

VICINITY MAP
N.T.S.

TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 1476047 DATED APRIL 1, 2011

LEGAL DESCRIPTION - ENTIRE NORTH PROPERTY

Being Lots 30 and 31 in Graham's Addition (Plot Cab.A, Page 218) and Part of the Northeast Quarter of Section 35, Township 4 South, Range 6 East, in the Village of Cridersville, Auglaize County, Ohio (Tax Parcel Numbers B06-016-033-00, B06-016-034-00 and B06-020-013-00) granted to James K. Vogelgesang and Marquerite Vogelgesang by instruments recorded in O.R. 194, Page 602, and Deed Volume 145, Page 514, of the Auglaize County deed records and being more particularly described as follows:

Beginning for the same at a 5/8-inch iron pin (no cap) found marking the northwest corner of Lot 31 and the south right of way of Sugar Street-

Thence North 89°-26'16" East (bearing base) on and along the north line of said Lots 31 and 30 and the south line of Sugar Street for a distance of 174.58 feet to the northeast corner of Lot 30, passing at 159.58 feet a 5/8-inch iron pin with cap marked "S & A /LIMA, OHIO" found on the west R/W of Dixie Highway-

Thence South 01°08'19" East on and along the east line of Lot 30 for a distance 149.25 feet to the southeast corner of Lot 30-

Thence North 89°-02'-56" East for a distance of 30.00 feet to a PK nail set on the centerline of Dixie Highway-

Thence South 01°08'19" East on and along said centerline for a distance of 104.58 feet to a PK nail set, said PK is North 01°-08'-19" West a distance of 227.40 feet from a railroad spike found marking the intersection of the centerline of Dixie Highway with the centerline of Main Street-

Thence South 88°-45'-15" West for a distance of 199.71 feet to a 5/8-inch iron pin found with cap marked "S & A /LIMA, OHIO", passing at 45.00 feet a PK nail set-

Thence North 01°-17'-30" West for a distance of 105.61 feet to a 5/8-inch iron pin found with cap marked "S & A /LIMA, OHIO"-

Thence South 89°-02'-56" West for a distance of 6.10 feet to a 5/8-inch iron pin found (no cap) marking the southwest corner of Lot 31-

Thence North 00°-33'44" West on and along the west line of said lot for a distance of 150.43 feet to the point of beginning.

The foregoing description is based on a field survey completed in June, 2001, under the supervision of Ohio Registered Professional Surveyor James D. Sheldon (#4569) and the tract as described contains in all 1.085 acres of land subject, however, to all legal easements and rights of way.

NOTE: All iron pins set are 5/8"x 30" rebar with "Sheldon E&S Lima, OH" cap.

SCHEDULE B ITEMS - ENTIRE NORTH PROPERTY

No Easements to show.

TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 1476052 DATED MARCH 25, 2011

LEGAL DESCRIPTION - SOUTH PROPERTY

Being a parcel of land situated in Duchouquet Township, Auglaize County, Ohio, in part of the northeast 1/4 of Section 35, Township 4 South, Range 6 East and being more particularly described as follows:
Beginning at a railroad spike found marking the intersection of the centerline of Main Street with the centerline of (Old) U.S. 25;

(1) Thence South 89°53'20" west, on and along the centerline of Main Street for a distance of 199.78 feet to a P.K. nail set;

(2) Thence North 0°46'23" east for a distance of 230.76 feet to a 5/8 inch iron pin set, passing at 30.00 feet on iron pipe found;

(3) Thence South 89°09' east, for a distance of 200.06 feet a P.K. nail set, passing at 155.06 feet a monument found;

(4) Thence South 0°51' west, on and along the centerline of (Old) U.S. 25, for a distance of 227.40 feet to the point of beginning, containing 1.051 acres of land.

Note: All bearings refer to the centerline of Main Street as being South 89°53'20" West.

