

LEGEND

- IRON PINS TO BE SET 3/8" DEEP (T.E. GIFFELS 5960)
- IRON PIN FOUND
- MONUMENT FOUND

ISSUED
APR 13 1995
GBC Engineers and Architects.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON
THIS PLAT AND HAVE FOUND OR SET THE PINS AS SHOWN.

Gary R. Rouse 4-11-85
GARY R. ROUSE - REG. NO. 8847 DATE

BOUNDARY SURVEY
PHIL ROBERSON PROPERTY
CHITTENDEN CIRCLE NE
MILWAUKEE, WISCONSIN 53212

CBC
Cablevision Broadcasting Corp.
100 Park Ave. Albany, NY 12242-4209
Tel: 518/438-7700 Fax: 518/438-7709
Telex: 250000 Cablevision Inc.





ORVILLE R. DEBOS & ASSOCIATES

REGISTERED PROFESSIONAL SURVEYOR

2327 CARLENE AVE. S. W.
MASSILLON, OHIO 44647



REGISTERED NO. 5823

PHONE 837-2678 & 832-99

MORTGAGE LOAN SURVEYS

TOPOGRAPHIC SURVEYS

MAPPING

LOT SURVEYS

FARM SURVEYS

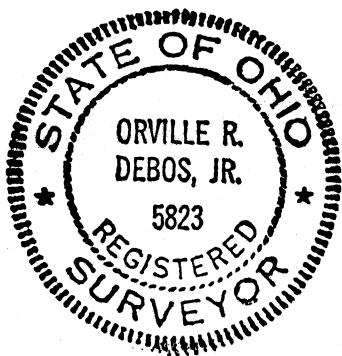
May 20, 1995

DESCRIPTION OF PART OF Out Lot 435 IN THE CITY OF MASSILLON, COUNTY OF STARK, OHIO. FOR W. M. SHEW.

Known as, and being a part of Out Lot 435, in the City of Massillon, County of Stark, Ohio. According to the present numbering of Out Lots in the said City, and being more fully described as follows:

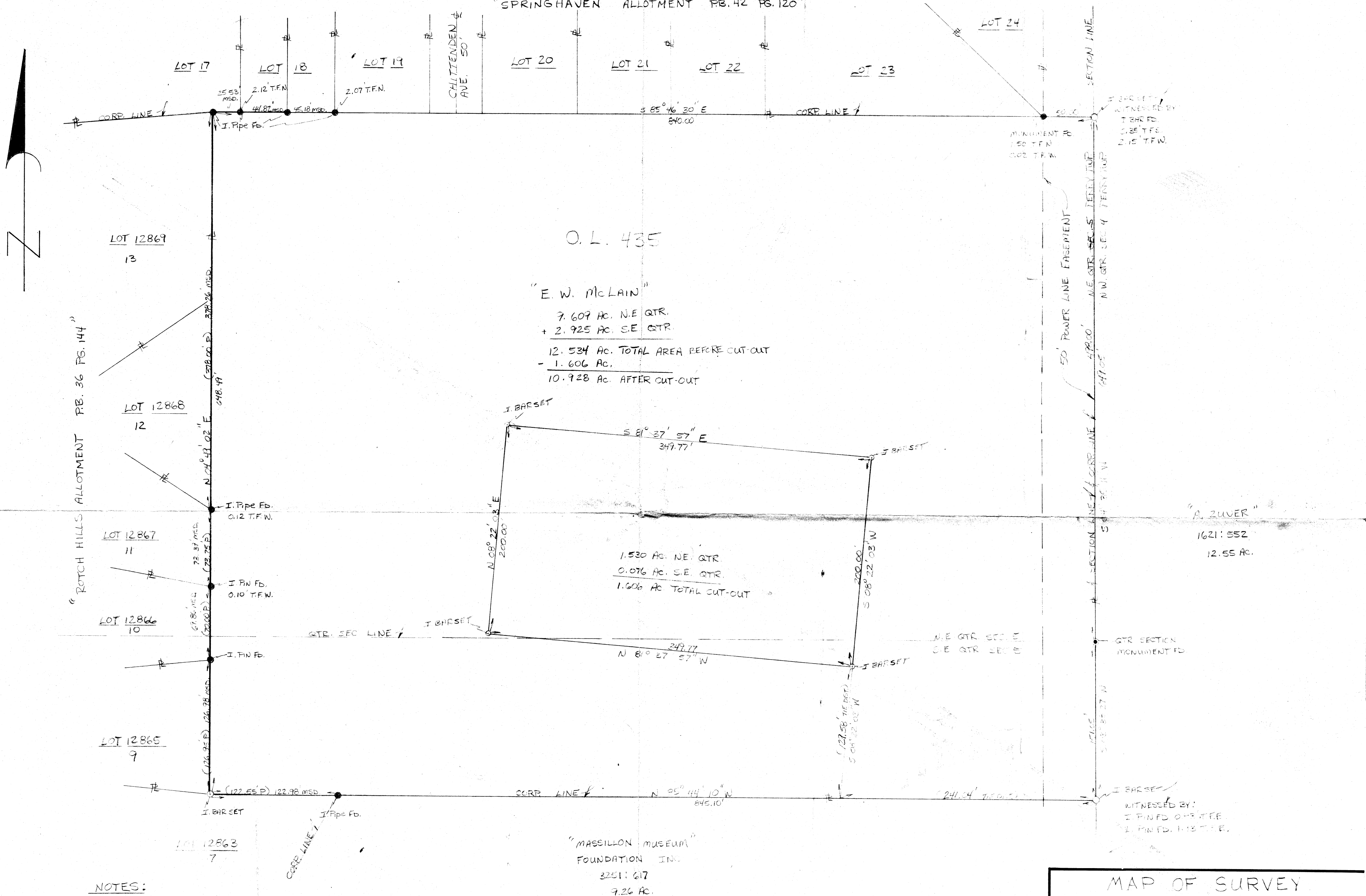
Beginning at an iron pin found, marking the Northeast corner of Lot Number 12863, in the said City, according to the present numbering of lots there-in, also being on the south line of the said Out Lot, and also being a corner of the Rotch Hills Allotment, as found in Plat Book 36, page 144 of the Stark County Record of Plats; said pin being the true place of beginning of the tract herein described; thence N 85°- 26'- 30" W, and along the north line of the said lot, for a distance of 122.55', to a mark set in a tiled decorative set of steps, said point marking the Southwest corner of the said Out Lot, and also the Southeast corner of Lot Number 12865; thence N 5°- 05'- 20" E and along the west line of the said Out Lot, and with the east line of the said Allotment, passing over the top of an iron bar set at 126.95', passing over the top of an iron bar found at 196.95', for a distance of 270.70', to an iron bar set, marking the Northeast corner of Lot Number 12867, and witnessed by an iron pin found, 0.46' too far south and 0.06' too far east; thence S 63°- 31'- 06" E, for a distance of 261.29', to an iron bar set; thence S 39°- 48'- 20" W, for a distance of 212.00', to the true place of beginning. Containing 1.000 acre of land more or less, but subject to all legal highways, easements, and agreements of previous record.

The Basis of Bearing is taken from the Rotch Hills Allotment, as recorded in Plat Book 36, page 144, of the Stark County Record of Plats, using the east line of the said Allotment as N 5°- 05'- 20" E.



Surveyed by;

Orville R. DeBos Jr.
Orville R. DeBos, Jr.
Reg. Surveyor #5823



NOTES:

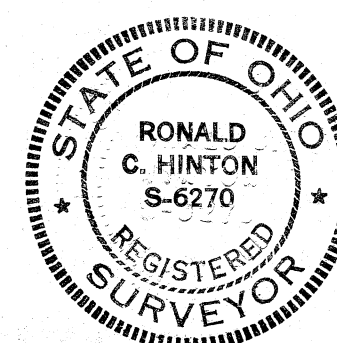
M.D. = MEASURED DISTANCE
(P) = PLAT DISTANCE
I = IRON
FD = FOUND
T.F.N. = TOO FAR NORTH
T.F.W. = TOO FAR WEST
T.F.S. = TOO FAR SOUTH
R = PROPERTY LINE
C = CENTERLINE

* ABOVE TRACTS ARE SUBJECT TO ALL RECORDS OF EASEMENTS.

"MASSILLON MUSEUM"
FOUNDATION INC
32511 617
9.26 AC.

I HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT MAP OF MEMORIES AS
PERFORMED BY FRIEDL & HARRIS INC.
IN AUGUST OF 1976

Ronald C. Hunter
PROFESSIONAL SURVEYOR #6270



MAP OF SURVEY

OF OUTLET ARE IN THE CITY OF MASSACHUSETTS
THIS 11TH DAY OF
1940.

FCR: MK CLARK

SCALE: 1" = 60'

FRIEDL & HARRIS, INC.
ENGINEERS & SURVEYORS
4041 BATTON ST. N.W.
NORTH CANTON, OHIO 44720
ANTON 499-8616

DATE: 8-18-78

B. MB. 48



Friedl & Harris, Inc.

CONSULTING ENGINEERING AND SURVEYING

SUITE 200 - 4041 - BATTON ST., N.W.

NORTH CANTON, OHIO 44720

CANTON (216) 499-8616

August 23, 1978

DESCRIPTION OF A 10.928 ACRE TRACT

Situated in the City of Massillon, Stark County, Ohio, also known as being Out Lot 435 and more fully bounded and described as follows:

Commencing at an iron bar set marking the southeast corner of said Out Lot 435, witnessed by an iron pin found 1.93 feet too far east and an iron pin found 0.93 feet too far east;

1) Thence N 85°44'10" W, along the north line of a 9.26 acre tract now or formerly owned by Massillon Museum Foundation Inc., as recorded in Volume 3251, Page 617 of Stark County Records of Deeds, a distance of 845.10 feet to an iron bar set marking the southwest corner of said Out Lot 435 and the southeast corner of Lot 9, (12865), of Rotch Hills Allotment as recorded in Plat Book 36, Page 144 of Stark County Records of Plats;

2) Thence N 04°49'02" E, along the most easterly line of said Rotch Hills Allotment, a distance of 648.49 feet to an iron pipe found marking the northwest corner of said Out Lot 435;

3) Thence S 85°46'30" E, a distance of 840.00 feet to an iron bar set marking the northeast corner of said Out Lot 435, witnessed by an iron bar found 0.35 feet too far south and 2.15 feet too far west;

4) Thence S 04°35'11" W, along the west line of a 12.55 acre tract now or formerly owned by A. Zuver, as recorded in Volume 1621, Page 552 of Stark County Records of Deeds, a distance of 498.00 feet to a monument found marking the southeast corner of the Northeast Quarter of Section 5, Perry Township;

5) Thence S 03°38'27" W, along the west line of said A. Zuver tract, a distance of 151.05 feet to the true place of beginning and containing 12.534 acres of land.

Excepting the following described 1.606 acre tract;

Commencing for reference at an iron bar set at the southeast corner of said Out Lot 435, witnessed by an iron pin found 0.93 feet too far east and an iron pin found 1.93 feet too far east; Thence N 85°44'10" W along the north line of said Massillon Museum Foundation Inc., a distance of 241.04 feet to a point; Thence N 08°22'03" E, a distance of 129.58 feet to an iron bar set and being the true place of beginning for the tract herein described;

2346

DESCRIPTION OF A 10.928 ACRE TRACT
August 22, 1978

-2-

- 1) Thence N 81°37'57" W, a distance of 349.77 feet to an iron bar set;
- 2) Thence N 08°22'03" E, a distance of 200.00 feet to an iron bar set;
- 3) Thence S 81°37'57" E, a distance of 349.77 feet to an iron bar set;
- 4) Thence S 08°22'03" W, a distance of 200.00 feet to the true place of beginning of the excepted tract and containing 1.606 acres of land; the above described tract excluding the described exception contains 10.928 acres as surveyed by Friedl and Harris, Inc., Engineers and Surveyors of North Canton, Ohio in August of 1978.
Subject to all records of easements.

