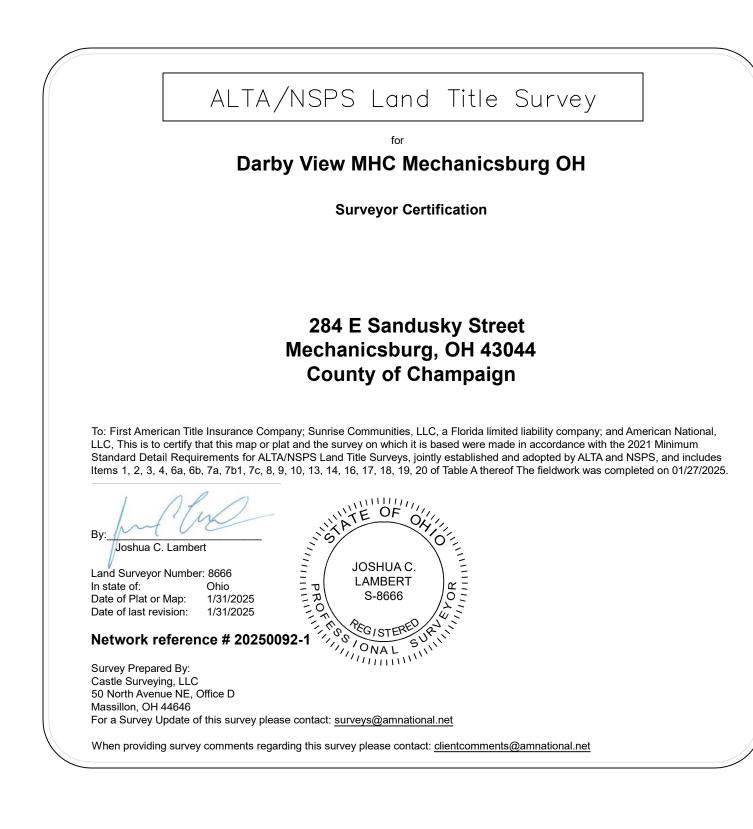


Commercial Real Estate Due Diligence Management 3465 South Arlington Rd Suite E#183 Akron, OH 44312 866.290.8121

www.amnational.net



Notes Corresponding to Schedule B

Numbers correspond with Schedule B exception items contained in First American Title Insurance Company, Commitment No. NCS-1246668-CO, bearing an effective date of January 8, 2025.

Items 1-15 are not a matter of survey.

				egc	1	per	Titl
	IIBIT A Land referre	ed to herein	bel	ow is situ	ated	in the Cou	nty of CH
bein	ng situated ir g more parti	cularly deso	cribe	ed as follo	ows:		-
The 1. S-	inning for re nce with the -45 DEG. 14	centerline of '36" W, 20	of St 3.09	ate Rout (Feet) to	е4,t сар	he followir oint;	ig two (2)
Nail of th	-42 DEG. 02 set also bei le Champaig	ng at the So In County R	outh Reco	westerly rds;	corne	er of a 1.15	50 acre tra
foun The	nce continui id bears, S-4 nce N-43 DE	12 DEG. 02 EG. 50' 49"-	'00"·	W, 1.15'	(Fee	t);	
The Dee	te 4 at 30.08 nce S-42 DE d Volume 21	EG. 02'00"-\ I9, Page 56	63 of	the Char	mpai	gn County	Deed Re
55' 3 Rece	nce with the 39"-W, 694.0 ord 166, Pag)1' (Feet) to ge 576 of th	a w le Cl	ood corn nampaigr	er po 1 Cou	ost found o unty Recor	n the Sou ds;
acre refei	nce with the tract owned rence an iror	d by Ronald n bar set at	l We 5.00	lch as re)' (Feet);	corde	ed in Deed	Volume 2
of af Thei	nce with the forementionence with the S-44 DEG. 0	ed Anita We bounds of s	elch' said	s 1.150 a Welch's	cre t 1.15	ract; 0 acre trac	t, the follo
2. S Rou	-43 DEG. 50 te 4 at 299.5 taining 4.36)' 49"-E, 329 52' (Feet).	9.60	' (Feet) to	o the	place of b	eginning,
Bein Cou	ng a part of t nty Records foregoing de	he same pr	emi	ses conve	eyed	to Anna Je	ean Owen
1998	3. All iron ba herein descr	rs set are ⁵⁄	8" x	30" iron r	ebar	with a yell	ow plastic
Bein bein	ng situate in g more parti	cularly deso	cribe	ed as follo	ows:		
Rou then	ice with the	centerline o	of Sta	•			
2. S and	-42 DEG. 02 Margaret M	2' 00"-W, 56	3.08				nd at the
noro	olic a part c		1.21	l' (feet) to l' (feet) to	o a M	oint; ag nail fou	
then Prine	el is a part c ice with the l ciple Place (ice S-46 DF)	of; Easterly line Of Beginning	61.21 d re e of g foi	' (feet) to l' (feet) to corded in said Lesli	o a M Offic ie an t here	bint; lag nail fou cial Recorc d Miller's 0 bin after de	l 248, Paç .414 acre scribed;
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itle Commitment

