OF INLOTS 176 THROUGH 181, INLOTS 163 THROUGH 168, THE
PART OF INLOTS 111 AND 112, ABANDONED 16.00 FOOT WIDE
ST RIGHT-OF-WAYS AND PARTS OF THE NOW UN-OCCUPIED
PENN-CENTRAL CORPORATION RAILROAD RIGHT-OF-WAY,
VILLAGE OF SYCAMORE, WYANDOT COUNTY, OHIO

For: Wind Point Partners, L.P.
CIT Group-Business Credit, Inc.
Toledo Molding and Die, Inc.
and Chicago Title Insurance Company

"The undersigned hereby certifies to Wind Point Partners, L.P., CIT Group-Business Credit, Inc., Delphos Industries, Inc. and Chicago Title Insurance Company that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are correct; that this survey correctly shows the location of all buildings, structures and other improvements on the Property, including without limitation all streets, easements, rights of way and utility lines; and that except as shown, there are no (a) easements or rights of way across the Property; (b) party walls; (c) encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements; or (d) encroachments upon the Property by any building, structure or other improvement situated upon any adjoining premises; physical evidence of boundary lines on all sides of the Property is as stated on the survey; and the improvements do not violate any set back or other building lines. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1986 and the applicable statutory regulations governing surveying in the State of Ohio.

Robert B. Ernsberger, R.L.S.
Registered Land Surveyor #5328
Date of Survey: March 27, 1989
Survey Number: 89S 5481

**SURVEYOR NOTE**
**RE: ALLEY VACATION:**

Village Clerk Marian Eckleberry claims that Ordinance No. 295 was passed by the Village Council vacating the alleys within the boundaries of the survey hereon, but as of the date of this survey, Mrs. Eckleberry has not been able to locate or produce a copy of Ordinance No. 295. County tax maps indicate the vacation of said alleys on November 13, 1977, but there is no evidence of vacation in the Records of the Wyandot County Recorder.

*Existing Zoning of Surveyed Parcel - M (Manufacturing)*

*The property shown hereon is not in a designated Flood Plain Area as indicated on H.U.D. Flood Hazard Boundary Map - Map "B" Unit A dated 2-1-78*

A parcel of land being Inlots 176 through 181 and Inlots 163 through 168 of the Plat of the Village of Sycamore, including vacated 16.00 foot wide alley rights-of-way, lying between Inlots 176 through 181 and Inlots 163 through 168, between Inlots 170 and 178 and between 165 and 166, all the rights-of-way lands formerly owned by the Penn-Central Corporation Railroad, lying adjacent to Inlots 176 through 181, Inlots 163 through 168 and lying South of Inlots 111 and 112 of the Plat of the Village of Sycamore, Wyandot County, Ohio and being more particularly described as follows:

BEGINNING at an iron pin at the point of intersection of the Easterly right-of-way line of Griffith Street with the Southerly right-of-way line of Seventh Street.

Thence South 00° 01' 00" East, on a line being 30.00 feet Southerly of, as measured perpendicular to and parallel with the centerline of and on the Southerly right-of-way line of Seventh Street, a distance of 135.00 feet to an iron pin at the point of intersection with the Westerly right-of-way line of Pemberton Street;

Thence South 00° 31' 27" West, on a line being 30.00 feet Westerly of, as measured perpendicular to and parallel with the centerline of and on the Westerly right-of-way line of Pemberton Street, a distance of 300.43 feet to an iron pin at the point of intersection with the Northerly right-of-way line of Eighth Street;

Thence North 00° 34' 32" West, on a line being 30.00 feet Northerly of, as measured perpendicular to and parallel with the centerline of and on the Northerly right-of-way line of Eighth Street, a distance of 276.06 feet to an iron pin at the point of intersection with the Easterly right-of-way line of Griffith Street;

Thence North 00° 31' 27" East, on a line being 30.00 feet Easterly of, as measured perpendicular to and parallel with the centerline of and on the Easterly right-of-way line of Griffith Street, a distance of 300.43 feet to the point of BEGINNING of the parcel herein described, containing 3.281 acres of land, more or less;

ALSO,

BEGINNING at an iron pin at the point of intersection of the Northerly right of way line of Seventh Street with the Easterly right-of-way line of Griffith Street;