#2346

2346

GENERAL WARRANTY DEED

Parcel No. _____

KNOW ALL MEN BY THESE PRESENTS that, **PHILIP A. ROBERSON AND SHARON S. ROBERSON**, husband and wife, the Grantors, who claim title by and through the instrument recorded in Official Records Imaging Number 95028958, of the Stark County Recorder's office, for the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION (\$1.00 & OVC), received to their full satisfaction of **THOMAS E. LIGGETT AND DEBORAH K. LIGGETT**, the Grantees, whose tax mailing address will be 1526 Merino Circle, N.E., Massillon, Ohio 44646, give, grant, bargain, sell, and convey with general warranty covenants (ORC § 5302.06) unto the said Grantees, their heirs and assigns, the following described premises:

Situated in the City of Massillon, County of Stark, and State of Ohio, and further described as follows:

See Exhibit A attached hereto and made a part hereof.

Subject to any and all conditions, restrictions, easements, and encumbrances of record, and further subject to applicable zoning ordinances and all legal highways.

TO HAVE AND TO HOLD the above-granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, their heirs and assigns forever.

And the said Grantors, do for themselves and their heirs and assigns, covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents, they are well-seized of the above-described premises, as a good and indefeasible estate in fee simple and have good right to bargain and sell the same in manner and form as above-written, and that the same are free and clear from all encumbrances whatsoever except taxes and assessments, and that the Grantors shall warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever except as stated above.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands this _____ day of August, 1996.

Witnessed by:

(Witness signature)

PHILIP A. ROBERSON

(Type or print name in black ink)

(Witness signature)

SHARON S. ROBERSON

(Type or print name in black ink)

STATE OF OHIO, STARK COUNTY, SS:

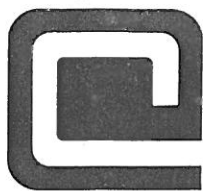
Before me, a Notary Public in and for said County and State, personally appeared the above-named PHILIP A. ROBERSON AND SHARON S. ROBERSON, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Canton, Ohio, this _____ day of August, 1996.

Notary Public

This instrument prepared by:

Terry A. Moore, Attorney at Law
KRUGLIAK, WILKINS, GRIFFITHS
& DOUGHERTY CO., L.P.A.
4775 Munson Street, N.W.
P. O. Box 36963
Canton, Ohio 44735-6963
Phone: (330) 497-0700
Fax: (330) 497-4020



1359 MARKET
AVENUE NORTH
CANTON, OHIO
44714

JAMES L. COOPER
BRYAN J. ASHMAN
JEROLD E. GEIB

COOPER & ASSOCIATES, P.L.L. / ENGINEERS & SURVEYORS

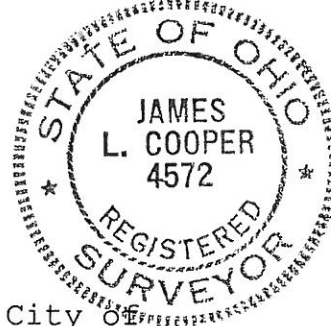
PHONE: (330) 452-5731

FAX: (330) 452-9110

EXHIBIT A

July 29, 1996

**TRACT 'A'
DESCRIPTION OF 0.4696 ACRE
FOR: P.R. DEVELOPMENT**



Known as and being part of Outlot 435 in the City of Massillon, Stark County, Ohio and being more particularly bounded and described as follows;

Beginning for the same at a point, marked by a stone found, at the northeast corner of the Southeast Quarter of Section 5 in Perry Township, Stark County, Ohio;

Thence S04°33'12"W on a portion of the east line of said Southeast Quarter Section, the same being a portion of the east line of Outlot 435 in the said City of Massillon, a distance of 150.57 feet to a point, marked by an iron bar set, at the northeast corner of a 12.60 acre tract of land now or formerly owned by the Massillon Museum Foundation Incorporated as recorded in Deed Volume 3251, Page 617 of the Stark County Deed Records;

Thence N85°46'06"W on the north line of said 12.60 acre tract and its westerly extension, passing over an iron pipe found at 723.11 feet, a total distance of 845.66 feet to a point, marked by an 'X' marked on a patio block, at the southwest corner of a 1.00 acre tract of land, now or formerly owned by W. Shew as recorded in Recorder's Image No. 95028957 of the Stark County Deed Records;

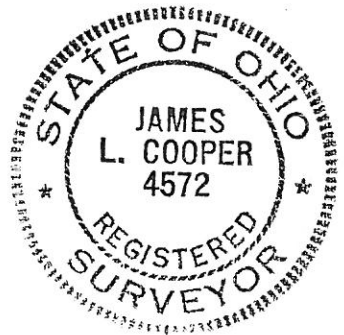
NOTE: Reference direction for bearing system established from Deed Volume 4111, Page 206 of the Stark County Deed Records; using S85°46'30"E for the north line of Outlot 435 in the City of Massillon. Tract taken from prior deed Volume 4111, Page 206.

