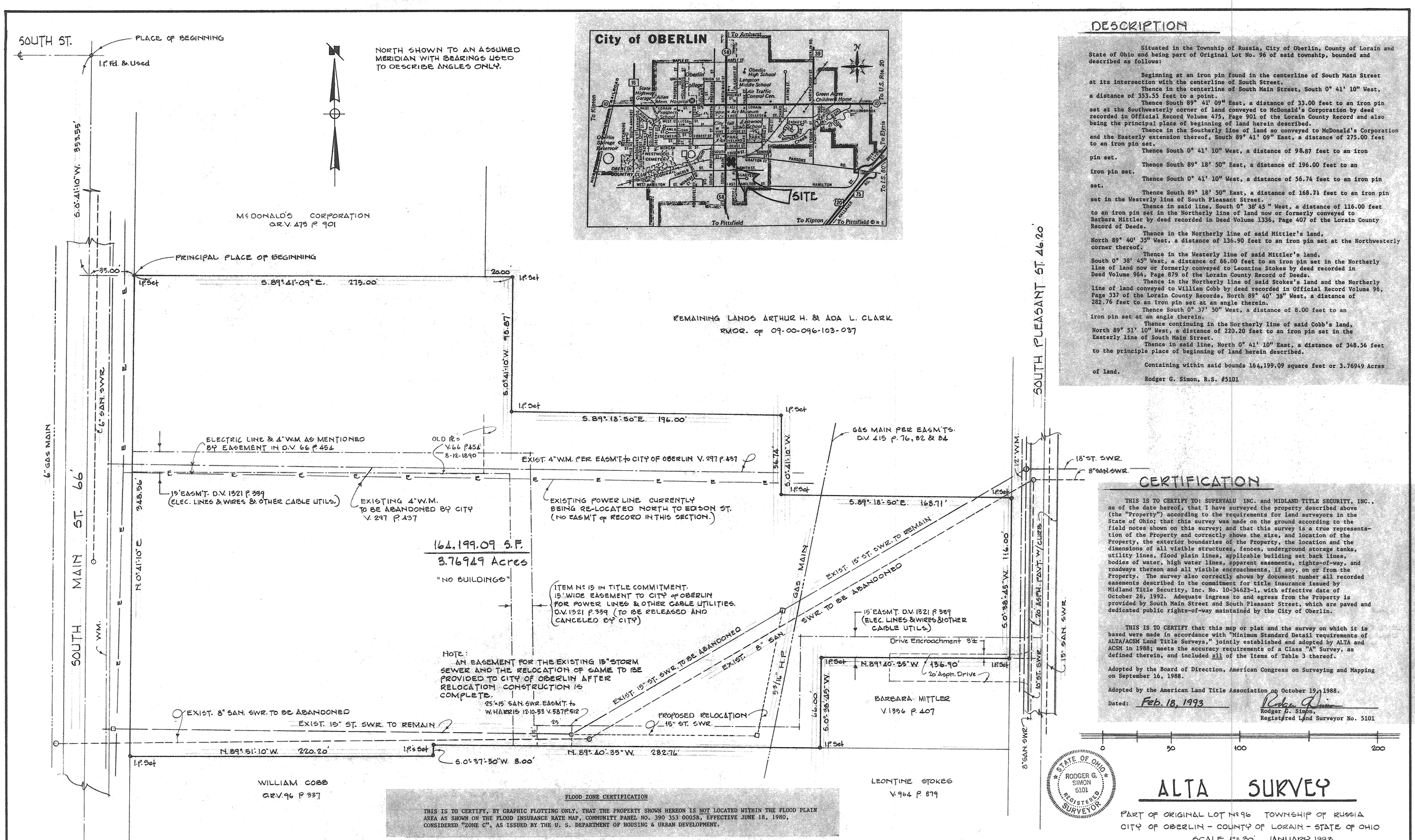

DESCRIPTION

Situated in the Township of Russia, City of Oberlin, County of Lorain and State of Ohio and being part of Original Lot No. 96 of said township, bounded and described as follows:

Beginning at an iron pin found in the centerline of South Main Street at its intersection with the centerline of South Street.

Thence in the centerline of South Main Street, South 0° 41' 10" West, a distance of 353.55 feet to a point.

Thence South 89° 41' 09" East, a distance of 33.00 feet to an iron pin set at the Southwesterly corner of land conveyed to McDonald's Corporation by deed recorded in Official Record Volume 475, Page 901 of the Lorain County Record and also being the principal place of beginning of land herein described.

Thence in the Southerly line of land so conveyed to McDonald's Corporation and the Easterly extension thereof, South 89° 41' 09" East, a distance of 275.00 feet to an iron pin set.

