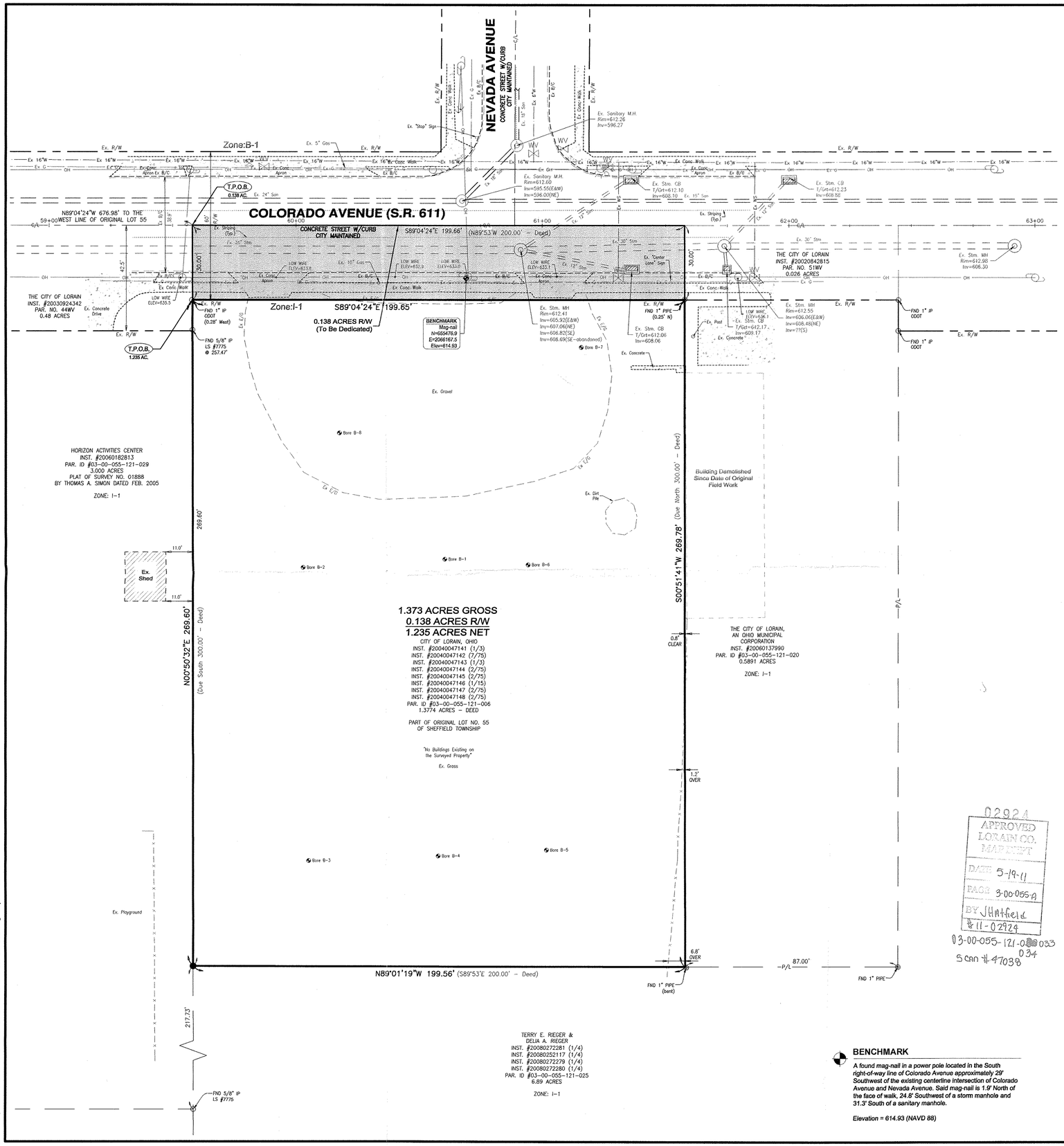


DESCRIPTION:

Situated in the City of Lorain, County of Lorain, State of Ohio and being part of Original Lot No. 55 of Sheffield Township and being part of Parcel ID #03-00-055-121-006 conveyed to the City of Lorain, Ohio as recorded in Instrument #'s 20040047141 (1/3), 20040047142 (7/75), 20040047143 (1/3), 20040047144 (2/75), 20040047145 (2/75), 20040047146 (1/15), 20040047147 (2/75) and 20040047148 (2/75) of the Lorain County Recorder's Office and containing 1.235 acres further described as follows:

Begin at the intersection of the existing centerline of Colorado Avenue (S.R. 611) with the West line of the above mentioned Original Lot No. 55; thence, with said centerline, South 89° 04' 24" East, 676.98 feet to the Northeast corner of a 0.48 acre tract conveyed to The City of Lorain in Instrument #20030924342; thence, leaving said centerline and with the East line of the 0.48 acre tract, South 00° 50' 32" West, 30.00 feet to the existing South right-of-way line of Colorado Avenue (30' to C/L) (found 1" iron pin (ODOT - 0.28' West)), said corner also being the TRUE POINT OF BEGINNING:

thence, from the True Point of Beginning, leaving the East line of the 0.48 acre tract and with the existing South right-of-way line of Colorado Avenue, South 89° 04' 24" East, 199.65 feet to the Southwest corner of a 0.026 acre tract conveyed to The City of Lorain in Instrument #20020842815 and the Northwest corner of a 0.5891 acre tract conveyed to The City of Lorain, an Ohio Municipal Corporation in Instrument #20060137990 (found 1" pipe - 0.25' North);

thence, leaving said right-of-way line and with the West line of the above mentioned 0.5891 acre tract , South 00° 51' 41" West, 269.78 feet to a found 1" pipe (bent) at the Southwest corner of the 0.5891 acre tract and on the North line of a 6.89 acre tract conveyed to Terry E. Rieger and Delia A. Rieger in Instrument #'s 20080272281 (1/4), 20080252117 (1/4), 20080272279 (1/4), 20080272280 (1/4);

thence, leaving the West line of the 0.5891 acre tract and with the North line of the 6.89 acre tract, North 89° 01' 19" West, 199.56 feet to a set 5/8" iron pin on the East line of a 3.000 acre tract conveyed to Horizon Activities Center in Instrument #20060182813;

thence, leaving the North line of the 6.89 acre tract and with the East line 3.000 acre tract, North 00° 50' 32" East, passing a found 5/8" iron pin (LS #7775) at 257.47 feet at the common East corner of the above mentioned 3.000 acre tract and the 0.48 acre tract and on the existing South right-of-way line of Colorado Avenue (42.5' to C/L), a total distance of 269.60 feet to the TRUE POINT OF BEGINNING;

Containing 1.235 acres of land. The basis of bearings is NAD83 (NSRS2007) Ohio State Plane Coordinates, North Zone (3401).

The above description was prepared on May 6, 2011 from a survey completed on November 2, 2010 under the direction of Joan M. Bolser, Registered Surveyor #8493 in the State of Ohio.

Prior Instrument Reference: Instrument #20040047141, 20040047142, 20040047143, 20040047144, 20040047145, 20040047146, 20040047147, 20040047148

DESCRIPTION - 0.138 ACRES R/W DEDICATION:

Situated in the City of Lorain, County of Lorain, State of Ohio and being part of Original Lot No. 55 of Sheffield Township and being part of Parcel ID #03-00-055-121-006 conveyed to the City of Lorain, Ohio as recorded in Instrument #'s 20040047141 (1/3), 20040047142 (7/75), 20040047143 (1/3), 20040047144 (2/75), 20040047145 (2/75), 20040047146 (1/15), 20040047147 (2/75) and 20040047148 (2/75) of the Lorain County Recorder's Office and containing 0.138 acres further described as follows:

Begin at the intersection of the existing centerline of Colorado Avenue (S.R. 611) with the West line of the above mentioned Original Lot No. 55; thence, with said centerline, South 89° 04' 24" East, 676.98 feet to the Northeast corner of a 0.48 acre tract conveyed to The City of Lorain in Instrument #20030924342, said corner also being the TRUE POINT OF BEGINNING:

thence, from the True Point of Beginning, continuing with the centerline of Colorado Avenue, South 89° 04' 24" East, 199.66 feet to the Northwest corner of the 0.026 acre tract conveyed to The City of Lorain in Instrument #20020842815;

thence, leaving said centerline and with the West line of the above mentioned 0.026 acre tract, South 00° 51' 41" West, passing a found 1" pipe at 29.75 feet, a total distance of 30.00 feet to the Southwest corner of the 0.026 acre tract on the existing South right-of-way line of Colorado Avenue, said corner also being the Northwest corner of a 0.5891 acre tract conveyed to The City of Lorain, an Ohio Municipal Corporation in Instrument #20060137990;

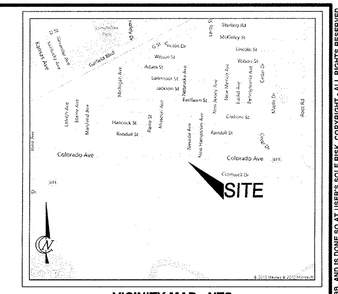
thence, leaving the West line of the 0.026 acre tract and the 0.5891 acre tract and with the existing South right-of-way line of Colorado Avenue, North 89° 04' 24" West, 199.65 feet (found 1" iron pin (ODOT - 0.28' West)) to the East line of a 0.48 acre tract conveyed to The City of Lorain in Instrument #20030924342;

thence, leaving the existing South right-of-way line of Colorado Avenue and with the East line of the above mentioned 0.48 acre tract, North 00° 50' 32" East, 30.00 feet to the TRUE POINT OF BEGINNING;

Containing 0.138 acres of land of which 0.138 acres are existing Colorado Avenue (S.R. 611) right-of-way. Subject to all legal highways, easements and restrictions of record. The basis of bearings is NAD83 (NSRS2007) Ohio State Plane Coordinates, North Zone (3401).

The above description was prepared on May 6, 2011 from a survey completed on November 2, 2010 under the direction of Joan M. Bolser, Registered Surveyor #8493 in the State of Ohio.

Prior Instrument Reference: Instrument #20040047141, 20040047142, 20040047143, 20040047144, 20040047145, 20040047146, 20040047147, 20040047148



VICINITY MAP - NTS

SURVEY NOTES:

By graphic plotting only, subject property appears to be located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), Community Panel #39093C0190D, bearing the Effective Date of August 19, 2008, Lorain County, Ohio and Incorporated Areas.

Utility structures are located at their approximate centerline at ground elevation (except for utility poles). Underground pipes and conduits are plotted from structure to structure or from utility plans where applicable. The exact location of underground improvements cannot be determined without excavating and completely exposing them.

There is no observable evidence of earth moving work, building construction or building additions within recent months on subject property at time of survey.

There are no immediate plans of roadway widening at the time of this survey per the City of Lorain.

There is no visible evidence of a solid waste dump, sump or sanitary landfill on subject property at time of survey.

There are no striped parking places on the subject parcel.

Subject parcel is vacant and has no buildings and no parking.

Current Zoning Classification: I-1 (Light Industrial District)
Setbacks shall be per the City of Lorain Zoning Regulations:

Min lot width:	none
Min front setback:	10'
Min side setback:	10'*
Min rear setback:	10'*
Max building height:	45'

**If abutting a Residential District the Minimum Side and Rear Yard Setback- 30 feet.*

1201.06 Distance From Street Line: (c) I-1, I-2 Districts - Parking shall be prohibited within ten feet of a street line.

The property shown hereon is subject to easements, agreements, restrictions, etc. listed in Schedule B-Section 2 of Commitment for Title Insurance No. 89931 provided by Stewart Title Guaranty Company bearing the Effective Date April 26, 2011 at 7:29 A.M. Items 1-6 are not survey related.

All monuments were found or set as shown hereon by method of random traverse with an unadjusted error of closure exceeding 1:15,000.

Bearings are based on NAD83 (NSRS2007) Ohio State Plane Coordinates, North Zone (3401).

All plat and deed references are to the Lorain County, Ohio Recorder's Office.

SCHEDULE B, SEC. 2	COMMITMENT NO. 89931	DATED 4/26/2011
ITEM	DESCRIPTION	COMMENT
	No Survey Related Items.	

