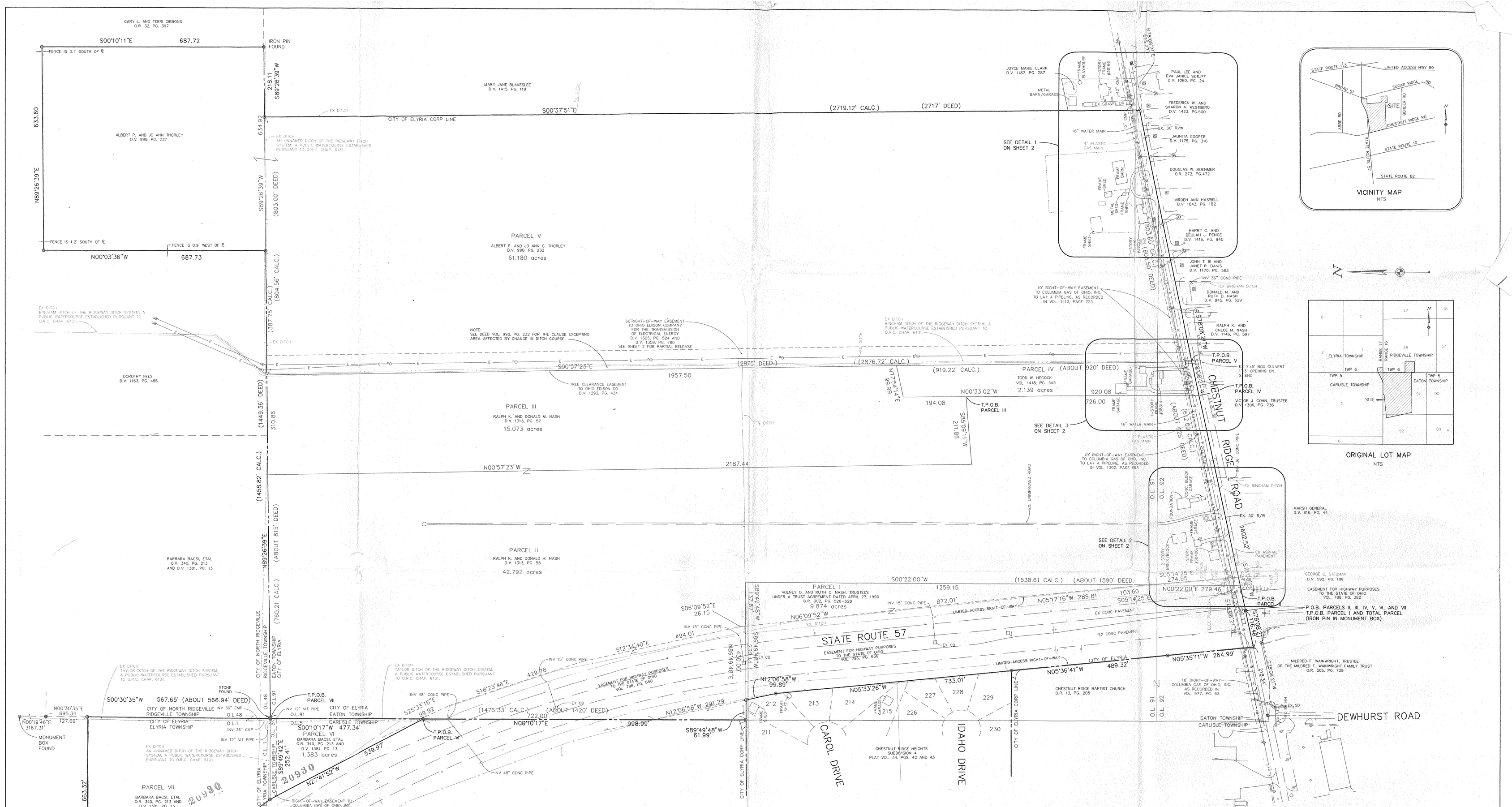

LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
WATER VALVE		UNDERGROUND UTILITY MARKER	
FIRE HYDRANT		UTILITY PEDESTAL	
WATER METER PIT		GAS VALVE	
MANHOLE		GAS METER	
CATCH BASIN		SIGNS	
CURB INLET		POST	
POWER POLE		GAS WELL (SEE NOTE 6)	
TELEPHONE POLE		R.R. SPIKE SET	
UTILITY POLE		IRON PIN/PIPE FOUND	
GUY POLE		5/8" IRON PIN SET	
MAILBOX		MONUMENT FOUND	
WATER MAIN	EX WTR	ELECTRIC LINES	E E E E
SANITARY SEWER	EX SS	GAS MAIN	G G G G
STORM SEWER	EX SD	FENCE	x x x x
TELEPHONE LINES	T T T T		

NOTES:

1) THE EASEMENTS SHOWN HEREIN ARE AS NOTED IN TITLE COMMITMENTS NO. CLC-92293A AND B AND CLC-100005A AND E PREPARED BY CHICAGO TITLE INSURANCE COMPANY. FURTHERMORE THE SURVEYED PARCELS ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE TITLE POLICY ISSUED PURSUANT TO THE ABOVE REFERENCE TITLE COMMITMENTS.

2) BASIS OF BEARINGS

BEARINGS ARE BASED UPON RIGHT-OF-WAY PLANS PROVIDED BY THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (PROJECT NO. LOR-57-11.72).

3) EASEMENTS THAT DO NOT AFFECT SITE ARE AS FOLLOWS: (NONE WERE FOUND)

4) BLANKET EASEMENTS ARE AS FOLLOWS:
OHIO FUEL GAS CO. PIPELINE ESMT - VOL. 459, PG. 342 AND VOL. 810, PG. 624 AFFECTS PARCELS VI AND VII
OIL AND GAS LEASE - VOL. 85, PG. 553 AFFECTS PARCELS VI AND VII.
OIL AND GAS LEASE - VOL. 84, PG. 656 AND VOL. 84, PAGE 673 AFFECTS PARCELS
SIGN LOCATION LEASE VOL. 94, PAGE 851 AFFECTS PARCELS II AND III.

5) ZONING AREAS ARE SHOWN ON SHEET 2
ZONING FOR AREAS IN CITY OF ELYRIA ZONING DISTRICT B-3 (BUSINESS DISTRICT)
SETBACKS:
FRONT YARD = NONE, EXCEPT WITHIN SAME BLOCK FRONT WITH R DISTRICT, THEN 20 FEET
REAR YARD = 20 FEET
SIDE YARD = NONE, EXCEPT ABUTTING R DISTRICT WHEREIN SPECIAL PROVISIONS SHALL APPLY
HEIGHT RESTRICTIONS = 3 STORIES OR 40 FEET

ZONING FOR AREA IN CITY OF ELYRIA ZONING DISTRICT B-4 (AUTOMOTIVE DISTRICT)
SETBACKS:
FRONT YARD = 35 FEET FROM R/W LINE
REAR YARD = 30 FEET
SIDE YARD = INTERIOR LOT 15 FEET, CORNER LOT 35 FEET
HEIGHT RESTRICTIONS: 2 STORIES OR 25 FEET

ZONING FOR AREA IN CITY OF ELYRIA ZONING DISTRICT R1-C (SINGLE FAMILY RESIDENTIAL DISTRICT)
SETBACKS:
FRONT YARD = 30 FEET FROM R/W LINE
REAR YARD = 30 FEET
SIDE YARD = NOT LESS THAN 8 FEET AND THE TOTAL WIDTH OF THE TWO SIDE YARDS SHALL NOT BE LESS THAN 18 FEET
HEIGHT RESTRICTIONS: 2 1/2 STORIES OR 35 FEET

5) (CON'T.)
CURRENT ZONING FOR PART OF PARCEL V: (ORIG.LOT 48)
CITY OF NORTH RIDGEVILLE R-1 (RESIDENTIAL DISTRICT)
SETBACKS:
FRONT YARD = 50 FEET
REAR YARD = 50 FEET
SIDE YARD = NOT LESS THAN 10 FEET, BUT THE SUM OF TWO SIDEYARDS SHALL NOT BE LESS THAN 20'
HEIGHT RESTRICTIONS:
35 FEET

ZONING FOR AREA IN CARLISLE TWP ZONING DISTRICT RI-1 (RESIDENTIAL) PARCEL VI
SETBACKS:
FRONT YARD = 60 FEET
REAR YARD = 40 FEET
SIDE YARD = 10 FEET
HEIGHT RESTRICTIONS: 35 FEET

ZONING FOR AREA IN CITY OF ELYRIA ZONING DISTRICT M-1 (INDUSTRIAL DISTRICT) PARCEL VII
SETBACKS:
FRONT YARD = 20 FEET
REAR YARD = 20 FEET
SIDE YARD = NONE, EXCEPT ABUTTING R DISTRICT WHEREIN SPECIAL PROVISIONS SHALL APPLY
HEIGHT RESTRICTIONS: 3 STORIES OR 40 FEET

6) LOCATIONS OF GAS WELLS ARE APPROXIMATE, SHOWN BY SCALING FROM W. W. ENGINEERING & SCIENCE'S, FIGURE 3, PROJECT 0615330 DATED APRIL 1993.

AREA SUMMARY

PARCEL I	9.874 ACRES
PARCEL II	42.792 ACRES
PARCEL III	15.073 ACRES
PARCEL IV	2.139 ACRES
PARCEL V	61.180 ACRES
PARCEL VI	1.383 ACRES
PARCEL VII	5.957 ACRES
TOTAL	138.398 ACRES

PARCEL I	7.943 ACRES	(IN R/W STATE ROUTE 57)
PARCEL II	3.750 ACRES	(IN R/W STATE ROUTE 57)
PARCEL II	0.403 ACRES	(IN R/W CHESTNUT RIDGE ROAD)
PARCEL IV	0.073 ACRES	(IN R/W CHESTNUT RIDGE ROAD)
PARCEL V	0.554 ACRES	(IN R/W CHESTNUT RIDGE ROAD)
TOTAL R/W	12.723 ACRES	

TOTAL 138.398 ACRES - TOTAL R/W 12.723 ACRES = 125.723 NET ACRES

F.B. 1793 PG. 52
F.B. 1825 PG. 37
F.B. 1855 PG. 54

CERTIFICATION:

To Meijer, Inc., a Michigan Corporation; Chicago Title Insurance Corporation, a Missouri Corporation; Albert P. and Jo Ann C. Thorley; Todd W. and Debra G. Hecock; Ralph K. and Donald M. Nash; Volney O. and Ruth C. Nash, Trustees under a trust agreement dated April 27, 1990; and Barbara, Christine, Daniel, Jeffrey, and Steven Bacsi.

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992; includes items 1-4, 6, 7a, 8, 10, 11, and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey. The entire site lies in Zone "C", (areas of minimal or no flooding), by scaling location on Community Panel No. 390346 0105 B and 390352 0010 B of the Federal Emergency Management Agency's Flood Insurance Map for the County of Lorain (Unincorporated Areas) and City of North Ridgeville, County of Lorain, State of Ohio. Effective Dates: February 4, 1981 and June 4, 1980, respectively.

STATE OF OHIO PAUL F. MACCALLUM 7561 REGISTERED PROFESSIONAL SURVEYOR

WOOLPERT

Paul F. MacCallum 6/13/94

Paul F. MacCallum
Ohio Professional Surveyor No. 7561

Date

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NO	DATE	REVISIONS
1	6/12/94	EASEMENT REVISIONS
2	6/13/94	MEIJER REVIEW
3	6/10/94	REVISE SULLINGER EASEMENT

ALTA/ACSM LAND TITLE SURVEY

FOR

MEIJER,INC.

PART OF ORIGINAL EATON TOWNSHIP LOTS 91 & 92, EATON TOWNSHIP AND CITY OF ELYRIA
PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 48, CITY OF NORTH RIDGEVILLE
PART OF ORIGINAL CARLISLE TOWNSHIP LOT 5, TOWNSHIP OF CARLISLE
PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 1, CITY OF ELYRIA, LORAIN COUNTY, OHIO
138.398 ACRES

WOOLPERT
400 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX 513.461.0743

DES PFM CONTRACT
DRT SKK NO. 10-11-018981-02
CKD PFM DATE APRIL 12, 1994
SHEET 1 OF 3

11-00-092
091

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