

# ALTA/NSPS LAND TITLE SURVEY FOR DC Northside, LLC

Being part of Wellington Township Original Lot No. 20,  
Village of Wellington, Twp. 3 North, Range 18 West,  
Lorain County, Connecticut Western Reserve, State of Ohio.

## LEGAL DESCRIPTION

**Note:** Vesting deed is stamped as "survey or update before next transfer" due to a bad legal description.

### VESTING DEED DESCRIPTION (File 2018-0676985)

Situated in the Village of Wellington, County of Lorain and State of Ohio:

And known as being part of Wellington Township Original Lot No. 20, bounded and described as follows: Beginning in the center of Leavitt Road (S. R. #58) which is also the Westerly line of Original Lot 20 and 213' Northerly from the Southwest corner of Original Lot 20;

Thence Easterly parallel to the Southerly line of said Original Lot 20 and along the extension Westerly of the Northerly line and along the Northerly line of land conveyed to Tremarco Corporation, a distance of 180' to the Northeast corner of land conveyed to Tremarco Corporation by deed dated February 9, 1957, and recorded in Volume 695, Page 40 of the Lorain County Deed Records;

Thence Northerly parallel to the West line of Original Lot 20 to a point in the Southerly line of premises conveyed to E.J. Massard by deed dated October 15, 1930, and recorded in Volume 256, Page 524 of Lorain County Records;

Thence Westerly along the Southerly line to E.J. Massard as aforesaid, a distance of 180' to the center line of Leavitt Road and the Westerly line of Original Lot 20;

Thence Southerly along the Westerly line of said lot to the place of beginning and containing approximately 0.62 of an acre, be the same more or less, but subject to all legal highways.

### NEW DESCRIPTION (To be Recorded)

Being a parcel of land located in part of the Wellington Township Original Lot 20, Village of Wellington, Twp. 3 North, Range 18 West, Lorain County, Connecticut Western Reserve, State of Ohio, and further particularly described as follows:

Beginning at a 1" iron rod found in a monument box at the intersection of the right-of-way centerlines of North Main Street (a.k.a. State Route 58) (formerly Leavitt Rd.) (R/W Varies) and Maple Street (66' R/W), at the southwest corner of Wellington Township Original Lot 20, and at ODOT Station 421+51.54 (421+51.29 Record); Thence North 00° 39' 03" East, along the right-of-way centerline of N. Main St. and the west line of Original Lot 20, a distance of 179.75 feet to a point and being the principal place of beginning;

