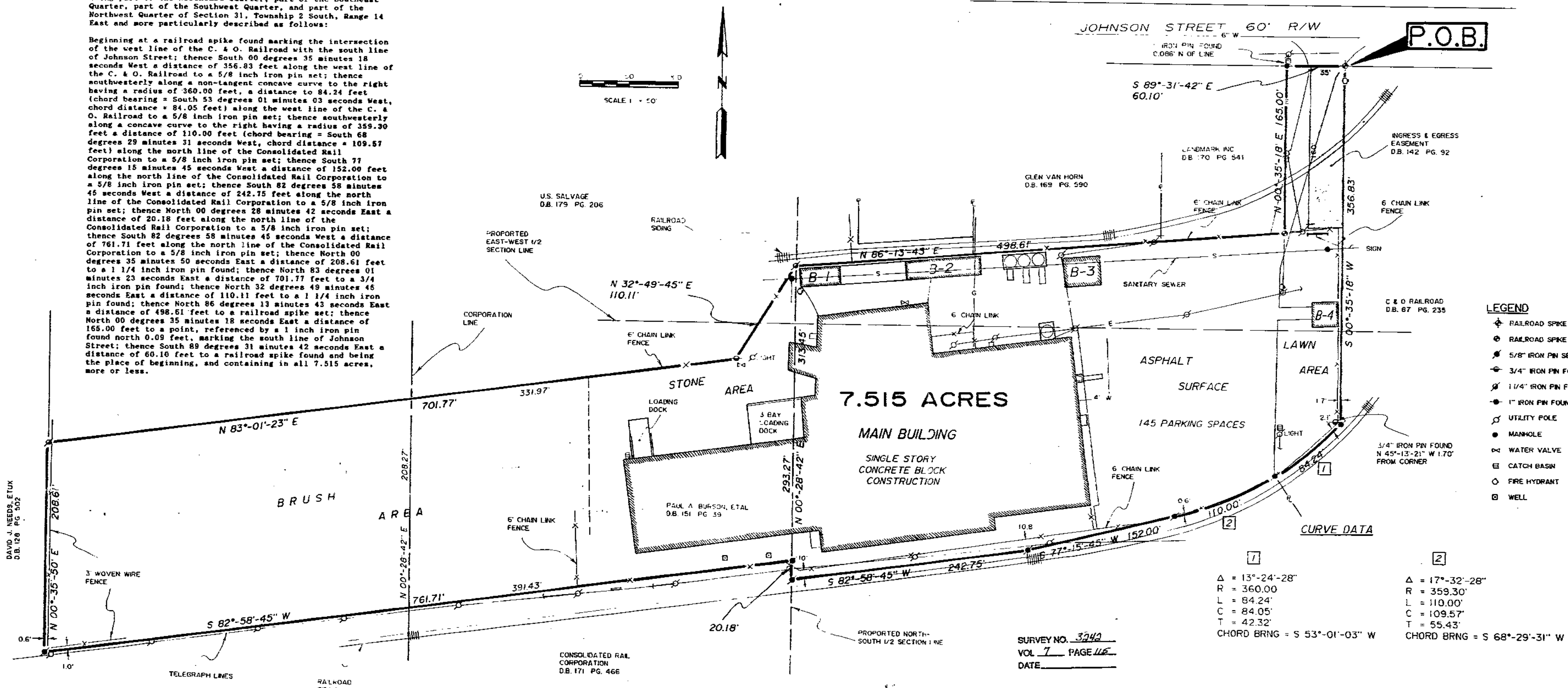


LEGAL DESCRIPTION

Located at 645 West Johnson Street, Upper Sandusky, Ohio 43351, the same being situated in the Township of Crane and City of Upper Sandusky, County of Wyandot, State of Ohio and being part of the Northeast Quarter, part of the Southeast Quarter, part of the Southwest Quarter, and part of the Northwest Quarter of Section 31, Township 2 South, Range 14 East and more particularly described as follows:

Beginning at a railroad spike found marking the intersection of the west line of the C. & O. Railroad with the south line of Johnson Street; thence South 00 degrees 35 minutes 18 seconds West a distance of 356.83 feet along the west line of the C. & O. Railroad to a 5/8 inch iron pin set; thence southwesterly along a non-tangent concave curve to the right having a radius of 360.00 feet, a distance of 84.24 feet (chord bearing = South 53 degrees 01 minutes 03 seconds West, chord distance = 84.05 feet) along the west line of the C. & O. Railroad to a 5/8 inch iron pin set; thence southwesterly along a concave curve to the right having a radius of 359.30 feet a distance of 110.00 feet (chord bearing = South 68 degrees 29 minutes 31 seconds West, chord distance = 109.57 feet) along the north line of the Consolidated Rail Corporation to a 5/8 inch iron pin set; thence South 77 degrees 15 minutes 45 seconds West a distance of 152.00 feet along the north line of the Consolidated Rail Corporation to a 5/8 inch iron pin set; thence South 82 degrees 58 minutes 45 seconds West a distance of 242.75 feet along the north line of the Consolidated Rail Corporation to a 5/8 inch iron pin set; thence North 00 degrees 28 minutes 42 seconds East a distance of 20.18 feet along the north line of the Consolidated Rail Corporation to a 5/8 inch iron pin set; thence North 00 degrees 28 minutes 42 seconds East a distance of 208.61 feet to a 1 1/4 inch iron pin found; thence North 83 degrees 01 minutes 23 seconds East a distance of 701.77 feet to a 3/4 inch iron pin found; thence North 32 degrees 49 minutes 45 seconds East a distance of 110.11 feet to a 1 1/4 inch iron pin found; thence North 86 degrees 13 minutes 43 seconds East a distance of 498.61 feet to a railroad spike set; thence North 00 degrees 35 minutes 18 seconds East a distance of 165.00 feet to a point, referenced by a 1 inch iron pin found north 0.09 feet, marking the south line of Johnson Street; thence South 89 degrees 31 minutes 42 seconds East a distance of 60.10 feet to a railroad spike found and being the place of beginning, and containing in all 7.515 acres, more or less.



NOTES

- ALL 5/8" IRON PINS SET ARE 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON OHIO GRID AZIMUTHS, NORTH ZONE, AS DETERMINED BY SOLAR OBSERVATIONS.
- UNDERGROUND UTILITY LOCATIONS HEREON ARE APPROXIMATE BASED ON FIELD INFORMATION.
- PROPERTY WITHIN CORPORATION IS ZONED GENERAL MANUFACTURING.

BUILDING DESCRIPTIONS

- B-1 SINGLE STORY WOOD FRAME
- B-2 SINGLE STORY WOOD FRAME
- B-3 SINGLE STORY METAL SIDED
- B-4 SINGLE STORY METAL SIDED

EASEMENTS

PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING EASEMENTS AS RECORDED IN WYANDOT COUNTY DEED RECORDS:
VOL. 66 PG. 172
VOL. 69 PG. 581
VOL. 101 PG. 251
VOL. 119 PG. 626
VOL. 187 PG. 11

SURVEYOR'S STATEMENT

The undersigned, being a Professional Surveyor in the State of Ohio, Registration No. 6828, does hereby state to Mueller Brass Company, U-Brand Corporation, Titor Title Insurance Company, Assured Title Agency, Inc., Michigan National Bank and Simpson & Moran that I have surveyed the herein described property during November 1988 in accordance with "Minimum Standard Detail: Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1986, that iron stakes have been set or found at all of the corners, and that the error of closure of the unadjusted field observations does not exceed 1/15,000. I further state that: (I) there are no easements or family burying grounds on the property; (II) the location of all buildings, structures and other improvements, if any, situated on the property are correctly shown herein; (III) except as shown, there are no visible easements or rights-of-use over, encroachments by improvements located on adjacent property onto, or uses affecting this property, or easement areas existing for the benefit of land appurtenant to this property; (IV) there are no party walls or encroachments upon adjoining premises, streets or alleys; (V) the subject property abuts either a dedicated public street or right-of-way providing means for access to the property; and (VI) the property described herein does not lie within a flood hazard area in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration Special Flood Hazard Area Maps".

DATED THIS 15 DAY OF NOVEMBER, 1988

Robert L. Makeever
ROBERT L. MAKEEVER, P.E., P.S.
REGISTERED SURVEYOR NO. 6828

SHEET NO. 11

ALTA/ACSM LAND TITLE SURVEY
U-BRAND

SCALE: 1" = 30'

DRAWN BY: LGS

CHECKED BY: LGS

APPROVED BY: LGS

MAKEEVER AND ASSOCIATES
ENGINEERS & SURVEYORS
207 B. SANDUSKY AVE., P.O. BOX 325
BUCYRUS, OHIO 44820 PH. (419) 562-7747