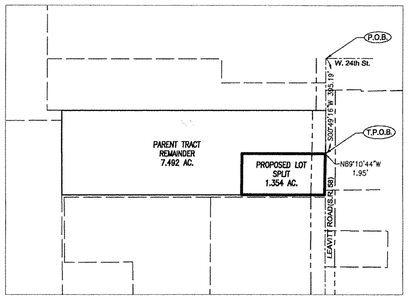
Scan# 47140 02-02-018-000-086 02-02-018 B



KEY MAP
SCALE: 1"=300'

DESCRIPTION:

Situated in the City of Lorain, County of Lorain, State of Ohio and being part of Original Black River Township Lot No. 18, Tract No. 2, and also being a part a 8.846 acre tract conveyed to JK Lucas, LLC as recorded in Instrument #2005-0064342 of the Lorain County Recorder's Office and containing 1.354 acres further described as follows:

Begin at the existing centerline intersection of Leavitt Road (S.R. 58) and W. 24th Street; thence, leaving the centerline of W. 24th Street and with the existing centerline of survey of Leavitt Road, South 00°49' 16" West, passing a found 1-1/2" iron pin in a monument box at 354.05 feet, a total distance of 395.19 feet; thence, leaving said centerline, North 89°10' 44" West, 1.95 feet to the old centerline of Leavitt Road and the East line of Original Lot No. 18, said corner also being the TRUE POINT OF BEGINNING:

thence, from the True Point of Beginning, continuing with the old centerline of Leavitt Road and the East line of Original Lot No. 18, South 01° 09' 06" West, 170.00 feet to the Northeast corner of a 2.0553 acre tract conveyed to JW of Rocky River Limited in Instrument #2004-026664;

thence, leaving the old centerline of Leavitt Road and the East line of Original Lot No. 18 and with the North line of the above mentioned 2.0553 acre tract, North 89°23' 22" West, passing a set 5/8" iron pin at 57.07 feet on the existing West right-of-way line of Leavitt Road, a total distance of 347.00 feet to a set 5/8" iron pin;

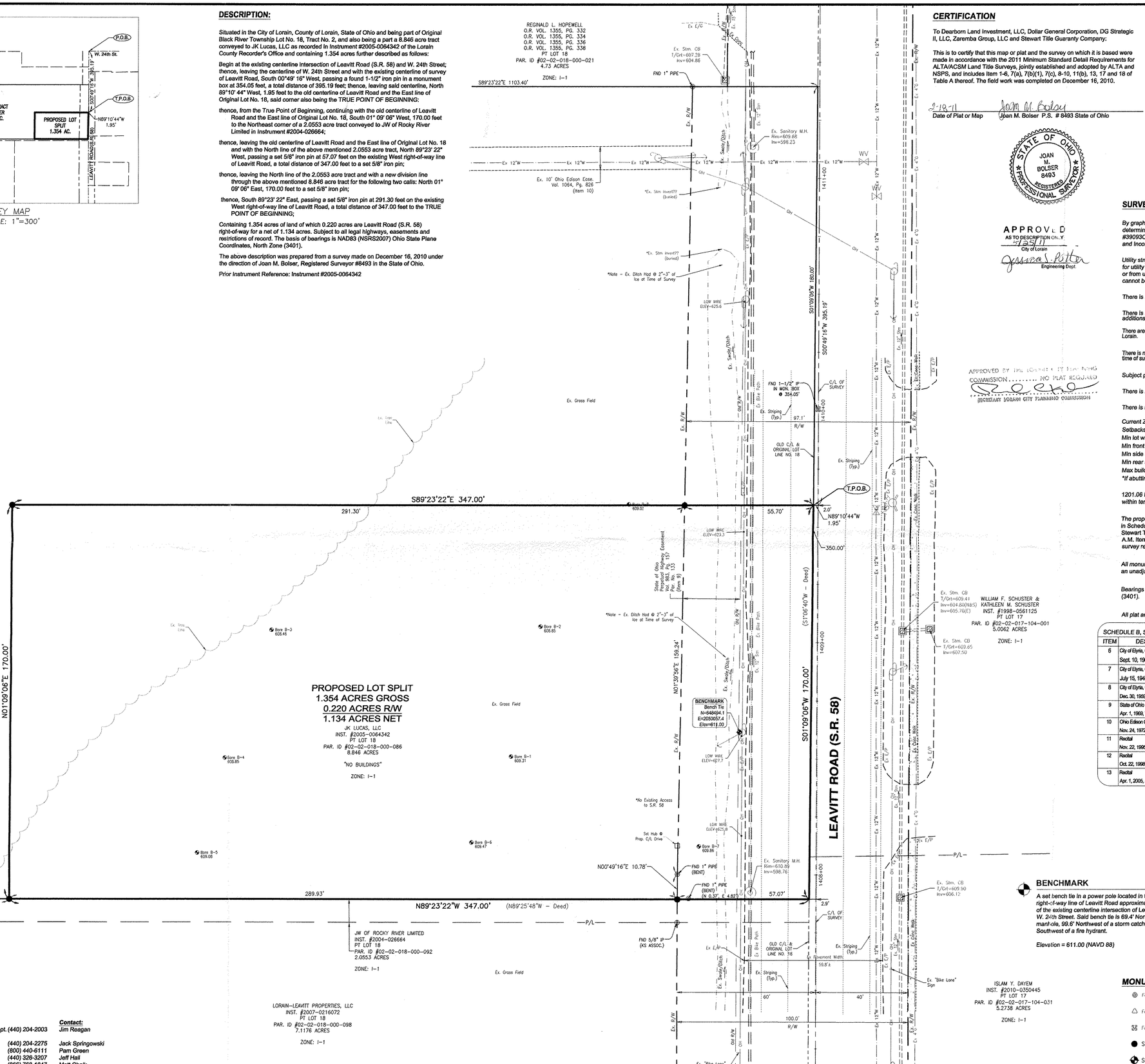
thence, leaving the North line of the 2.0553 acre tract and with a new division line through the above mentioned 8.846 acre tract for the following two calls: North 01° 09' 06" East, 170.00 feet to a set 5/8" iron pin;

thence, South 89°23' 22" East, passing a set 5/8" iron pin at 291.30 feet on the existing West right-of-way line of Leavitt Road, a total distance of 347.00 feet to the TRUE POINT OF BEGINNING;