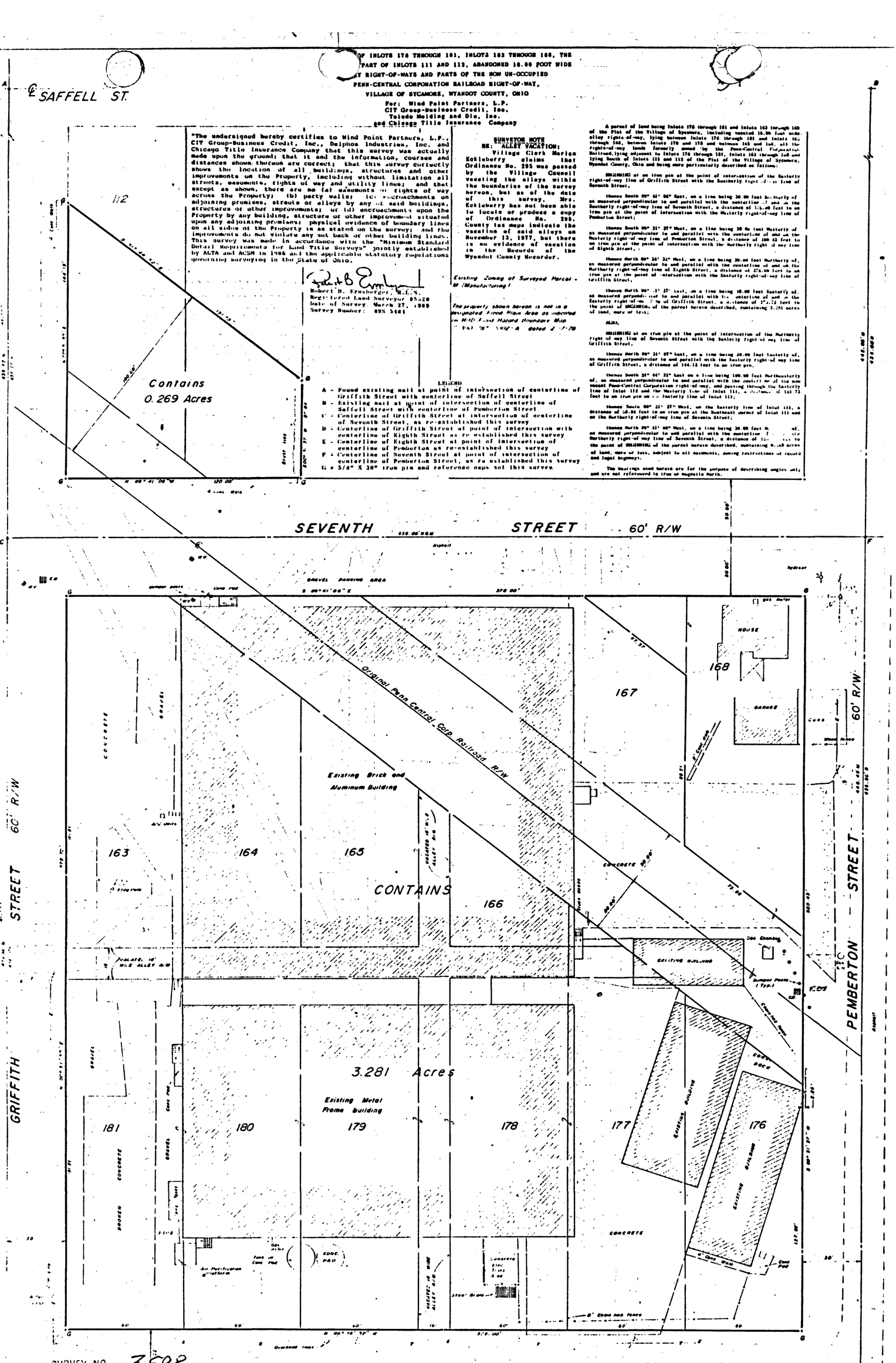
Thence North 00° 31' 27" East, on a line being 30.00 feet Easterly of, as measured perpendicular to and parallel with the Easterly right-of-way line of Griffith Street, a distance of 144.13 feet to an iron pin;

Thence South 37° 04' 32" East on a line being 100.00 feet Northeasterly of, as measured perpendicular to and parallel with the centerline of the now vacant Penn-Central Corporation right-of-way, and passing through the Easterly line of Inlot 112 and the Westerly line of Inlot 111, a distance of 131.73 feet to an iron pin on the Easterly line of Inlot 111;

Thence South 00° 31' 27" West, on the Easterly line of Inlot 111, a distance of 50.04 feet to an iron pin at the Southeast corner of Inlot 111 and on the Northerly right-of-way line of Seventh Street;

Thence North 00° 01' 00" West, on a line being 30.00 feet Southerly of, as measured perpendicular to and parallel with the centerline of and on the Northerly right-of-way line of Seventh Street, a distance of 135.00 feet to the point of BEGINNING of the parcel herein described, containing 0.268 acres of land, more or less, subject to all easements, zoning restrictions of record and legal highways.

The bearings used herein are for the purpose of describing angles only, and are not referenced to true or magnetic North.




LEGEND

A - Found existing nail at point of intersection of centerline of Griffith Street with centerline of Saffell Street
B - Existing nail at point of intersection of centerline of Saffell Street with centerline of Pemberton Street
C - Centerline of Griffith Street at intersection of centerline of Seventh Street, as re-established this survey
D - Centerline of Griffith Street at point of intersection with centerline of Eighth Street as re-established this survey
E - Centerline of Eighth Street at point of intersection of centerline of Pemberton as re-established this survey
F - Centerline of Seventh Street at point of intersection of centerline of Pemberton Street, as re-established this survey
G - 5/8" X 30" iron pin and reference caps set this survey

SURVEY NO. 3598
RECORDED JULY 1989
IN SURVEY RECORD VOL 7 PAGE 105

TAX MAP DEPT. WYANDOT CO.

J.C. ANDRUS & ASSOCIATES, INC.
ENGINEERS - SURVEYORS
445 10TH STREET TOLEDO, OHIO 43624 (419) 248-3737

| Drawn | Date | Rev. | Rev. | Job Number |
|---|---|---|---|---|
| JAM | 3-23-89 | Rev. | Rev. | 89S-3598 |