shall pay for the landscaping services so provided. Non-payment of said contract may be enforced as a lien on the Building Site pursuant to Article VII, 7.3 hereof.

D. If any Owner, tenant or occupant of any Building Site fails to contract with Declarant's designee for landscaping maintenance of their separate Building Site, Declarant may, in its sole discretion, enter upon the Building Site and undertake such landscaping maintenance. All costs of such landscaping maintenance undertaken by Declarant shall also be assessed against the Building Site upon which said landscaping maintenance is done and failure to pay such assessment shall constitute a lien against the Property, enforceable as set forth in Article VII 7.4 hereof.

#### 5.7 Maintenance.

A. Each Owner of any Building Site shall keep his buildings, improvements, and appurtenances thereon in a safe, clean, maintained, neat, wholesome condition and shall comply in all respects with all governmental statutes, ordinances, regulations, health and police and fire requirements. Each such Owner, tenant or occupant shall remove at his own expense on a weekly basis any rubbish or trash of any character which may accumulate on its Building Site. Rubbish, trash, garbage or other waste shall be kept only in sanitary containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. Rubbish and trash shall not be disposed of on the premises by burning in open fires.

B. Lighting; Landscaping; Utilities. Declarant City of Bellefontaine at its own expense shall provide the following:

- Adequate access to all Building Sites by means of a dedicated paved and curbed public street to be known as "Hunter Place", the same to be divided by a curbed boulevard.
- Landscaping, including grass and attractive shrubbery as approved by the Architectural Review Committee in said boulevard.
- Attractive and adequate street lighting installed with underground wiring along said street as approved by the Architectural Review Committee.
- Adequate water and sewer systems (storm and sanitary). The water system, including a detention pond, shall be sufficient to meet the needs of all Building Site Owners and shall include adequate fire protection with a sufficient number of fire hydrants to service each site.

5.8 Signs. All temporary and permanent signs for a single occupant or for multi-tenant buildings must be submitted for approval by the Architectural Review Board and must also comply with the sign ordinances of the City of Bellefontaine.

Declarant shall construct and maintain an attractive entrance sign at the south entrance to the Crossroads Business Center as approved by the Architectural Review Committee.

5.9 Utility Connections. All utility connections and installations of wires to buildings from main lines shall be made underground from the nearest available power source. No transformer shall be located on any power pole other than existing main line poles nor hung on the outside of any building. All pad-mounted transformers and meters or utility apparatus shall be adequately screened and/or fenced, shall be coordinated with the local utility company and shall receive the prior written approval of the Architectural Review Committee as to location, screening, and fencing in order to carry out the enumerated purposes of these Covenants and Restrictions. The Building Site Owner shall grant such easements as may be reasonably necessary to develop its Building Site and other Building Sites in Crossroads Business Center and generally to provide for utility systems throughout the development.

5.10 Height Restrictions. No building or appurtenances, including, but not limited to, water towers, standpipes, penthouses, elevators or elevator equipment, stairways, ventilating fans or similar equipment required to operate and maintain any building, fire or parapet walls, skylights, tanks, cooling or other Towers, wireless radio or television masts, or flagpoles shall exceed a height of 60 feet above the finished building grade established by the Architectural Review Committee without the prior written approval thereof.

5.11 On-Site Drainage. Each Building Site Owner shall be required to provide adequate drainage facilities, in accordance with the existing storm system, existing topography and by such methods as may be approved by the Architectural Review Committee. Once established, the drainage system may not be changed by an Owner without the approval of the Architectural Review Committee and the system will be maintained to provide for surface water drainage in accordance with the drainage pattern established.

#### ARTICLE VI APPROVAL OF PLANS.

6.1 Architectural Review Committee. There is hereby established an Architectural Review Committee whose members shall consist of a representative of AcuSport Corporation or its successor and two additional members to be appointed by the Declarant with the approval of J and B Properties, one of whom, if available to serve, shall be a licensed architect, a landscape architect or a land planner. If such person is not available, some other suitable person mutually agreeable to Declarant and J and B Properties shall be selected. The third member shall be a representative of the Declarant with building experience.

Declarant shall maintain a 51% vote on said committee until such time as all of the real estate, exclusive of property used in common, is sold, whereupon its voting power shall terminate. J and B Properties shall maintain a 49% vote on said committee until such time as the second building site is sold by Declarant, whereupon the buyer of said second building site may appoint a representative as a member of said committee and the 49% vote of J and B Properties shall be adjusted between J and B Properties and the owner of said second building site so that the percentage vote of each shall be in proportion to the number of acres owned by each in said project. As each subsequent Building Site is sold, said 49% vote shall be readjusted in like fashion.