As surveyed this 29th day of July 1996.

APPROVED BY THE PLANNING COMMISSION OF
THE CITY OF MASSILLON; NO PLAT REQUIRED
PER CODIFIED ORDINANCE CHAPTER 1105.

J. J. Smiles 8/8/96
SECRETARY DATE

James L. Cooper
Registered Surveyor No. 4572



8346

GENERAL WARRANTY DEED

Parcel No. _____

KNOW ALL MEN BY THESE PRESENTS that, **THOMAS E. LIGGETT AND DEBORAH K. LIGGETT**, husband and wife, the Grantors, who claim title by and through the instruments recorded in Volume 349, Page 492 and Imaging Number _____, of the Stark County Recorder's office, for the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION (\$1.00 & OVC), received to their full satisfaction of **THOMAS E. LIGGETT AND DEBORAH K. LIGGETT**, husband and wife, for their joint lives, remainder to the survivor of them, the Grantees, whose tax mailing address will be 1526 Merino Circle, N.E., Massillon, Ohio 44646, give, grant, bargain, sell, and convey with general warranty covenants (ORC § 5302.06) unto the said Grantees, their heirs and assigns, the following described premises:

Situated in the City of Massillon, County of Stark, and State of Ohio, and further described as follows:

See Exhibit A attached hereto and made a part hereof.

Subject to any and all conditions, restrictions, easements, and encumbrances of record, and further subject to applicable zoning ordinances and all legal highways.

TO HAVE AND TO HOLD the above-granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, their heirs and assigns forever.

And the said Grantors, do for themselves and their heirs and assigns, covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents, they are well-seized of the above-described premises, as a good and indefeasible estate in fee simple and have good right to bargain and sell the same in manner and form as above-written, and that the same are free and clear from all encumbrances whatsoever except taxes and assessments, and that the Grantors shall warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever except as stated above.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands this
_____ day of August, 1996.

Witnessed by:

(Witness signature)

THOMAS E. LIGGETT

(Type or print name in black ink)

(Witness signature)

DEBORAH K. LIGGETT

(Type or print name in black ink)

STATE OF OHIO, STARK COUNTY, SS:

Before me, a Notary Public in and for said County and State, personally appeared the above-named THOMAS E. LIGGETT AND DEBORAH K. LIGGETT, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal
at _____, Ohio, this _____ day of August, 1996.

Notary Public

This instrument prepared by:

Terry A. Moore, Attorney at Law
KRUGLIAK, WILKINS, GRIFFITHS
& DOUGHERTY CO., L.P.A.
4775 Munson Street, N.W.
P. O. Box 36963
Canton, Ohio 44735-6963
Phone: (330) 497-0700
Fax: (330) 497-4020

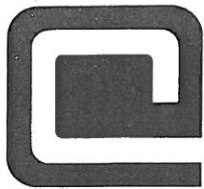


EXHIBIT A

1359 MARKET
AVENUE NORTH
CANTON, OHIO
44714

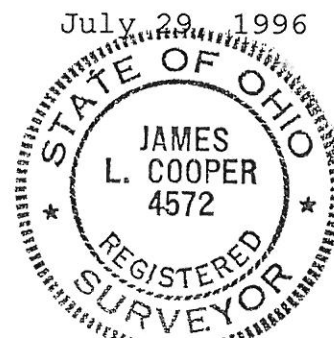
JAMES L. COOPER
BRYAN J. ASHMAN
JEROLD E. GEIB

COOPER & ASSOCIATES, P.L.L. / ENGINEERS & SURVEYORS

PHONE: (330) 452-5731

FAX: (330) 452-9110

TRACT 'B' DESCRIPTION OF 0.7765 ACRE FOR: P.R. DEVELOPMENT

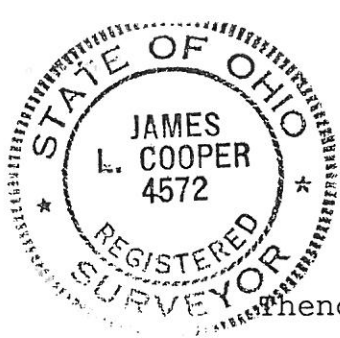


Known as and being all of lot 12868 and a part of Outlot 435 in the City of Massillon, Stark County, Ohio and being more particularly bounded and described as follows;

Beginning for the same at a point, marked by a stone found, at the northeast corner of the Southeast Quarter of Section 5 in Perry Township, Stark County, Ohio;

Thence S04°33'12"W on a portion of the east line of said Southeast Quarter Section, the same being a portion of the east line of Outlot 435 in the said City of Massillon a distance of 150.57 feet to a point, marked by an iron bar set, at the northeast corner of a 12.60 acre tract of land now or formerly owned by the Massillon Museum Foundation Incorporated as recorded in Deed Volume 3251, Page 617 of the Stark County Deed Records;

Thence N85°46'06"W on the north line of said 12.60 acre tract and its westerly extension, passing over an iron pipe found at 723.11 feet, a total distance of 845.66 feet to a point, marked by an 'X' marked on a patio block, at the southwest corner of a 1.00 acre tract of land, now or formerly owned by W. Shew as recorded in Recorder's Image No. 95028957 of the Stark County Deed Records;



Thence N04°48'11"E on the east line of lots 12865, 12866 and a portion of the east line of lot 12867 in the City of Massillon a distance of 270.70 feet to a point, marked by an iron bar set, at the northwest corner of said 1.00 acre W. Shew tract and being the true place of beginning for the tract of land herein to be described;

Thence continuing N04°48'11"E on a portion of the east line of said lot 12867 a distance of 0.73 feet to a point, marked by an iron bar set;

Thence N53°10'23"W on the common lot line between lots 12867 and 12868 in the City of Massillon a distance of 125.32 feet to a point, marked by an ½ pinch top pipe found, on the east right-of-way line of the cul-de-sac of Merino Circle N.E.;

Thence on an arc of a curve to the left, on a portion of the east line of the said cul-de-sac of Merino Circle N.E., in a northerly direction, with said curve having a central angle of 67°56'45", a radius of 50.00 feet, an arc length of 59.29 feet, a distance of 59.29 feet to the termination point of said curve, marked by an iron pipe found, (last stated curved course has a chord bearing and distance of N03°17'37"E - 55.88 feet);

Thence N58°48'55"E on the common lot line between lots 12868 and 12869 in the city of Massillon a distance of 133.13 feet to a point, marked by an iron bar set, at the northeast corner of lot 12868;

Thence N04°48'11"E on a portion of the east line of lot 12869 a distance of 56.48 feet to a point, marked by an iron bar set;

Thence S85°46'30"E parallel with and 122.00 feet south of the north line of Outlot 435 in the said City of Massillon a distance of 75.00 feet to a point, marked by an iron bar set;

Thence S04°48'11"W parallel with and 75.00 feet east of the west line of lot 12868 a distance of 287.81 feet to a point, marked by an iron bar set, on the north line of previously stated 1.00 acre tract of land now or formerly owned by W. Shew;

Thence N63°51'33"W on a portion of the north line of said 1.00 acre W. Shew tract a distance of 80.52 feet to a point, marked by an iron bar set and being the true place of beginning and containing 0.7765 acre of land more or less, of which 0.3069 acre is located in lot 12868 and 0.4696 acre is located in Outlot 435 in the City of Massillon.

Subject to any and all easements, restrictions, and reservations that may be of record pertaining to the above described tract of land.

NOTE: Reference direction for bearing system established from Deed Volume 4111, Page 206 of the Stark County Deed Records; using S85°46'30"E for the north line of Outlot 435 in the City of Massillon.

As surveyed this 29th day of July 1996.

APPROVED BY THE PLANNING COMMISSION OF
THE CITY OF MASSILLON; NO PLAT REQUIRED
PER CODIFIED ORDINANCE CHAPTER 1105.

[Signature] 8/9/96
SECRETARY DATE

[Signature]
James L. Cooper
Registered Surveyor No. 4572