Containing 1.354 acres of land of which 0.220 acres are Leavitt Road (S.R. 58) right-of-way for a net of 1.134 acres. 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 from a survey made on December 16, 2010 under the direction of Joan M. Bolser, Registered Surveyor #8493 in the State of Ohio.

Prior Instrument Reference: Instrument #2005-0064342



CERTIFICATION

To Dearborn Land Investment, LLC, 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 Item 1-6, 7(a), 7(b)(1), 7(c), 8-10, 11(b), 13, 17 and 18 of Table A thereof. The field work was completed on December 16, 2010.

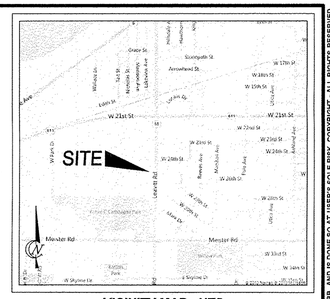
2-18-11 — Date of Plat or Map

Joan M. Bolser — Joan M. Bolser P.S. # 8493 State of Ohio

STATE OF OHIO — JOAN M. BOLSER 8493 — REGISTERED — PROFESSIONAL SURVEYOR

APPROVED
AS TO DESCRIPTION ONLY
2/25/11
City of Lorain
Jessica S. Pelton
Engineering Dept.

APPROVED BY THE LORAIN CITY PLANNING COMMISSION..... NO PLAT REQUIRED
SECRETARY LORAIN CITY PLANNING COMMISSION



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 #39093C0104D, 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 visible evidence of encroachments on subject property.

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.

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

There is no existing access on subject site to S.R. 58.

There is no street address for subject parcel.

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. 90263 provided by Stewart Title Guaranty Company bearing the Effective Date December 1, 2010 at 7:29 A.M. Item 9(Vol. 983, Pg. 157) is shown hereon if applicable. Items 1-5 and 14 are not survey related. Items 6-8 and 10-13 do not apply.

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. 90263	DATED 12/1/2010
ITEM	DESCRIPTION	COMMENT
6	City of Elyria, Ohio Water Line Easement Sept. 10, 1902, Misc. Vol. 5, Pg. 25	Does not apply.
7	City of Elyria, Ohio Water Line Easement July 15, 1946, Vol. 389, Pg. 377	Does not apply.
8	City of Elyria, Ohio Water Line Easement Dec. 30, 1969, Vol. 764, Pg. 276	Does not apply.
9	State of Ohio Perpetual Highway Easement Apr. 1, 1969, Vol. 983, Pg. 157	Applies and affects as shown.
10	Ohio Edison Company 10' Easement Nov. 24, 1972, Vol. 1064, Pg. 826	Does not apply.
11	Recital Nov. 22, 1995, Inst. #1995-0376631	Does not apply.
12	Recital Oct. 22, 1998, Inst. #1998-0571100	Does not apply.
13	Recital Apr. 1, 2005, Inst. #2005-0064342	Does not apply.

LEGEND

- Ex Sanitary M.H.
- Ex Sanitary Clean Out
- Ex Storm M.H.
- Ex Storm Catch Basin
- Ex Storm Catch Basin
- Ex Fire Hydrant
- Ex Water Meter
- Ex Water Valve
- Ex Property Line
- Ex Gas Valve
- Ex Gas Meter
- Ex Sign
- Ex Mail Box
- Ex Boring
- Ex Utility Pole
- Ex Guy Wire
- Ex Guy Pole
- Ex Right of Way
- Ex Underground Water Main
- Ex Underground Gas Main
- Ex Overhead Utilities
- Ex Farm Woven Fence
- Ex Treeline
- Ex Major Contour
- Ex Minor Contour

BENCHMARK

A set bench tie in a power pole located in the West right-of-way line of Leavitt Road approximately 493' South of the existing centerline intersection of Leavitt Road and W. 24th Street. Said bench tie is 69.4' North of a sanitary manhole, 99.6' Northwest of a storm catch basin and 118.9' Southwest of a fire hydrant.

Elevation = 611.00 (NAVD 88)

MONUMENTATION

- Found Iron Pipe
- Found MAG Nail
- Found Mon. Box
- Set 5/8" Iron Pin
- Set Benchmark

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

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

Item	Revision Description	Date	Drwn:	Chk:

ZAREMBA LAND DEVELOPMENT, LLC

LEAVITT ROAD (S.R. 58)
CITY OF LORAIN
LORAIN COUNTY, OHIO

ALTA/ACSM LAND TITLE SURVEY - NO TOPO

bayer becker
www.bayerbecker.com
209 Grandview Drive
Fort Mitchell, KY 41017 - 859.261.1113

Drawing: 10K079-010 BM C3D
Drawn by: jmb
Checked By: jol
Issue Date: 2/18/11
Sheet: 1 of 2

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Plot time: Feb 18, 2011 - 8:51am
Drawing name: J:\2010\10K079-010\SV\DWG\10K079-010 BM C3D.dwg - Layout Tab: PG 1