SCHEDULE B ITEMS - SOUTH PROPERTY

13. Oil and Gas Lease between James E. Vogelgesang and Marquerite Vogelgesang and The Standard Oil Company as recorded on January 23, 1965 in Lease Record 10, Page 553, of Auglaize County Records. (Blanket Easement for 1.051 Acres Tract)

14. Easement to State of Ohio of record in Deed Book 162, Page 239. (Shown, Right of Way for Both Sides of the 1.051 Acres Tract)

OVERALL LEGAL DESCRIPTION

Part of the NE1/4 of Section 35, T4S, R6E, in the Village of Cridersville, County of Auglaize, State of Ohio, a tract of land bounded and described as follows:

Beginning at a railroad spike found marking the intersection of the centerline of Dixie Highway, (R/W Varies) and the centerline of Main Street (60' R/W);

Thence along said centerline of Main Street, S 89°33'53" W, a distance of 200.09 feet (measured), 199.78 feet (deed) to a P.K. Nail found;

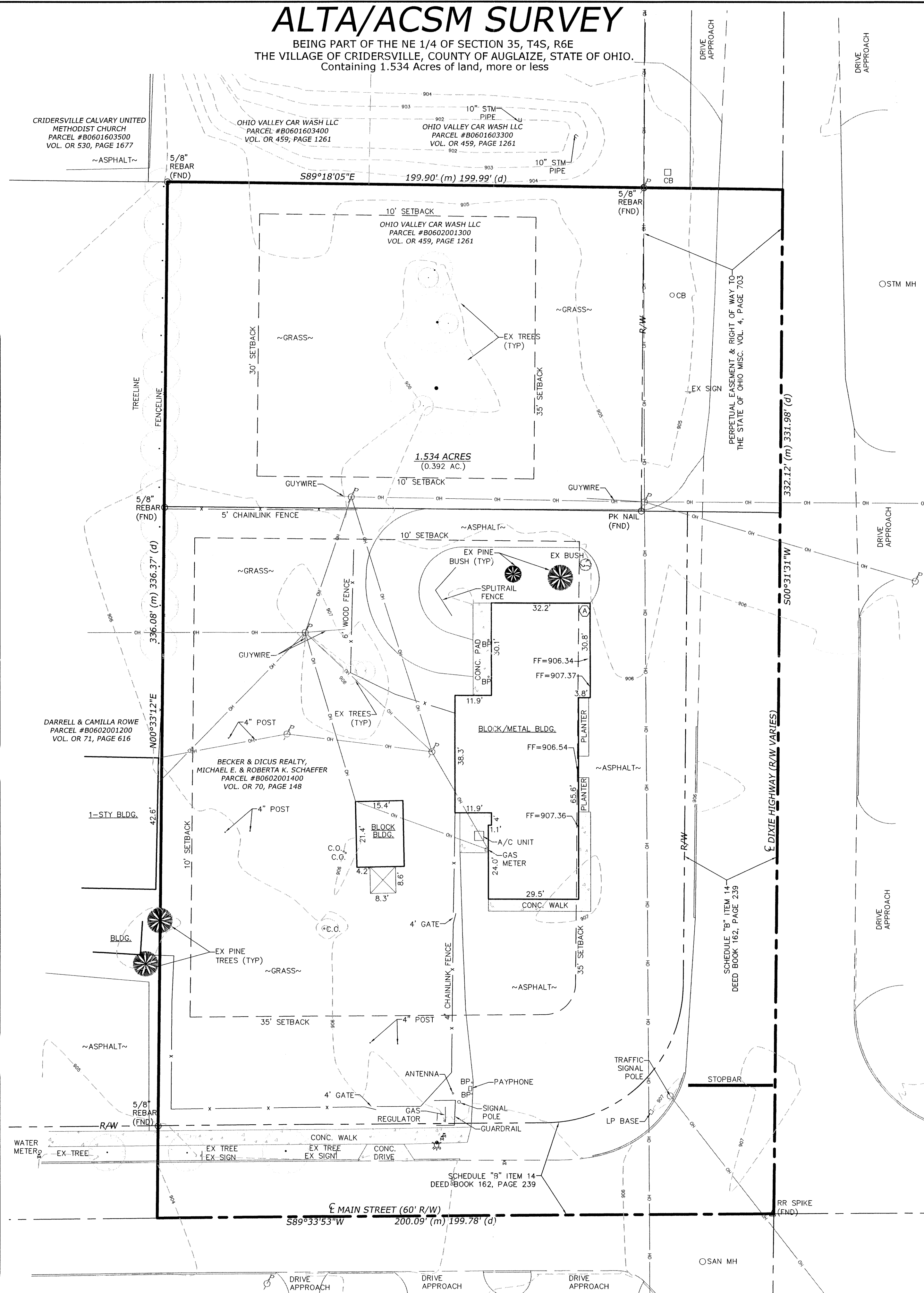
Thence N 00°31'12" E, a distance of 336.08 feet (measured), 336.37 feet (deed), to a 5/8" Rebar found;

Thence S 89°18'05" E, a distance of 199.90 feet (measured), 199.99 feet (deed) to said centerline of Dixie Highway (Old U.S. Rte. 25) and passing a 5/8" Rebar found 45.00 feet west thereof;

Thence along said centerline of Dixie Highway (Old U.S. Rte. 25), S 00°31'31" W, a distance of 332.12 feet (measured), 331.98 feet (deed) to the point of beginning and containing 1.534 Acres of land, more or less, of which 0.392 Acres lies in the right-of-way of Main Street and Dixie Highway and subject to any prior easements of record.

