ALTA/ACSM LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF LORAIN, TOWNSHIP OF CARLISLE
BEING KNOWN AS PART OF SECTION 3 OF CARLISLE TOWNSHIP

VALUE CITY DEPARTMENT STORE No. 8874
430 OBERLIN ROAD, ELYRIA, OHIO

CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY TO SCHOTTENSTEIN STORES CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY, MESIROW REALTY SALE-LEASEBACK, INC. OR ITS ASSIGNEE, DESIGNEE OR NOMINEE AND NOMURA ASSET CAPITAL CORPORATION AND/OR ITS SUCCESSORS AND ASSIGNS THAT THIS PRINT OF SURVEY IS BASED ON AN ACTUAL SURVEY MADE BY JOHN DAVID JONES PROFESSIONAL LAND SURVEYOR NO. 4362 ON JULY 17, 1997, AND THAT THIS PRINT OF SURVEY (I) CORRECTLY SHOWS THE LOCATION OF ALL PROPERTY LINES OF SAID PROPERTY, ALL SETBACK LINES AFFECTING SAID PROPERTY, ALL BUILDINGS, STRUCTURES, IMPROVEMENTS, UTILITY LINES, AND WATERWAYS SITUATED ON THE PROPERTY HEREIN DESCRIBED AND (II) PROPERLY DESIGNATES AND LOCATES ALL VISIBLE OR RECORDED EASEMENTS AS SHOWN IN THE TITLE INSURANCE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED JUNE 15, 1997; AND THAT EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE EASEMENTS, RIGHT-OF-WAY, OR ENCROACHMENTS ACROSS SAID PROPERTY, NO EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, AND NO PARTY WALLS OR ENCROACHMENTS UPON ADJOINING PROPERTY, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS UPON THE PROPERTY HEREIN DESCRIBED. I FURTHER CERTIFY THAT (A) THERE IS INGRESS AND EGRESS TO AND FROM THE PROPERTY PROVIDED BY OBERLIN ROAD UPON WHICH THE PROPERTY ABUTS, THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CARLISLE TOWNSHIP, (B) THE PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS OR ANY OTHER PURPOSE; (C) THE LAND AREA OF THE SUBJECT PROPERTY IS A TOTAL OF 30.5888 ACRES, MORE OR LESS, AND THERE ARE 398 CLEARLY MARKED PARKING SPACES AVAILABLE FOR USE ON THE PROPERTY; (D) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DESIGNATED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OR A 100 YEAR FLOOD PLAIN AS DESIGNATED BY THE UNITED STATES ARMY CORPS OF ENGINEERS; (E) NO PORTION OF THE PROPERTY IS DESIGNATED AS WETLANDS ON THE NATIONAL WETLANDS INVENTORY OF THE UNITED STATES FISH AND WILDLIFE SERVICE, (F) THE PROPERTY (AS DELINEATED) ON THE SURVEY, DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER LOCAL, COUNTY OR CITY ORDINANCES; AND (G) THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS OF SURVEYING AND MAPPING AND COMPLIES WITH APPLICABLE OHIO LAND SURVEY STANDARDS AND LAWS. THE EXISTING ZONING IS _(SEE GENERAL NOTES)_ AND THERE ARE NO VIOLATIONS OF THE EXISTING SETBACK REQUIREMENTS.

John David Jones — 8-4-97

JOHN DAVID JONES, P.S. 4362 — DATE

STATE OF OHIO — JOHN DAVID JONES 4362 — REGISTERED PROFESSIONAL SURVEYOR

JULY 1997
FILE # 25652

LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF CARLISLE, COUNTY OF LORAIN, STATE OF OHIO AND BEING KNOWN AS PART OF ORIGINAL CARLISLE TOWNSHIP, SECTION NO. 3, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF OBERLIN-ELYRIA ROAD (U.S. ROUTE 20) WHERE IT INTERSECTS WITH THE EASTERLY LINE OF THE BALTIMORE AND OHIO RAILWAY COMPANY LANDS, SAID POINT ALSO BEING THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE N 39° 42' 21.8" E, ALONG THE CENTERLINE OF SAID OBERLIN-ELYRIA ROAD, A DISTANCE OF 213.730 FEET TO A POINT;

THENCE S 89° 15' 59.0" E, ALONG THE SOUTH LINES OF THE LANDS NOW OR FORMERLY OWNED BY NATIONAL EQUIPMENT RENTAL, LTD.(D.V. 955, PG. 216), THOMAS & LYNN NEWELL (D.V. 1066, PG. 716), DAWN & COREY STRASSHOFER (O.R. 1478-000809), AND PARTLY ALONG THE SOUTH LINE OF THE LANDS NOW OR FORMERLY OWNED BY RICHARD A. REASER (D.V. 0428, PG. 100), A DISTANCE OF 959.593 FEET TO A 1" IRON PIPE FOUND;

THENCE S 00° 52' 00.0" W, ALONG THE WEST LINES OF THE LANDS NOW OR FORMERLY OWNED BY THE OHIO PUBLIC SERVICE COMPANY (D.V. 460 PG. 482), THE BOARD OF EDUCATION OF THE ELYRIA CITY SCHOOL DISTRICT, LORAIN COUNTY OHIO (D.V. 756, PG. 531), AND MARLENE R. BROOKS (O.R. 1124-000392), A DISTANCE OF 1645.717 FEET TO A 1" IRON PIPE FOUND IN THE NORTH LINE OF THE LANDS NOW OR FORMERLY OWNED BY MELVIN & ELIZABETH NELSON (D.V. 751, PG. 163);

THENCE N 89° 33' 32.0 W, ALONG THE NORTH LINE OF SAID NELSON LANDS, AND THE NORTH LINE OF THE LANDS NOW OR FORMERLY OWNED BY STEPHEN W. & ALICE ANN BENKO (D.V. 1354, PG. 538), A DISTANCE OF 475.150 FEET TO A 5/8" REBAR SET IN THE EASTERLY LINE OF THE BALTIMORE AND OHIO RAILROAD;

THENCE N 21° 48' 21.4" W, ALONG THE EASTERLY LINE OF SAID RAILROAD LINE, A DISTANCE OF 1604.536 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 30.5888 ACRES OF LAND AS SURVEYED IN JULY OF 1997 BY JOHN DAVID JONES, PROFESSIONAL SURVEYOR NO. 4362, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND ANY RESTRICTIONS, RESERVATIONS, OR EASEMENTS OF RECORD.
ALL 5/8" REBAR SET ARE MARKED WITH A YELLOW PLASTIC CAP STAMPED "THE JDJ CORP OHIO 4362"

THE BASIS OF BEARING FOR THIS SURVEY IS S 00° 52' 00.0" W, AS THE EAST LINE OF THE LANDS OWNED BY THE ELYRIA CITY, INC., AN OHIO CORPORATION, THE SAME SHOWN ON D.V. 1257, PG. 607 AS FOUND IN THE LORAIN COUNTY RECORDERS OFFICE.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT PROVIDED BY HUMMEL TITLE AGENCY, INC. (COMMITMENT NO. HTA-3649E)

EASEMENT SCHEDULE

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER HTA-3649E
EFFECTIVE DATE: JUNE 15, 1997

SCHEDULE B - SECTION II

9. RIGHT OF WAY EASEMENT OF RECORD IN MISCELLANEOUS VOLUME 11, PAGE 450 (EASE. LOCATED ENTIRELY WITHIN OBERLIN RD. RIGHT OF WAY)
10. RIGHT OF WAY EASEMENT OF RECORD IN DEED BOOK 77, PAGE 346 (AS SHOWN)
11. RIGHT OF WAY EASEMENT OF RECORD IN DEED BOOK 99, PAGE 156 (AS SHOWN, SAME AS ITEM 10)
12. RIGHT OF WAY EASEMENT OF RECORD IN DEED BOOK 135, PAGE 567 (AS SHOWN)
13. EASEMENT TO OHIO EDISON COMPANY OF RECORD IN DEED BOOK 528, PAGE 242 (NOT SHOWN, CANCELLED BY ITEM 17)
14. EASEMEIT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO OF RECORD IN DEED BOOK 620, PAGE 377 (EASE. LOCATED ENTIRELY WITHIN OBERLIN RD. RIGHT OF WAY)
15. EASEMEIT TO OHIO EDISON COMPANY OF RECORD IN DEED BOOK 629, PAGE 231 (NOT SHOWN, CANCELLED BY ITEM 17)
16. EASEMEIT OF RECORD IN DEED BOOK 822, PAGE 285 (AS SHOWN)
17. EASEMEIT TO OHIO EDISON COMPANY OF RECORD IN DEED BOOK 829, PAGE 120 (AS SHOWN, UNABLE TO PLOT 2ND. PART OF EASE. DUE TO LACK OF INFORMATION, IT ALOWS SERVICE TO ALDI STORE) NOTE:THS EASEMENT CANCELS ITEMS 13 & 15
18. EASEMEIT TO OHIO EDISON COMPANY OF RECORD IN DEED BOOK 920, PAGE 44 (AS SHOWN)
19. EASEMEIT TO OHIO EDISON COMPNAY OF RECORD IN DEED BOOK 1242, PAGE 716 (AS SHOWN)
20. EASEMEIT TO OHIO EDISON COMPANY OF RECORD IN OFFICIAL RECORD VOLUME 80, PAGE 534 (EASE. LOCATED ENTIRELY WITHIN OBERLIN RD. RIGHT OF WAY)

GENERAL NOTES

FLOOD ZONE DESIGNATION

BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL APPEARS TO BE LOCATED IN ZONE "C" (NOT A SPECIAL FLOOD AREA) AS SHOWN ON FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 390346-0085B AND 390346-0105B, EFFECTIVE DATE SEPTEMBER 30, 1988

PARKING SPACES

398 CLEARLY MARKED SPACES (INCLUDING 13 HANDICAP SPACES)

ZONING CLASSIFICATION

SUBJECT PARCEL ZONED LIGHT INDUSTRIAL AND CURRENTLY CONFORMS TO PERMITTED BUILDINGS, STRUCTURES AND USES AS PROVIDED BY THE TOWNSHIP OF CARLISLE ZONING DEPARTMENT

CONTACT: ROSELYN STREET, ZONING INSPECTOR (216) 458-6920

LEGEND

- 5/8" REBAR SET WITH YELLOW PLASTIC CAP STAMPED "THE JDJ CORP OHIO 4362"
- PROPERTY CORNER FOUND AND USED
- UTILITY POLES
- LIGHT POLES
- STORM INLETS
- WATER VALVES
- GAS VALVES
- PUBLIC TELEPHONE
- MANHOLES
- FIRE HYDRANT
- OVERHEAD UTILITIES

#22284
APPROVED
LORAIN CO.
MAP DEPT
DATE 9/30/97
PAGE 10-00-0036
BY K. Colbert

THE JOHN DAVID JONES CORPORATION

ENGINEERS SURVEYORS PLANNERS
450 PORTAGE TRAIL, SUITE C-3, CUYAHOGA FALLS, OHIO 44221
1-800-275-7758 (330) 928-2200 FAX (330) 928-2929

THE OHIO PUBLIC SERVICE CO.
(D. V. 460 Pg. 462)

THE BOARD OF EDUCATION OF THE ELYRIA CITY SCHOOL DISTRICT, LORAIN COUNTY, OHIO
(D.V. 756 Pg. 531)

MARLENE R. BROOKS
(O.R. 1124 - 000392)

MELVIN & ELIZABETH NELSON
(D.V. 751 Pg. 163)

S 00° 52' 00.0" W 1645.717'

RIGHT OF WAY EASEMENT
D.V. 135 PG. 567
(ITEM # 12)

RICHARD A. REASER
(D.V. 0428 Pg. 100)

OHIO EDISON EASEMENT
D.V. 829, PG. 120
(ITEM # 17)

OHIO EDISON EASEMENT
D.V. 920, PG. 44
(ITEM # 18)

248.0'

CONCRETE

CONCRETE RETAINING WALL

CONCRETE LOADING DOCK

16'

41.0'

10.6'

34.1'

73.5'

ASPHALT

BRICK & BLOCK
COMMERCIAL BUILDING
12,918 SQ. FT.

125.2'

125.2'

100.10'

CONCRETE

GRAVEL

WATER TOWER

STAND PIPE

30.5888 ACRES

YOUTH RECREATION AREA
(BASEBALL FIELDS)
NO DETAIL SHOWN ON PLAT

N 89° 33' 32.0" W 475.150'

STEPHEN W. & ALICE ANN BEKINO
(D.V. 1354 Pg. 538)

S 89° 15' 59.0" E 959.593'

DAVID D. & CORTEZ E. STRASSNER
(O.R. 1478 - 000389)

NORMA S. VAN HERELL
(D.V. 1068 Pg. 716)

NATIONAL EQUIPMENT RENTAL, LTD.
(D.V. 685 Pg. 216)

GAS PIPELINE MARKER

RIGHT OF WAY EASEMENT
D.V. 1022, PG. 285
(ITEM # 16)

RIGHT OF WAY EASEMENT
D.V. 7, PG. 346
(ITEM # 10)

302.9'

ASPHALT

GRASSY AREA

348.0'

STAND PIPES

CONCRETE LOADING DOCK

CONCRETE

GREEN SCHLEGEL DITCH

GRAVEL

342.7'

BRICK & BLOCK
COMMERCIAL BUILDING
126,222 SQ. FT.

PLANTER

CONCRETE

13.8'

7'

244.0'

CONCRETE

7'

49.4'

GAS METER

124.4'

149.1'

CONCRETE LOADING DOCK

CONCRETE

GRASSY AREA

CHAIN LINK FENCE

52.6'

76.0'

PATIO AREA

70.0'

GRAVEL DRIVE TO BASEBALL FIELDS

OHIO EDISON EASEMENT
D.V. 1242, PG. 718
(ITEM # 19)

N 21° 48' 21.4" W 1604.536'

OHIO & BALTIMORE RAILROAD

66' (R/W)

57.24'

N 39° 42' 21.8" E 213.730'

50.00'

OBERLIN-ELYRIA ROAD
U. S. ROUTE 20

GAS PUMPS

CONCRETE

GAS PUMPS

AIR JOINT

VALVE PIT

GAS STORAGE TANK

UNDERGROUND STORAGE TANKS

GAS ATTENDENT STATION
360 SQ. FT.

ASPHALT

LEGEND

- 5/8" REBAR SET W/ YELLOW PLASTIC CAP STAMPED THE JDJ CORP OHIO 4362
- PROPERTY CORNER FOUND AND USED
- UTILITY POLES
- LIGHT POLES
- STORM INLET
- WATER VALVE
- GAS VALVE
- MANHOLE
- FIRE HYDRANT
- OVERHEAD UTILITIES

N

SCALE 1" = 60'

0' 30' 60' 120' 240'

THE JOHN DAVID JONES CORPORATION
CUYAHOGA FALLS