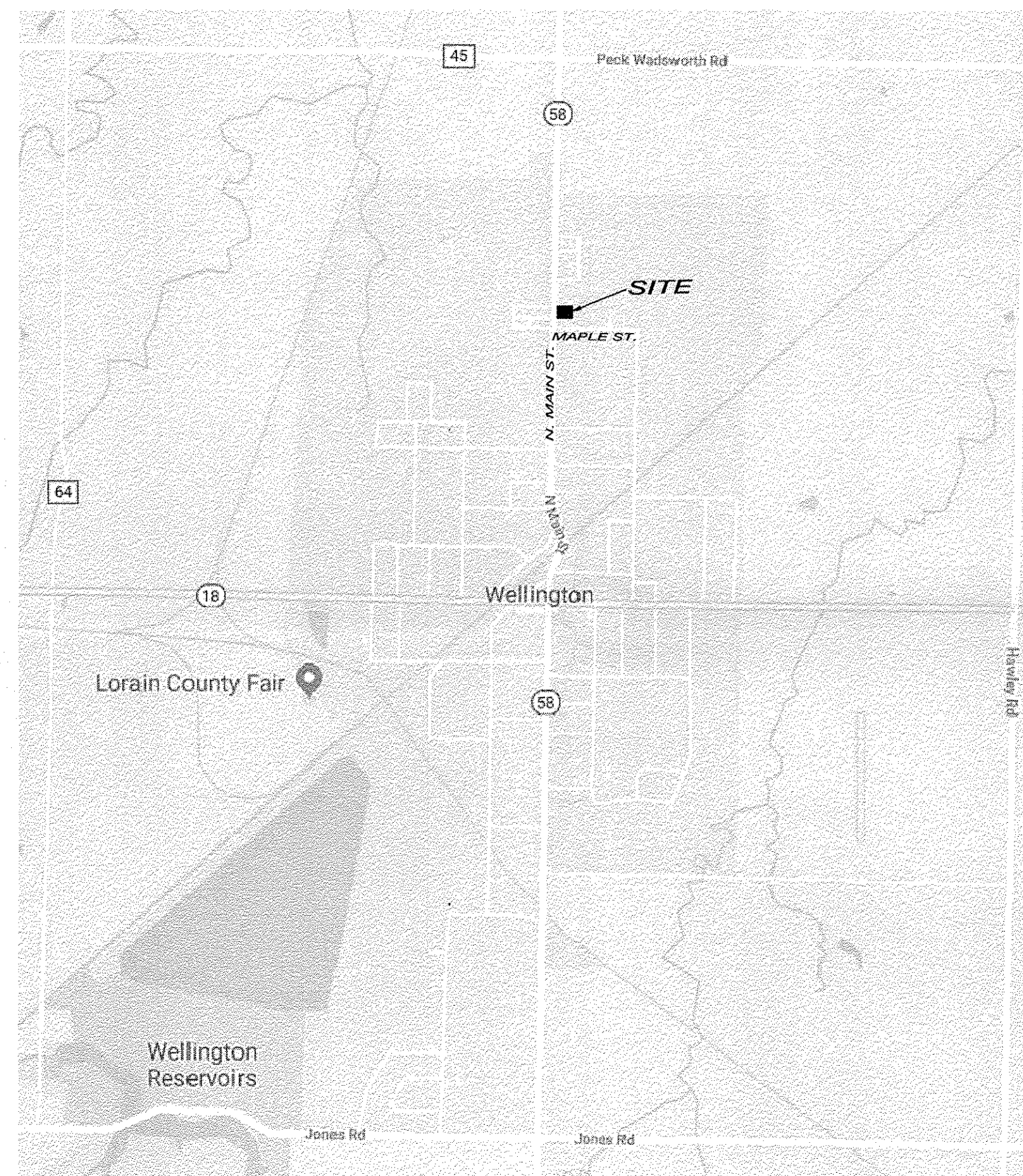
1. Thence continuing North 00° 39' 03" East, along the centerline of N. Main St. and the west line of Original Lot 20, a distance of 150.04 feet to a point at ODOT Station 424+81.33 and the southwest corner of land now or formerly owned by Simmons Investments, LLC as recorded in Instrument Number 2016-0593621 of the Lorain County Recorder's Office;
2. Thence South 89° 34' 14" East, along the south line of said Simmons Investments' land, a distance of 180.00 feet to a 5/8" iron rod set at the northwest corner of land now or formerly owned by the Wellington Township Trustees as recorded in Volume 972, Page 985 of the Lorain County Records, passing over a drill hole set at 41.59 feet;
3. Thence South 00° 39' 03" West, along the west line of said Wellington Twp. Trustees' land, a distance of 150.04 feet to a 5/8" iron rod set at the northeast corner of land now or formerly owned by J & K Properties Holding, LLC as recorded in Instrument Number 2017-0634831;
4. Thence North 89° 34' 14" West, along the north line of said J & K Properties Holding's land, a distance of 180.00 feet, passing over a 5/8" iron rod set at 150.00 feet, to the principal place of beginning and containing 0.6200 acres (27,006.9984 sq. ft.) of land more or less, of which 0.1082 acres (4,713.5642 sq. ft.) are within the road right-of-way, but subject to all legal highways, easements and restrictions of record.

Bearings are based on Grid North of the Ohio State Plane Coordinate System, NAD83 (2011) Datum, Geoid 12A, by ODOT VRS.

Prior Deed Reference: Instrument Number 2018-0676985

All 5/8" iron rods set are 30" long rebar with yellow plastic caps stamped "C.D.ENG 8456 & 8512".

This description was prepared by Contractors Design Engineering, (Consulting Engineers and Surveyors, Norwalk, Ohio) in July, 2018 per Alexander B. Etchill, Registered Surveyor No. 8512 from an actual survey performed July, 2018 on the premises by Contractors Design Engineering.