6.2 No improvement shall be constructed, erected, placed, altered, maintained or permitted on any Building Site until plans and specifications with respect thereto in manner and form satisfactory to the Architectural Review Committee showing the proposed improvements, plot layout and all exterior elevations, including materials and colors, signs and landscaping, all exterior lighting, traffic engineering, number and size and layout of parking spaces, grading, easements and utilities, proposed building use and number of employees, and such other information as may be requested by said Committee have been submitted to and approved in writing by the Architectural Review Committee. Such plans and specifications shall be submitted in writing over the signature of the Owner of the Building Site or the Owner's authorized agent.

6.3 Approval shall be based, among other things, on adequacy of Building Site dimensions, conformity and harmony of external design with neighboring structures, effect of location and use of improvements on neighboring Building Sites, operations and uses; relation of topography, grade and finished ground elevation of the Building Site being improved to that of neighboring Building Sites; proper facing of main elevation with respect to nearby streets; and conformity of the plans and specifications to the purpose and general plan and intent of these restrictions. The Architectural Review Committee shall not arbitrarily or unreasonably withhold its approval of such plans and specifications.

6.4 If the Architectural Review Committee fails either to approve or to disapprove such plans and specifications (including re-submission of disapproved plans and specifications which have been revised) within thirty (30) days after the same have been submitted to it (provided that all required information has been submitted), it shall be conclusively presumed that said plans and specifications have been approved subject, however, to the restrictions contained in Article IV hereof. The Architectural Review Committee shall notify the Owner in writing upon receipt of all required plans and specifications and the aforesaid 30-day period shall commence on the date of such notification.

6.5 Neither the Architectural Review Committee nor Declarant or their respective successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner of land affected by this Declaration, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any such plans and specifications. Every person who submits plans to the Architectural Review Committee for approval agrees, by submission of such plans and Specifications, and every Owner or tenant of any of said Building Sites agrees, by acquiring title thereto or an interest therein, that he will not bring any action or suit against the Architectural Review Committee or Declarant to recover any such damages.

6.6 All fees for services rendered by the Architectural Review Committee in the approval of plans for the initial building are included in the cost of the land.

All subsequent reviews for additions, and/or alterations after the initial submittal shall be at the Owner's expense, the fees for the same charged by the Architectural Review Committee to be reasonable.

#### ARTICLE VII ENFORCEMENT.

7.1 Abatement and Suit. The conditions, covenants, restrictions and reservations herein contained shall run with the land, and be binding upon and inure to the benefit of the Declarant and the Owners of every Building Site on the Property. These conditions, covenants, reservations and restrictions may be enforced as provided hereinafter by Declarant acting for itself, the Architectural Review Committee, and as trustee on behalf of all of the Owners of Building Sites and shall be enforced by the Declarant if the Architectural Review Committee determines that enforcement is required. If Declarant fails to so proceed, the Architectural Review Committee may enforce the same.

Each Owner by acquiring an interest in the Property shall appoint irrevocably the Declarant (or in the alternative The Architectural Review Committee) as his attorney-in-fact for such purposes; provided, however, that as a Building Site Owner notified Declarant of a claimed violation of these conditions, covenants, restrictions and reservations and Declarant fails to act within thirty (30) days after receipt of such notification, then, and in that event only, an Owner may separately, at his own cost and expense, enforce the conditions, covenants, restrictions and reservations herein contained.

Violation of any condition, covenant, restriction or reservation herein contained shall give to the Declarant or in the alternative The Architectural Review Committee the right to enter upon the portion of the Property wherein said violation or breach exists and to summarily abate and remove at the expense of the Owner any structure, thing or condition that may be or exists thereon contrary to the intent and meaning of the provisions hereof, or to prosecute a proceeding at law or in equity against the person or persons who have violated or are attempting to violate any of these conditions, covenants, restrictions and reservations to enjoin or prevent them from doing so, to cause said violation to be remedied, to recover damages for said violation, or to seek such other remedies as the law affords.

7.2 Deemed to Constitute a Nuisance. Every violation of these Covenants or any part thereof is hereby declared to be and to constitute a nuisance, and every public or private remedy allowed therefor by law or equity against an Owner, tenant or occupant shall be applicable against every such violation and may be exercised by Declarant or in the alternative The Architectural Review Committee.

CROSSROADS BUSINESS CENTER

7.3 Legal Action.

A. In any legal or equitable proceeding for the enforcement or to restrain the violation of this Declaration or any provision hereof, the losing party or parties shall pay the reasonable attorney's fees of the prevailing party or parties in the amount as may be fixed by the Court in such proceedings. All remedies provided herein or at law or in equity shall be cumulative and not exclusive.