CHAMPAIGN, State of OHIO, and is described as follows:

wnship of Goshen and being a part of Virginia military survey 4743 and ection of the centerlines of Wing Road (Twp. Hwy. 200) and State Route 4; (2) courses:

e principle place of beginning for the tract hereinafter described, said Mag e tract owned by Anita Welch as recorded in Official Record 167, Page 964

DEG. 02'00"-W, 60.16' (Feet) to a mag nail set from which a railroad spike et, passing for reference an iron bar set on the right-of-way line of State

on the East line of a 0.92 acre tract owned by Chester Large as recorded in Records with the East line of a 1.16 acre tract owned by Chester Large, N-43 DEG. South line of a tract owned by Phillip Waskom as recorded in Official

6. 47' 31"-E, 290.40' (Feet) to an iron bar set on the West line of a 43.27 ne 205, Page 157, of the Champaign County Deed Records, passing for

-43 DEG. 47' 38"-E, 550.13' (Feet) to an iron bar set at the Northeast corner

following two (2) courses:

ing, passing for reference an iron bar set on the right-of-way line of State l right-of-way.

wen by Deed recorded in Official Record 37, Page 526 of the Champaign h a survey by William D. Edwards, Professional Surveyor no. 7574, April 13, astic cap stamped "Edwards PS 4792 PS 7574". The basis of bearing for per a survey by Ben Cartwright, dated 5-30-86 (S 42 DEG. 02'00"-W).

Inship of Goshen, and being a part of Virginia Military Survey 4743, and tion of the centerlines of Wing Road (Township Highway 200) and State

2) courses;

the Southeasterly corner of a 0.414 acre tract conveyed to John R. Leslie Page 231 of the Champaign County Records, of which the herein described

acre tract, N-43 DEG. 50' 49"-W, 218.35' (feet) to an iron bar set at the n the Westerly line of said Leslie and Miller's 0.414 acre tract, also being on

ge by Deed recorded in Deed Volume 219, Page 563 of the Champaign

I-43 DEG. 55' 39"-W, 44.76' (feet) to an iron bar found at the Northwesterly also being a corner of a 4.363 acre tract conveyed to Howard John Detrick ampaign County Records: the bounds of aforementioned Leslie and Miller's 0.414 acre tract the

e Northeasterly corner of said Leslie and Miller's 0.414 acre tract;

e and Margaret Miller by Deed recorded in Official Record 248, Page 231 of

entioned 4.363 acre tract conveyed to Howard John Detrick by Deed County Records and is not to be used as a separate or independent parcel. n a survey by William D. Edwards, Professional Surveyor no. 7574, October plastic cap stamped "Edwards PS 4792 PS 7574". The basis of bearing for er Official Record 248, Page 231 of the Champaign County Records (S 42

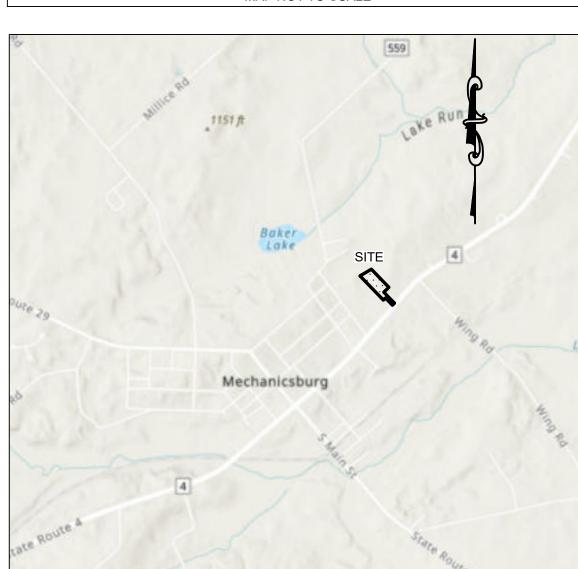
VE, IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST TMENT, COMMITMENT #NCS-1246668-CO WITH A COMMITMENT DATE

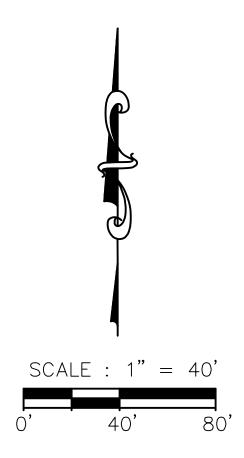
Symbols & Abbreviations

LEGEN	$\underline{\nu}$		
TER	TV	TELEPHONE	VAULT
SER/PED	Ĩ	TELEPHONE	PED.

(SA)	SANITARY MANHOLE
AC	A/C UNIT
[CB]	SQUARE CATCH BASIN
•	IRON PIN SET
0	IRON PIN FOUND
ø	IRON PIPE FOUND
4	SIGN (AS NOTED)
(4)	REGULAR PARKING SPACES HANDICAP PARKING SPACE
Ú	HANDICAP PARKING SPACE
P.T.C.	PER TITLE COMMITMENT
R & U	RECORD & USED
	RIGHT-OF-WAY
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as shown.

IECENID TELEPHONE VAULT

OVERHEAD WIRE

U.G. ELECTRIC U.G. GAS BUILDING

MAP NOT TO SCALE

VICINITY MAP

	General Notes
GN1)	The meridian for all bearings shown hereon is the Ohio State Plane Coordinate System, North Zone, NAD 1983 (2011)
GN2	There is direct access to the subject property via E. Sandusky Street - S.R. 4, a public right-of-way.
GN3	There are forty-five (45) regular parking spaces and zero (0) designated handicapped parking spaces for a total of forty-five (45) parking spaces on the subject property.
GN4	Parcel Numbers for the subject site: C06-03-00-44-00-002-00 & C06-03-00-44-00-002-02.
GN5	On the date of the field survey, there was no observable evidence of earth moving work, building construction, or building additions within recent months.
GN6	Surveyor is unaware of any changes in street right of way lines, or evidence of recent street or sidewalk construction or repairs, either completed or proposed.
GN7	The posted address on the site is 284 E Sandusky Street, Mechanicsburg, Ohio 43044.
GN8	There are no gaps, gores, or overlaps and the property described closes mathematically.
GN9	No zoning report provided at time of survey.
SN10)	No delineated wetlands found on the subject property at the time of survey.
SN11	No party walls observed at the time of survey.
SN12)	33 total mobile homes occupy site (Shown per Google Earth aerial photo). All buildings shown within subject property are deemed, 'non-permanent' structures; including, but not limited to, mobile homes, sheds.
	Encroachment Statement
	A Tenants satellite dish encroaches adjoiner 3.8' as shown.

Subjects telephone vaults encroach adjoiner 4.9' and 2.5'

Tenants storage shed encroaches adjoiner 5.2' as shown.

Adjoiners concrete slab encroaches subject 4.5' as shown.

Adjoiners privacy fence encroaches subject 6.0' as shown.

FLOOD NOTE:	By graphic plotting only, this property is in Zone f the Flood Insurance Rate Map,Community Panel No. which bears an effective date of
<u>11/18/2009</u> and is	not in a Special Flood Hazard Area.



Commercial Real Estate Due Diligence Management

