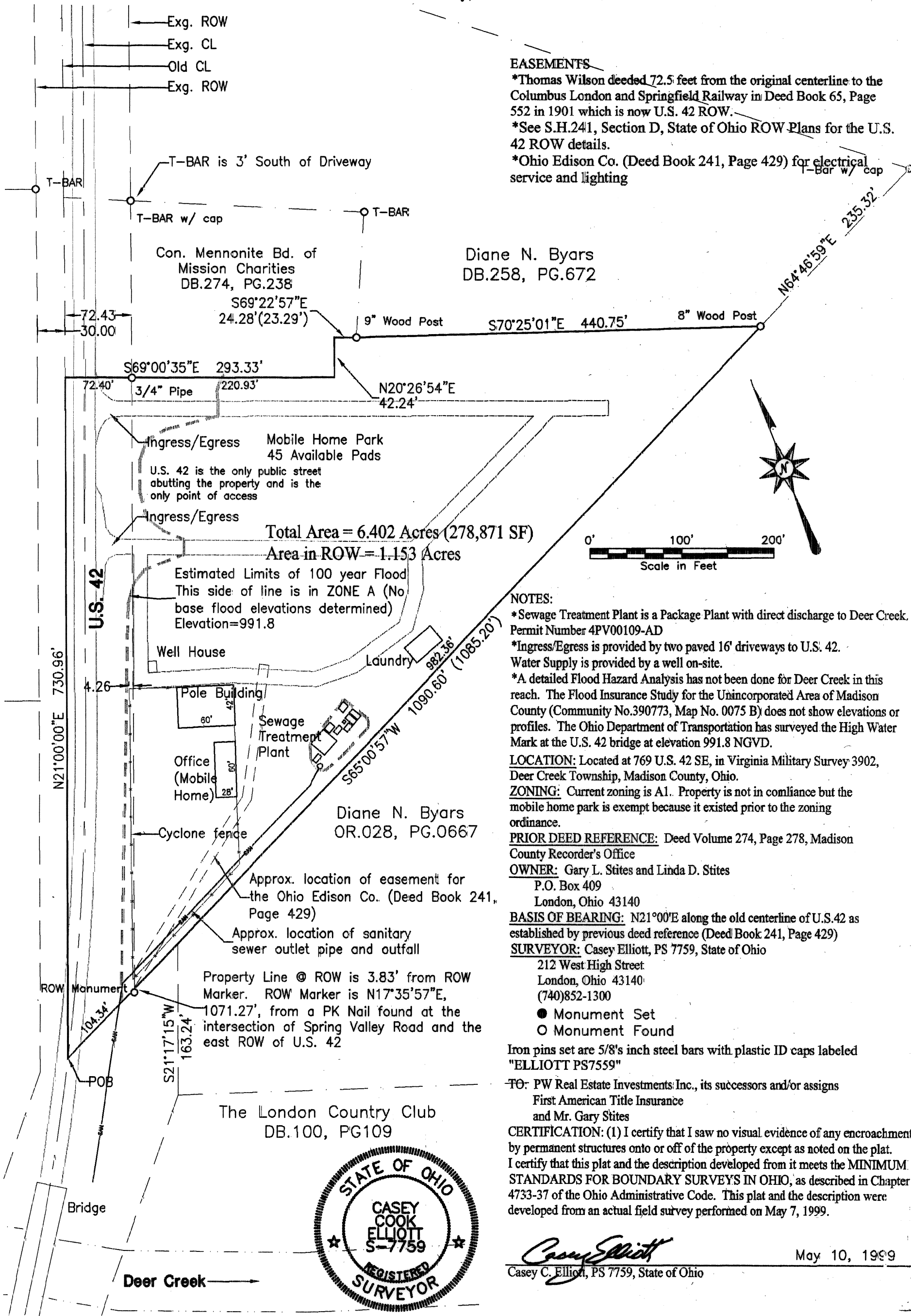


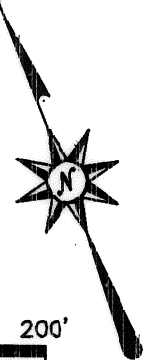
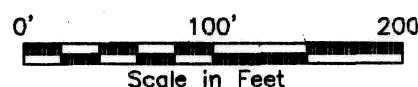
PLAT OF A 6.402 ACRE MOBILE HOME PARK

Spring Valley Sales, 769 U.S. 42 SE
Located in VMS 3902, Deer Creek Township
Madison County, Ohio