## ZONING INFORMATION

**PARCELS WITHIN THE VILLAGE OF WELLINGTON, OHIO:**  
Based on the Zoning Resolution of the Village of Wellington, Resolution Chapter 1153, provided by the Village of Wellington's Planning & Zoning Department and located at <http://www.conwaygreene.com/wellington.htm>.

**ZONING CLASSIFICATION:** GB-1 General Business District

### ZONING REGULATIONS:

<b>Automobile service stations:</b>	
Maximum Height of Building:	35 Feet
Minimum Front Yard Setback:	100 Feet
Minimum Side Yard Setback:	12 Feet when there is no rear access
Minimum Rear Yard Setback:	40 Feet
Maximum Ground Floor Building Size:	30,000 Square Feet

## UTILITIES

Utilities were located from record plans, above ground evidence and utilizing Ohio Utilities Protection Service (OUPS) for underground utilities. Minimal markings from OUPS and road construction in front of the subject property were observed during the field survey.

**OUPS TICKET #:** A819302882  
**EFFECTIVE DATE:** July 16th, 2018

## FLOOD ZONE CLASSIFICATION

Subject property is within Zone X, area of minimal flood hazard.  
**COMMUNITY-PANEL NO.:** 39093C0312D  
**EFFECTIVE DATE:** August 19, 2008

## SURVEYOR'S CERTIFICATE

To DC Northside, LLC, CIBC, as administrative agent for the Lenders, its successors and/or assigns, Tucker Title Agency, Inc., and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 11, 13, 14, 16, 17, 19, & 20 of Table A thereof (minimum coverage of \$1,000,000). The field work was completed on July 19, 2018.

Date of Plat or Map 31st day of July, 2018

*Alexander B. Etchill*  
Registered Surveyor #8512



## NOTES PERTAINING TO ALTA/NSPS TABLE A ITEMS

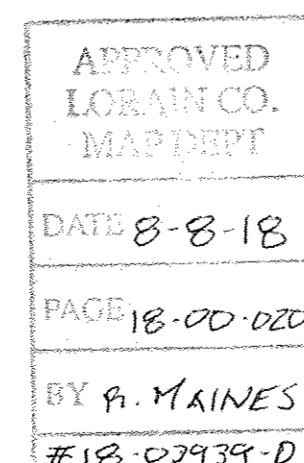
16. No observed evidence of current earth moving work, building construction or building additions.
17. No information available of proposed changes in street right-of-way lines and sidewalk construction repairs. Street repairs were observed during field survey.
19. Offsite easements benefiting the surveyed property are shown in survey Vol. 1058, Pg. 150, Doc. No. 2002-854162, Doc. No. 2002-854163, Doc. No. 2002-854165, & Doc. No. 2003-941082.
20. Professional Liability Insurance Policy of \$1,000,000 in effect throughout contract term.

**NOTE:** ITEM NUMBERS LISTED BELOW CORRESPOND TO ITEM NUMBERS IN COMMITMENT FOR TITLE INSURANCE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.  
FILE NO.: 180269 EFFECTIVE DATE: JULY 9, 2018 AT 7:30 A.M.

SCHEDULE B - SECTION II					
NO.	TYPE OF EASEMENT	WIDTH	GRANTEE	FILE NO.	REMARKS
10	STANDARD HIGHWAY EASEMENT	40-41.59'	THE VILLAGE OF WELLINGTON, OHIO	2003-0934409	SHOWN ON SURVEY
11	TEMPORARY RIGHT OF WAY EASEMENT		THE VILLAGE OF WELLINGTON, OHIO	2003-0934410	SHOWN ON SURVEY

### AFFECTS KEY:

- AFFECTS THE PROPERTY AND IS LOCATED
- AFFECTS THE PROPERTY AND CANNOT BE LOCATED
- BLANKET IN NATURE
- DOES NOT AFFECT THE PROPERTY



## PROPERTY ADDRESS

DC Northside, LLC  
704 N. Main St.  
Wellington, OH 44090

18-00-020-000-049

DC Northside, LLC  
ALTA/NSPS SURVEY  
704 N. Main St., Wellington, OH

1  
2

**CONTRACTORS  
DESIGN ENGINEERING**  
CONSULTING ENGINEERS & SURVEYORS  
NORWALK, OHIO

DATE: JULY, 2018  
DR: GAR  
BY: ABE  
REV'D BY:

PROJECT NO.  
18-344