Right of Way Dedication Area

LEGEND

- Ex Sanitary M.H.
- Ex Sanitary Clean Out
- Ex Storm M.H.
- Ex Storm Catch Basin
- Ex Fire Hydrant
- Ex Water Meter
- Ex Water Valve
- Ex Light Pole
- Ex Utility Pole
- Ex Guy Wire
- Ex Gas Valve
- Ex Gas Meter
- Ex Gas Marker
- Ex Sign
- Ex Mail Box
- Ex Post
- Ex Bollard
- Ex Boring
- Ex Deciduous Tree
- Ex Evergreen Tree
- Ex Underground Water Main
- Ex Underground Gas Main
- Ex Overhead Utilities
- Ex Underground Electric
- Ex Underground Telephone
- Ex Fence
- Ex Landscape Border
- Ex Treeline
- Ex Major Contour
- Ex Minor Contour

02924
APPROVED
LORAIN CO.
MAP DEPT
DATE 5-19-11
PAGE 3-00-055-A
BY JHatfield
#11-02924
03-00-055-121-020 033 034
Scan #47038

APPROVED
AS TO DESCRIPTION ONLY
Date 5-11-11
City of Lorain
Per Jessica Syltes
Engineering Dept.

APPROVED BY THE LORAIN CITY PLANNING COMMISSION ..... NO PLAT REQUIRED
R. Oeko 5-4-11
SECRETARY LORAIN CITY PLANNING COMMISSION

CERTIFICATION

To Dollar General Corporation, DG Strategic II, LLC, Zaremba Group, LLC and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9,10(a), 11(b), 13, 16, 17 and 18 of Table A thereof.

The field work was completed on November 2, 2010.

5-6-11 Joan M. Bolser
Date of Plat or Map Joan M. Bolser P.S. # 8493 State of Ohio

STATE OF OHIO
JOAN M. BOLSER
8493
REGISTERED
PROFESSIONAL SURVEYOR

BENCHMARK

A found mag-nail in a power pole located in the South right-of-way line of Colorado Avenue approximately 29' Southwest of the existing centerline intersection of Colorado Avenue and Nevada Avenue. Said mag-nail is 1.9' North of the face of walk, 24.6' Southwest of a storm manhole and 31.3' South of a sanitary manhole.

Elevation = 614.93 (NAVD 88)

UTILITY COMPANIES

			Contact:
Sanitary Sewer & Storm Water	City of Lorain Engineering Dept.	(440) 204-2003	Jim Reagan
Water	City of Lorain Utilities Dept.	(440) 204-2275	Jack Springowski
Gas	Columbia Gas of Ohio	(800) 440-6111	Pam Green
Electric	Ohio Edison	(440) 326-3207	Jeff Hall
Telephone	Centurylink	(866) 768-1847	Matt Chalk

MONUMENTATION

- Found 5/8" Iron Pin
- Found Iron Pipe
- Found MAG Nail
- Found Cross Notch
- Set 5/8" Iron Pin
- Benchmark

Basis of Bearing:
State Plane NAD83 GPS Observations
0 20 30
SCALE: 1" = 20'

Item	Revision Description	Date	Drwn.	Chk.
1	REVISED PROPERTY (R/W DEDICATION)	04-27-11	JMB	CRG
2	UPDATED ALTA	05-04-11	JMB	CRG
3	REVISED DESCRIPTION	05-06-11	JMB	CRG

ZAREMBA LAND DEVELOPMENT, LLC

PART OF ORIGINAL LOT NO. 55 OF SHEFFIELD TOWNSHIP
2600 COLORADO AVENUE
CITY OF LORAIN
LORAIN COUNTY, OHIO

ALTA/ACSM LAND TITLE SURVEY - NO TOPO

bayer becker
www.bayerbecker.com
2070 Ironworks Road
Fort Mitchell, KY 41017 - 859.281.1113

03-00-055-121-033
03-00-055-A

Drawing: 10K079-007 BM C3D
Drawn by: jmb
Checked By: jol
Issue Date: 11/11/10
Sheet: 1 of 2

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Plot time: May 06, 2011 - 4:34pm
Drawing name: J:\2010\10K079-007\SV\DWG\10K079-007 BM C3D.dwg - Layout Tab: PG 1