EASEMENTS

- *Thomas Wilson deeded 72.5 feet from the original centerline to the Columbus London and Springfield Railway in Deed Book 65, Page 552 in 1901 which is now U.S. 42 ROW.
- *See S.H.241, Section D, State of Ohio ROW Plans for the U.S. 42 ROW details.
- *Ohio Edison Co. (Deed Book 241, Page 429) for electrical service and lighting



NOTES:

- *Sewage Treatment Plant is a Package Plant with direct discharge to Deer Creek. Permit Number 4PV00109-AD
- *Ingress/Egress is provided by two paved 16' driveways to U.S. 42. Water Supply is provided by a well on-site.
- *A detailed Flood Hazard Analysis has not been done for Deer Creek in this reach. The Flood Insurance Study for the Unincorporated Area of Madison County (Community No.390773, Map No. 0075 B) does not show elevations or profiles. The Ohio Department of Transportation has surveyed the High Water Mark at the U.S. 42 bridge at elevation 991.8 NGVD.
- LOCATION:** Located at 769 U.S. 42 SE, in Virginia Military Survey 3902, Deer Creek Township, Madison County, Ohio.
- ZONING:** Current zoning is A1. Property is not in compliance but the mobile home park is exempt because it existed prior to the zoning ordinance.
- PRIOR DEED REFERENCE:** Deed Volume 274, Page 278, Madison County Recorder's Office
- OWNER:** Gary L. Stites and Linda D. Stites
P.O. Box 409
London, Ohio 43140
- BASIS OF BEARING:** N21°00'E along the old centerline of U.S.42 as established by previous deed reference (Deed Book 241, Page 429)
- SURVEYOR:** Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300
- Monument Set
○ Monument Found
- Iron pins set are 5/8's inch steel bars with plastic ID caps labeled "ELLIOTT PS7559"

TO: PW Real Estate Investments, Inc., its successors and/or assigns
First American Title Insurance
and Mr. Gary Stites

CERTIFICATION: (1) I certify that I saw no visual evidence of any encroachment by permanent structures onto or off of the property except as noted on the plat. I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed on May 7, 1999.

Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

May 10, 1999



This description is for a property located on the southeast side United States Road 42 approximately one mile south of the U.S. 40 interchange, in Virginia Military Survey (VMS) 3902, Deer Creek Township, Madison County, Ohio. The previous deed reference is Deed Volume 241, Page 429, Madison County Recorder's Office. The property is further described as follows:

Beginning at a Right of Way marker in the southeast Right of Way of U.S. 42, said marker is N17°35'57"E, 1071.27 feet, from a PK Nail set in the east Right of Way of U.S. 42 and the centerline of Spring Valley Road;

Thence N21°00'00"E, 3.83 feet, to a point on the southeast Right of Way of U.S. 42;

Thence S65°00'57"W, 104.34 feet, to a point in the centerline of the pavement of U.S. 42, said point is the TRUE POINT OF BEGINNING and is the southernmost point of the property surveyed;

Thence N21°00'00"E, 730.96 feet, along the original centerline of U.S. 42 to a point. (The original centerline of U.S. 42 is 30.00 feet from the west Right of Way line and 72.5 feet from the east Right of Way line);

Thence S69°00'35"E, 293.33 feet, along the south line of a property in the name of the Con. Mennonite Board of Mission Charities (Deed Book 274, Page 239) passing a ¾" pipe found at 72.40 feet, to a point;

Thence N20°26'54"E, 42.24 feet, along a second line of the said Mission Charities property to a point;

Thence S69°22'57"E, 24.28 feet, to the center of a 9" wood post at the corner of a property in the name of Diane N. Byars (Deed Book 258, Page 672);

Thence S70°25'01"E, 440.75 feet, along a south line of the said Byars property to a second wood post;

Thence S65°00'57"W, 1090.60 feet, along the west line of a property in the name of Diane N. Byars (Official Records 028, Page 0667), passing into the Right of Way of U.S. 42 at 982.36 feet, to the TRUE POINT OF BEGINNING.

The property contains 6.402 acres of land of which 1.153 acres is within the Right of Way of U.S. 42. The property is subject to all easements and Rights of Way of record. The Basis of Bearings is the old centerline of U.S. 42 as established by previous deed reference in Deed Book 241, Page 429. No new monuments were set. This description and the survey on which it is based meets the requirements of Chapter 4733-37 of the Ohio Administrative Code entitled MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO.