

ALTA / ACSM LAND TITLE SURVEY

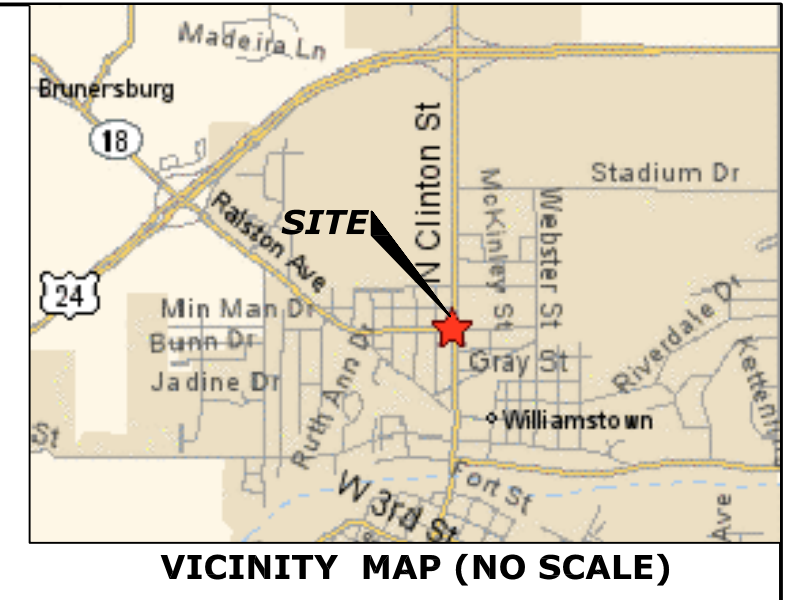
BEING ALL OF LOTS 85, 86 AND 98 AND ALSO BEING PART OF LOTS 84, 97 AND 99, ALL BEING IN HOLTGATE'S ADDITION TO NORTH DEFIANCE, AS RECORDED IN VOLUME 3, PAGE 8, DEFIANCE COUNTY PLAT RECORDS, IN THE CITY OF DEFIANCE, DEFIANCE COUNTY, OHIO.
 PREPARED FOR: HULL & ASSOCIATES, INC.
 AT THE REQUEST OF: MS. SALLY GLADWELL

FLOOD ZONE INFORMATION:
 THE SUBJECT PROPERTY IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NUMBER 390144 0005 D, EFFECTIVE DATE MARCH 4, 1985.

VERTICAL DATUM:
 REFERENCE BENCHMARK:
 ELEVATION REFERENCE MARK NUMBER 9 ON FEMA MAP (COMMUNITY PANEL NUMBER 390144 0005 D)
 BRONZE U.S. ARMY CORPS OF ENGINEERS DISK FOUND IN A CONCRETE HEADWALL AT THE SOUTHWEST CORNER OF CARPENTER ROAD AND EAST RIVER DRIVE (S.R. 424)
 ELEVATION = 672.31
 NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929

SITE BENCHMARKS:
 BM#1 ELEVATION = 715.58
 CHISELED "X" IN THE SE CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL POLE, NW QUADRANT OF INTERSECTION OF N. CLINTON ST. AND SESSIONS AVE.
 BM#2 ELEVATION = 715.08
 CHISELED "X" IN THE SW CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL POLE, 33' WEST OF ALLEY, 130' EAST OF NICHOLAS ST., ON THE NORTH SIDE OF SESSIONS AVE.

UTILITY INFORMATION:
 THE LOCATION OF UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS OF VISIBLE STRUCTURES (CATCH BASINS, MANHOLES, WATER VALVES, ETC.), FIELD MARKINGS PROVIDED BY CONTACTING THE OHIO UTILITY PROTECTION SERVICE (O.U.P.S.) REFERENCE #430-070-001 AND BY INFORMATION SHOWN ON THE FOLLOWING PLANS:
 >>CITY OF DEFIANCE PROJECT "DEF-66-6.62" (DATED JANUARY 1985)
 >>OHIO DEPT. OF TRANS. PROJECT DEF-15-14.09" (DATED 1973)
 >>CITY OF DEFIANCE AS BUILT PLANS FOR NICHOLAS ST. SHEET 10 OF 18 (DATED 1979)



TITLE REPORT INFORMATION:
 WE HAVE RECEIVED AND REVIEWED A COMMITMENT FOR TITLE INSURANCE ISSUED BY MANAHAN TITLE AGENCY, POLICY NUMBER ATF 209820, EFFECTIVE DATE OF JANUARY 21, 2004 AT 9:00 AM.

COMMENTS:
 1.) PARCEL 1 AND PARCEL 2 OF SAID COMMITMENT ARE NOT A PART OF THIS SURVEY AS DIRECTED BY OUR CLIENT.
 2.) A JOINT DRIVEWAY EASEMENT DATED DECEMBER 4, 1943 BETWEEN THE DEFIANCE COLLEGE AND R.H. MACCULLOUGH (EXHIBIT B), HAS BEEN PLOTTED HEREON.

ZONING REQUIREMENTS:
 CURRENT ZONING = R-3 (LOTS 87 & 86)
 FRONT YARD = 40'
 REAR YARD = 40'
 SIDE YARD = MINIMUM 30'
 MAXIMUM LOT COVERAGE = 25%

CURRENT ZONING = A-O (LOTS 84, 85, 96 THRU 99)
 FRONT YARD = 40'
 REAR YARD = 30'
 SIDE YARD = MINIMUM 15'
 MAXIMUM LOT COVERAGE = 30%

PROPOSED ZONING = B-3 (ENTIRE PROPERTY)
 NOTE: AS OF JUNE 17, 2004 PER DAVID RHODY (CITY OF DEFIANCE ZONING DEPT.) ZONING HAS NOT BEEN APPROVED.

FRONT YARD = 40'
 REAR YARD = 20'
 SIDE YARD = MINIMUM 15'
 MAXIMUM LOT COVERAGE = 40%

* = EXCEPT ALONG MAJOR THOROUGHFARES
 (APPLIES TO CLINTON ST. AND SESSIONS AVE.)

SURVEYOR'S CERTIFICATION:
 To HULL AND ASSOCIATES, INC., FIFTH THIRD BANK and MANAHAN TITLE AGENCY:

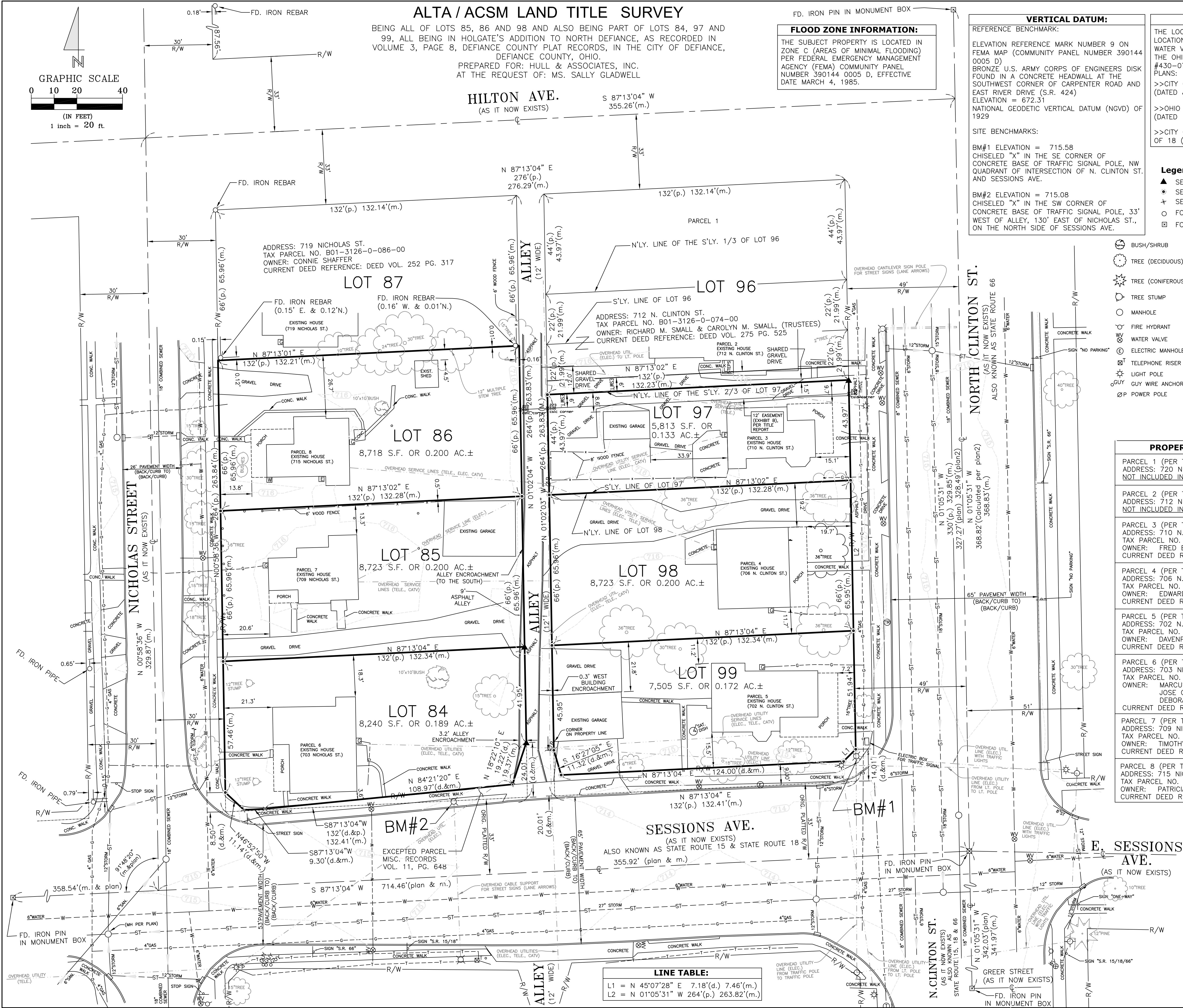
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 5, 6, 8, 9, 10, 11B, 13, 14, 15, AND 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