NOTE: All bearings used are based on prior surveys and deeds of record and are for the purpose of description.

NOTE: The above legal description represents the same property described in Deed Volume 70, Page 148 (1.051 Acs., Deed) combined with property described in Volume 39, Page 2357 (1.085 Acs., Deed) less Lots #30 and 31 of the Graham's Addition, Village of Cridersville. Deeds are as recorded in the Auglaize County Deed Records.



SITE RESTRICTIONS & GENERAL SITE NOTES

- 1) THE SURVEY HAS BEEN PERFORMED ON THE GROUND, AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT "CLASSIFICATIONS OF ALTA/ACSM LAND TITLE SURVEYS" AND ACCURACY STANDARDS FOR AN URBAN SURVEY.
- 2) THE MATHEMATICAL DIMENSIONS AND RELATIONS OF THE PROPERTY ARE EXPRESSED AS RECORDED BEARINGS AND DISTANCES. RECORDED DOCUMENTS USED FOR PREPARATION OF THE SURVEY ARE THOSE SHOWN AND THOSE PROVIDED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1476047 & 1476052, DATED APRIL 1, 2011 & MARCH 25, 2011.
- 3) ACCESS TO THE PROPERTY IS PROVIDED VIA A PUBLIC ROADWAY (S. DIXIE HIGHWAY & MAIN STREET). OBSERVABLE EVIDENCE OF PRIVATE ROADS, DRIVEWAYS, ALLEYS, AND RECORDED STREETS, BOTH BUILT AND UNBUILT ARE AS SHOWN.
- 4) MONUMENTATION USED TO ESTABLISH THE BOUNDARY, BOTH FOUND AND SET, ARE AS SHOWN.
- 5) ALL, IF ANY, BUILDINGS ON THE PROPERTY ARE SHOWN, AND HAVE BEEN PROPERLY LOCATED.
- 6) OBSERVABLE EVIDENCE OF EASEMENTS, AND RECORDED EASEMENTS AS PROVIDED IN THE ABOVE TITLE COMMITMENT HAVE BEEN SHOWN, OR, IF UNABLE TO BE GRAPHICALLY REPRESENTED, ARE NOTED AS SUCH.
- 7) ANY AND ALL STRUCTURE ENCROACHMENTS ARE SHOWN ON THE SURVEY.
- 8) THERE IS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE PROPERTY.
- 9) THE SURVEYED PROPERTY'S BOUNDARY DOES NOT INCLUDE ANY WATER BOUNDARIES.
- 10) THE SUBJECT PROPERTY IS LOCATED IN ZONE 'C', ACCORDING TO FEMA MAP COMMUNITY PANEL NO. 39011C0050 C, DATED 9/06/1989.
- 11) THE TOTAL LAND AREA OF THE PARCEL IS 1.534 ACRES.
- 12) CURRENT ZONING FOR THIS PROPERTY IS C-COMMERCIAL.
- 13) SITE RESTRICTION INFORMATION OBTAINED FROM THE VILLAGE OF CRIDERSVILLE ZONING BOOK.
- 14) S. DIXIE HIGHWAY AND MAIN STREET ARE ASPHALT PAVED WITH PARTIAL CURB AND GUTTER.
- 15) S. DIXIE HIGHWAY AND MAIN STREET ARE DEDICATED PUBLIC RIGHT-OF-WAY.
- 16) THERE WAS NO EVIDENCE OF CONSTRUCTION AND EARTHWORK ON THE SUBJECT PROPERTY AS OF MARCH 31, 2011.
- 17) THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY FILL.

ENCROACHMENTS

(A) - BUILDING ENCROACHES INTO SETBACK BY 3.7'.

