ALTA/ACSM LAND TITLE SURVEY MADE FOR

RISER FOODS, INC. , AMERITRUST COMPANY NATIONAL ASSOCIATION & CHICAGO TITLE INSURANCE COMPANY

OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NOS. 5 AND 8 AND ALSO BEING PART OF BLOCK "H" IN MILLS CREEK SUBDIVISION SECTION "D" AS SHOWN BY THE PLAT RECORDED IN VOLUME 25 PAGE 37 OF LORAIN COUNTY RECORDS AND NOW BEING IN THE CITY OF NORTH RIDGEVILLE , COUNTY OF LORAIN AND STATE OF OHIO.

NORTH

SCALE: 1" = 40'
0 20 40 80

AUGUST 25, 1988
REVISED DECEMBER 27, 1988

LEGAL DESCRIPTION

Situated in the City of North Ridgeville, County of Lorain and State of Ohio: And Known as being part of Original Ridgeville Township Lot Nos. 5 & 8 and also being part of Block "H" in Mills Creek Subdivision Section "D" as shown by the plat recorded in Volume 25, Page 37 of Lorain County Records bounded and described as follows:

Beginning at the intersection of the centerline of Center Ridge Road (S.R. 113)(60 feet wide) and the centerline of Mills Creek Lane (60 feet wide);

Thence North 26° 51' 40" West along the centerline of Mills Creek Lane, 163.57 feet to a point;

Thence South 63° 08' 20" West, 30.00 feet to a point on the southwesterly line of Mills Creek Lane at the most easterly corner of land conveyed to the County of Lorain, Ohio by deed recorded in Volume 1090, Page 15 of Lorain County Records and the principal place of beginning of the parcel herein described. Said corner being witnessed by an iron pipe found North 0° 23' 33" East 0.80 feet therefrom;

Thence South 63° 08' 20" West, along a southeasterly line of land so conveyed, 256.34 feet to an iron pin set at a corner thereof;

Thence South 0 06' 56" East, along an easterly line of land so conveyed, 83.58 feet to a corner thereof. Said corner being witnessed by an iron pipe found North 36° 00' 40" East, 0.80 feet therefrom;

Thence South 43° 40' 50" East, along an easterly line of land so conveyed, 148.87 feet to an iron pin set on the northwesterly line of Center Ridge Road at a corner of land so conveyed to the County of Lorain;

Thence South 46° 19' 10" West, along the northwesterly line of Center Ridge Road, 30.00 feet to an iron pin set at the most southerly corner of land so conveyed;

Thence North 43° 40' 50" West, along a southwesterly line of land so conveyed, 144.93 feet to an iron pin set at a corner thereof;

Thence South 89° 53' 04" West, along a southerly line of land so conveyed 495.09 feet to a southwesterly corner thereof. Said corner being witnessed by an iron pipe found South 37° 50' 09" West, 0.31 feet therefrom;

Thence North 1° 07' 06" West, along the westerly line of land so conveyed, 400.02 feet to the most westerly corner thereof. Said corner being witnessed by an iron pipe found South 26° 01' 55" West, 0.52 feet therefrom;

Thence North 89° 53' 04" East, along a northerly line of land so conveyed 480.07 feet to an iron pin set at an angle therein;

Thence North 63° 08' 20" East along said northerly line, 161.20 feet to the southwesterly line of Mills Creek Lane and the most northerly corner of land so conveyed to the County of Lorain, Ohio. Said corner being witnessed by an iron pipe found South 76° 57' 58" East 0.49 feet therefrom;

Thence South 26° 51' 40" East along the southwesterly line of Mills Creek Lane, 280.00 feet to the principal place of beginning and containing 6.0527 Acres of Land, more or less, according to a survey prepared by Carl L. Craddock, Registered Surveyor No. 5762 for and in behalf of Bock & Clark under Project No. 88183 dated August 18, 1988 and subject to all legal highways.

SURVEYOR'S STATEMENT

This survey was made at the request of Chicago Title Insurance Company and Ameritrust Company National Association and was made on August 25, 1988 and revised December 27, 1988, of the premises specifically described in Chicago Title Insurance Company's Title Commitment No. *CLC-68584* (the "Title Commitment") dated July 21, 1988 at 7:59 A.M. I hereby state to Chicago Title Insurance Company and to Ameritrust Company National Association that in my professional opinion, this survey plat is an accurate representation of said premises based on a survey made upon the ground, showing all gaps, gores and overlaps between the subject property and adjoining properties as described in deeds conveying the subject property and adjoining properties to the owners of record as of the original date of this survey, and further showing the location, size and type of all buildings, the location of all visible structures and other visible improvements situated on said premises, all set-back lines that are shown on recorded subdivision plats that said premises is a part of, all dedicated highways providing access to the premises and all easements and rights-of-way set forth in the title commitment or visible on the ground; and that, except as shown, there are no party walls, no encroachments on adjoining premises, streets or alleys by any of said buildings, visible structures or other visible improvements situated on the subject property and no encroachments on the subject property by buildings, visible structures or other visible improvements situated on adjoining premises. This survey is made in accordance with Chapter 4733-37 of the Administrative Code which was filed pursuant to Chapter 119 of the Ohio Revised Code (minimum standards for boundary surveys in the State of Ohio). Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found or set at all points indicated hereon.

This map or plat and the survey on which it is based were made in accordance with 'Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys' jointly established and adopted by ALTA and ACSM in 1986, and meets the accuracy requirements of a Class A survey as defined therein.

CARL L. CRADDOCK, P.S.
REGISTERED SURVEYOR No. 5762

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

NOTE: THE VARIOUS UTILITIES SHOWN HEREON ARE BASED UPON FIELD DATA WHEREVER POSSIBLE AND OTHERWISE ON PUBLIC AND PRIVATE RECORDS WHICH MAY OR MAY NOT BE COMPLETE OR ACCURATE. WE CANNOT GUARANTEE THE EXISTANCE OR NON-EXISTANCE OF UTILITIES, NOR THE AVAILABILITY OF UTILITY SERVICE ON OR NEAR THE SUBJECT PROPERTY.

NOTES:

○ DENOTES IRON PIN SET UNLESS OTHERWISE NOTED ALL IRON PINS SET ARE 5/8" DIA. X 30" LENGTH RE-BAR WITH A PLASTIC CAP BEARING THE NAME OF THE COMPANY THAT PREPARED THIS PLAT.

THE SUBJECT PARCEL LIES WITHIN AN AREA DESIGNATED AS ZONE C ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP. (COMMUNITY PANEL NO. 390352 0005 B EFFECTIVE DATE JUNE 4, 1980. ZONE C IS LISTED ON SAID MAP AS "AREAS OF MINIMAL FLOODING.".)

THERE ARE 399 MARKED PARKING SPACES ON THE SUBJECT PROPERTY. THREE OF THE MARKED PARKING SPACES ARE DESIGNATED AS HANDICAPPED PARKING. THERE ARE ALSO FIVE UNMARKED PARKING SPACES.

STREET ADDRESS:
5490 MILLS CREEK LANE
NORTH RIDGEVILLE, OHIO

ONE STORY BRICK & CONCRETE BLOCK BUILDING (VACANT)

(33,741 SQ. FT. CALCULATED USING OUTSIDE DIMENSIONS OF BUILDING.

6.0527 ACRES

BOCK & CLARK
CONSULTING ENGINEERS & SURVEYORS
537 N. CLEVELAND-MASSILLON ROAD AKRON, OHIO 44313
(216) 666-7578 AKRON
(216) 589-4947 CLEVELAND
800-362-8996 OHIO WATS

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