Thence South 0° 41' 10" West, a distance of 98.87 feet to an iron pin set.

Thence South 89° 18' 50" East, a distance of 196.00 feet to an iron pin set.

Thence South 0° 41' 10" West, a distance of 56.74 feet to an iron pin set.

Thence South 89° 18' 50" East, a distance of 168.71 feet to an iron pin set in the Westerly line of South Pleasant Street.

Thence in said line, South 0° 38' 45" West, a distance of 116.00 feet to an iron pin set in the Northerly line of land now or formerly conveyed to Barbara Mittler by deed recorded in Deed Volume 1336, Page 407 of the Lorain County Record of Deeds.

Thence in the Northerly line of said Mittler's land, North 89° 40' 35" West, a distance of 136.90 feet to an iron pin set at the Northwesterly corner thereof.

Thence in the Westerly line of said Mittler's land, South 0° 38' 45" West, a distance of 66.00 feet to an iron pin set in the Northerly line of land now or formerly conveyed to Leontine Stokes by deed recorded in Deed Volume 964, Page 879 of the Lorain County Record of Deeds.

Thence in the Northerly line of said Stokes's land and the Northerly line of land conveyed to William Cobb by deed recorded in Official Record Volume 96, Page 337 of the Lorain County Records, North 89° 40' 35" West, a distance of 282.76 feet to an iron pin set at an angle therein.

Thence South 0° 37' 50" West, a distance of 8.00 feet to an iron pin set at an angle therein.

Thence continuing in the Northerly line of said Cobb's land, North 89° 51' 10" West, a distance of 220.20 feet to an iron pin set in the Easterly line of South Main Street.

Thence in said line, North 0° 41' 10" East, a distance of 348.56 feet to the principle place of beginning of land herein described.

Containing within said bounds 164,199.09 square feet or 3.76949 Acres of land.

Rodger G. Simon, R.S. #5101

CERTIFICATION

THIS IS TO CERTIFY TO: SUPERVALU INC. and MIDLAND TITLE SECURITY, INC., as of the date hereof, that I have surveyed the property described above (the "Property") according to the requirements for land surveyors in the State of Ohio; that this survey was made on the ground according to the field notes shown on this survey; and that this survey is a true representation of the Property and correctly shows the size, and location of the Property, the exterior boundaries of the Property, the location and the dimensions of all visible structures, fences, underground storage tanks, utility lines, flood plain lines, applicable building set back lines, bodies of water, high water lines, apparent easements, rights-of-way, and roadways thereon and all visible encroachments, if any, on or from the Property. The survey also correctly shows by document number all recorded easements described in the commitment for title insurance issued by Midland Title Security, Inc. No. 10-34623-1, with effective date of October 26, 1992. Adequate ingress to and egress from the Property is provided by South Main Street and South Pleasant Street, which are paved and dedicated public rights-of-way maintained by the City of Oberlin.

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 of ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1988; meets the accuracy requirements of a Class "A" Survey, as defined therein, and included all of the Items of Table 3 thereof.

Adopted by the Board of Direction, American Congress on Surveying and Mapping on September 16, 1988.

Adopted by the American Land Title Association on October 19, 1988.

Dated: Feb. 18, 1993

Rodger G. Simon
Rodger G. Simon,
Registered Land Surveyor No. 5101

STATE OF OHIO
RODGER G. SIMON
5101
REGISTERED SURVEYOR

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY, BY GRAPHIC PLOTTING ONLY, THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE FLOOD PLAIN AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 390 353 0005B, EFFECTIVE JUNE 18, 1980, CONSIDERED "ZONE C", AS ISSUED BY THE U. S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT.

REVIEWED FOR REFINANCING 7-20-93 BY
LAUNDON · SIMON · CAHL & ASSOC. FOR
PREMIERBANK & TRUST CO.
BY Rodger G. Simon

NOTE:
ALL EASEMENTS OF RECORD ARE NO LONGER APPLICABLE UNLESS OTHERWISE SHOWN.

ZONING
C-1 COMMERCIAL

ALTA SURVEY

PART OF ORIGINAL LOT No. 96 TOWNSHIP OF RUSSIA
CITY OF OBERLIN - COUNTY OF LORAIN - STATE OF OHIO
SCALE 1" = 30' JANUARY 1993
LAUNDON · SIMON · CAHL & ASSOC.
ENGINEERS SURVEYORS
110 MIDDLE AVE. ELYRIA, O. 44035
(216) 322-7625

REF. 89-1902

REV. 2-18-93 R.G.S.
REV. 1-15-93 R.G.S.

09-00-096-103-044 09-00-096-A

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