ZONING DATA

PROPERTY IS ZONED: C, COMMERCIAL

HEIGHT RESTRICTION: MAX. HEIGHT = 35'

SETBACKS

35' FRONT BUILDING SETBACK

10' SIDE BUILDING SETBACK

30' REAR BUILDING SETBACK

MINIMUM LOT AREA: 10,200 SF

MINIMUM LOT WIDTH: 85'

FLOOD PLAIN DATA

SUBJECT PROPERTY IS LOCATED IN ZONE 'X' AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 39011C0050 C, EFFECTIVE DATE 9/06/1989

SURVEY CERTIFICATION

TO: Linden Avenue, LLC
WebBank Bank, Inc.
Dollar General Corporation
First American Title Insurance Company

I, Paul E. Schmeltzer, an Ohio professional land surveyor, hereby certify that a survey has been made under my direction and supervision of the property described above and that both the survey and the plat hereon drawn have been prepared in accordance with the "minimum standard detail requirements for ALTA/ACSM land title surveys," jointly established and adopted by ALTA, NPS and ACSM in 2010, and includes items 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 10, 11(b), 13, 16, 17 and 18 of Table A thereof, pursuant to the accuracy standards for ALTA/ACSM land title surveys in effect on the date of this certification, the undersigned further certifies that the positional uncertainties resulting from the survey measurements made for this survey do not exceed the allowable positional tolerance. This property boundary survey accurately shows the location of all the buildings, structures, and other improvements situated on the subject premises; and, except as shown, there are no visible easements or rights of way across said premises or any other easements or rights of way of which the undersigned has been advised, no party walls, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and except as shown hereon, no visible encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises.

Paul E. Schmeltzer, P.E. #62259, P.S. #8160

Date: August 4, 2011

NOTE: SURVEY MODIFIED AUGUST 3, 2011 TO REFLECT PROPER QUARTER SECTION REFERENCE, NE 1/4 OF SECTION 35.

LEGEND

MONUMENT BOX	WATER VALVE	EX FENCELINE
5/8" CAPPED REBAR SET	GAS VALVE	EX HYDRANT
RR SPIKE	ELECTRIC TRANSFORMER	CATCH BASIN
PK NAIL (AS NOTED)	TELEPHONE PEDESTAL	LIGHT POLE
REBAR (AS NOTED)	EXISTING TREE	MANHOLE
POWER POLE	EXISTING PINE TREE	TELEPHONE LINES
GUY WIRE	BUSH	UT-UT- UNDERGROUND TELEPHONE LINES
CALC MEASUREMENT	BUILDING FACE	UE-UE- ELECTRIC LINES
DEED MEASUREMENT	CURB INLET	600- EX CONTOUR
MEASURED	EDGE OF PAVEMENT	CONCRETE
PROPERTY LINE	CONTROLLED ACCESS R/W	SIGNS

VH

Van Horn
Hoover

& Associates, Inc.

SURVEYING

CIVIL ENGINEERING

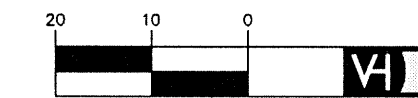
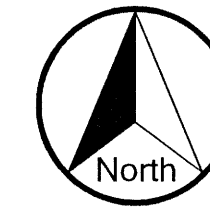
LAND USE PLANNING

GPS/GIS CONSULTANTS

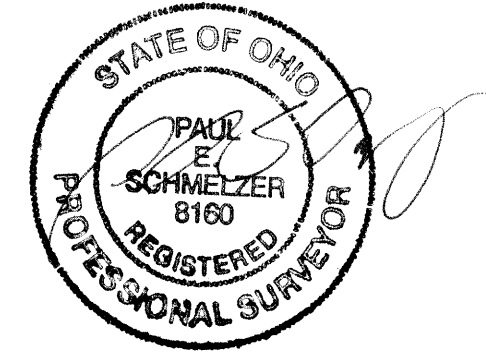
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(IN FEET)
1 inch = 20 ft.



PREPARED FOR:
LINDEN AVENUE,
LLC

259 Chateaugay Drive
Pataskala, OH

ALTA/ACSM SURVEY

110 Main Street
Cridersville, OH

REVISIONS		
MARK	DATE	DESCRIPTION

PLOTSCALE: 1:1

DRAWN: SEM CHECKED: PES

DRAWING SCALE: 1"=20'

DATE: 04/19/11

JOB NUMBER: Z:\PROJECTS\11231\11231.dwg

SHEET NUMBER: 1 OF 1

DVC-35-5