B. The failure of the Architectural Review Committee to enforce any of the conditions, covenants, restrictions or reservations herein contained shall in no event be deemed to be a waiver of the right to do so for subsequent violations or of the right to enforce any other conditions, covenants, restrictions or reservations, and the Architectural Review Committee shall not be liable therefor.

C. The Architectural Review Committee shall not be held liable for their actions hereunder, whether the same be in exercising any of the powers and rights afforded to them hereunder or for failure to enforce any of the conditions, covenants, restrictions or reservations herein contained. Each purchaser of a Building Site in Crossroads Business Center by accepting a deed to said Building Site fully and completely releases and discharges the Architectural Review Committee from all claims for injuries or damages whatsoever, whether known or unknown, including any further damages in any way growing out of or connected with the actions or inactions of the Architectural Review Committee.

D. Should Declarant or the Architectural Review Committee fail to enforce any of the conditions, covenants, restrictions or reservations herein contain, any owner of a Building Site may proceed to enforce the same by appropriate legal action.

7.4 Enforcement of Maintenance Assessments Lien. The Owner of each Building Site shall within thirty (30) days after the date on which notice of assessment with respect to landscaping maintenance of said Owner's Building Site and maintenance of the Property Used in Common is mailed or delivered, remit the amount of such assessment to Declarant. Any assessment not paid within the aforesaid 30-day period from the date of such notice shall bear interest after said 30-day period at Eighteen (18%) per annum until paid.

All assessments not paid as set forth herein, plus accrued interest shall constitute a lien on the Building Site superior and prior to all other liens and encumbrances, except liens for taxes and assessments and except for a first mortgage lien on the property. To evidence such lien, Declarant shall prepare a written notice ("the Notice") setting forth the amount of such unpaid assessment, the name of the Owner or the reputed Owner of the Building Site. The notice shall be signed by an officer of Declarant and shall be recorded in the Deed Records or Miscellaneous Records in the Office of the Recorder of Logan County, Ohio, after having been mailed not less than thirty (30) days prior to such recording to the Owner or reputed Owner of the Building Site in default. The lien for the unpaid assessment shall attach from the date of recording of the notice and shall be effective for a period of five (5) years thereafter. Any such lien may be enforced by the foreclosure upon the Building Site with respect to which the assessment has not been paid in like manner as a mortgage on real property is foreclosed under the laws of the State of Ohio. In any such foreclosure the Owner of the Building Site which is being foreclosed shall be required to pay the cost, expenses and reasonable attorney's fees in connection with the preparation and filing of the Notice as provided herein and all costs and reasonable attorney's fee incurred in connection with the foreclosure.

Declarant shall have the power to bid in the Building Site being foreclosed upon. Declarant shall notify any mortgagee of the Building Site being foreclosed, if such encumbrancer has its address of record in the encumbrance document or otherwise furnishes its address in writing to the Declarant. Any mortgagee holding a lien on the Building Site may, but shall not be required to, pay any unpaid assessment and upon such payment, such encumbrancer shall have a lien on the area or tract for the amount paid, of the same rank as the lien of Declarant.

The amount of the assessment assessed against each Building Site shall also be the personal and individual debt of the Owner thereof at the time the assessment is made and suit to recover money judgment (together with reasonable attorney's fees and costs as aforesaid) for unpaid assessments may be maintainable without foreclosing or waiving the liens securing the same. When the mortgagee of a first mortgage of record or other purchaser acquires title to the Building Site as a result of foreclosure, such acquiror of title, his successors or assigns, shall not be liable for the assessments which become due prior to the acquisition of title to such Building Site.

7.5 Certificate of Compliance. Upon payment of a reasonable fee not to exceed Twenty Dollars (\$20.00) and upon written request of any Owner, mortgagee, prospective Owner, tenant or prospective tenant of a Building Site, Declarant shall issue an acknowledged certificate in recordable form setting forth the amounts of any unpaid assessments, if any; whether or not the provisions of Article VII hereof relating to right of re-purchase have been exercised or complied with, and setting forth generally whether or not said Owner is in violation of any of the terms and conditions of these Covenants. Said written statement shall be conclusive upon Declarant in favor of the persons who rely thereon in good faith. Such statement shall be furnished by Declarant within a reasonable time, but not to exceed ten (10) days from the receipt of a written request for such written statement. In the event Declarant fails to furnish such statement with said ten (10) days, it shall be conclusively presumed that there are not unpaid assessments relating to the Building Site as to which the request was made, that the Owner has fully complied with the terms and provisions of Article VII hereof, and that said Building Site is in conformance with all of the terms and conditions of these Covenants.

ARTICLE VIII RIGHT OF RE-PURCHASE.