PROPERTY INFORMATION:

PARCEL 1 (PER TITLE REPORT) ADDRESS: 720 N. CLINTON ST. NOT INCLUDED IN THIS SURVEY.
PARCEL 2 (PER TITLE REPORT) ADDRESS: 712 N. CLINTON ST. NOT INCLUDED IN THIS SURVEY.
PARCEL 3 (PER TITLE REPORT) ADDRESS: 710 N. CLINTON ST. TAX PARCEL NO. B01-3126-0-073-00 OWNER: FRED B. MANSFIELD & KELLY J. MANSFIELD CURRENT DEED REFERENCE: O.R. 115 PG. 70
PARCEL 4 (PER TITLE REPORT) ADDRESS: 706 N. CLINTON ST. TAX PARCEL NO. B01-3126-0-072-00 OWNER: EDWARD J. CHASE AND P. LYNNE CHASE CURRENT DEED REFERENCE: DEED VOL. 247 PG. 99B
PARCEL 5 (PER TITLE REPORT) ADDRESS: 702 N. CLINTON ST. TAX PARCEL NO. B01-3126-0-071-00 OWNER: DAVENPORT PROPERTIES, LLC CURRENT DEED REFERENCE: O.R. 104 PG. 177
PARCEL 6 (PER TITLE REPORT) ADDRESS: 703 NICHOLAS ST. TAX PARCEL NO. B01-3126-0-089-00 OWNER: MARCUS L. GONZALEZ, JOSE G. GONZALEZ AND DEBORAH J. GONZALEZ CURRENT DEED REFERENCE: O.R. 103 PG. 860
PARCEL 7 (PER TITLE REPORT) ADDRESS: 709 NICHOLAS STREET TAX PARCEL NO. B01-3126-0-088-00 OWNER: TIMOTHY A. MARTINEZ CURRENT DEED REFERENCE: O.R. 194 PG. 565
PARCEL 8 (PER TITLE REPORT) ADDRESS: 715 NICHOLAS STREET TAX PARCEL NO. B01-3126-0-087-00 OWNER: PATRICIA WINKLER CURRENT DEED REFERENCE: O.R. 271 PG. 1925

LINE TABLE:

L1 = N 45°07'28" E 7.18'(d.) 7.46'(m.)
L2 = N 01°05'31" W 264'(p.) 263.82'(m.)



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JOB NAME: 702, 706, 710 N. CLINTON ST. & 703, 709, 715 NICHOLAS ST.	SURVEY BY: RG	DRAWN BY: PJ
CLIENT NAME: HULL & ASSOCIATES, INC.	SCALE: 1" = 20'	CHECKED BY: SNS
DESCRIPTION: ALTA / ACSM LAND TITLE SURVEY	DATE: 5-21-04	JOB NUMBER: 043500024
		SHEET: 1 of 1