8.1 If construction of any industrial or other approved building is not substantially completed within two years of the date of the conveyance of any tract from Declarant to an Owner, other than Declarant, Declarant shall have the right to re-purchase the Building Site at any time within one hundred eighty (180) days after the expiration of said two-year period upon giving fifteen (15) days prior written notice of its intention to re-purchase to said Owner. The re-purchase price shall be the price paid by the Owner for the Building Site when purchased from Declarant plus reimbursement for any real property taxes paid by Owner relating to the Building Site, less the unpaid balance of any mortgage or deed or trust or other amounts, non payment of which may be assessed as liens against the Building Site. The provisions of this Article may be enforced by an action at law maintained by the Declarant. If Declarant fails to give written notice exercising its right of re-purchase within the one hundred eighty (180) day period aforesaid, said right of re-purchase shall be deemed waived.

ARTICLE IX TERM, TERMINATION, MODIFICATION AND ASSIGNMENTS.

9.1 Term. This Declaration, every provision hereof and every covenant, condition, restriction and reservation contained herein shall continue in full force and effect for a period of ten (10) years from the date hereof, and shall thereafter be renewed automatically from year to year unless and until terminated as provided in Article IV, paragraph 9.2 hereof.

9.2 Termination and Modification. This Declaration or any provision hereof, or any covenant, condition, restriction or reservation contained herein, may be terminated, extended, modified or amended, as to the whole of said Property or any portion thereof, with the written consent of the Owners of Sixty-Five Percent (65%) of the Property (other than Property Used in Common) subject to these restrictions; provided, however, that during the initial ten (10) year term of these Covenants, no such termination, extension, modification or amendment shall be effective without the written approval of Declarant. Such termination, extension, modification or amendment shall be immediately effective upon recording a proper instrument in writing, executed and acknowledged by such Owners (and by Declarant as required herein) in the Deed or Miscellaneous Records of the office of the Recorder of Logan County, Ohio.

ARTICLE X MISCELLANEOUS.

10.1 No Waiver. All of the conditions, covenants, restrictions and reservations contained in this Declaration of Protective Covenants shall be construed together, but if it shall at any time be held that any one of said conditions, covenants, restrictions and reservations, or any part thereof, is invalid, or for any reason becomes unenforceable, no other conditions, covenants, restrictions and reservations or any part thereof shall be thereby affected or impaired.

10.2 Owner's Liability Subsequent to Sale. Upon sale of a Building Site, the Owner so selling shall not have any further liabilities for the obligations thereon which accrue against the Building Site sold after the date of the conveyance; provided, however, that nothing herein shall be construed so as to relieve an Owner of any Building Site from any liabilities or obligations incurred prior to such sale pursuant to this Declaration of Protective Covenants. Furthermore, any such sale shall not enlarge or extend the time for commencement of construction of a building upon a Building Site nor modify Declarant's right or re-purchase pursuant to Article VII hereof, and any subsequent owner shall have only the time remaining, if any, to comply with Article VIII.

10.3 Benefits and Burdens. The terms and provisions contained in this Declaration of Protective Covenants shall bind and inure to the benefit of the Declarant, the Owners of all Building Sites located within the Property, and their respective heirs, successors, personal representatives and assigns.

10.4 Notice. Any notices required or permitted herein shall be in writing and mailed, postage prepaid by registered or certified mail, return receipt requested and shall be directed as follows. If intended for a Building Site Owner: (1) to the address of the Building Site if improved; (2) if the Building Site is not improved, to the address set forth in the purchase contract or purchase contract application; (3) if none of the foregoing, to the last known address of the Owner. If intended for Declarant, to the address previously set forth herein.

10.5 Singular and Plural. Words used herein, regardless of the number and gender specifically used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine or neuter, as the context requires.

ARTICLE XI CODIFIED ORDINANCES OF BELLEFONTAINE.

The approval process herein provided is not intended to supercede any applicable existing or future ordinances of the City of Bellefontaine and each Owner must comply with the applicable ordinances of Bellefontaine concerning the use and improvement of a Building Site. Approval by the Declarant or the Architectural Review Committee as provided by these Covenants shall not be construed as a representation that said approval will comply with the then existing ordinances of Bellefontaine.

ARTICLE XII INCLUSION IN FUTURE DEEDS.

Grantee, and Grantee's respective heirs, successors, personal representatives, successors and assigns hereby agree to and shall recite all of these Protective Covenants and Deed Restrictions or incorporate the same by reference in all future instruments conveying said premises, the Building Site or any part of the Property.

Grantor-Declarant and its successors hereby agree to include these Protective Covenants and Deed Restrictions in all future deeds involving all or any part of the Property.

CROSSROADS BUSINESS CENTER