

LOCATED IN THE STATE OF OHIO, COUNTY OF AUGLAIZE, GERMAN TOWNSHIP (T-7S, R-4E) BEING PART OF THE SOUTHEAST QUARTER OF SECTION 15.

Legend of Symbols & Abbreviations

	POWER POLE	N	NORTH
	GAS VALVE	W	WEST
	GAS MARKER	E	EAST
	BORING HOLE	S	SOUTH
	ELECTRIC BOX	R.C.P.	REINFORCED CONCRETE PIPE
	MANHOLE	C.C.P.	CORRUGATED PLASTIC PIPE
	HYDRANT	AC	ACRES
	TELEPHONE BOX	SQ.FT.	SQUARE FEET
	WATER VALVE	BLDG	BUILDING
	8" WATER LINE	P.O.B.	POINT OF BEGINNING
	FENCE		

Items Corresponding to Schedule B

7 Pipeline easement from the State of Ohio to Dayton Power and Light Company, for 15 years ending July 26, 1999 of record in Official Record 10, page 435. This item does not affect the subject parcel, and therefore it is not plotted and shown.

8 Right of way Easement to the State of Ohio of record in Official Record 198, page 826. This item does affect the subject property and is plotted and shown.

SCALE : 1" = 40'

0' 20' 40' 80'

June 2, 1999

Vicinity Map

ALTA/ACSM Land Title Survey

for
Zaremba Group, LLC.
ZR-00057
Township of New Bremen
Anglaize County, Ohio

Surveyor's Certification
July 8, 1999

This survey is made for the benefit of:

DOLGENCORP, INC.
ATLANTIC FINANCIAL GROUP, LTD.
SUNTRUST BANK, NASHVILLE, N.A.
LAWYERS TITLE INSURANCE CORPORATION

I, Robert A. Dörner, a Registered Professional Land surveyor, do hereby certify to the aforesaid parties, as of the date set forth above, that I have made a careful survey of a tract of land described as follows:

Situated in the State of Ohio, County of Auglaize, Township of German (T-7S, R-4E), being part of the Southeast Quarter of Section 15, being part of a parcel of land, now or formerly in the name of Robert H. and Linda Kuck as recorded in Volume 296, Page 358 of the Official Records of the Auglaize County records of deeds, and more fully described as follows:
Commencing for Reference at a 1 inch Rebar found on the centerline of Amsterdam Road at the southwest corner of the southeast quarter of Section 15; Thence, North 89°19'25" East, along the southerly line of Section 15 and the centerline of Amsterdam Road, a distance of 1535.26 feet to the westerly line of the Miami and Erie Canal;

Thence, North 89°20'47" East, continuing along said southerly line and centerline a distance of 88.80 feet to the easterly line of the Miami and Erie Canal and the southwesterly corner of aforesaid Kuck parcel of land;
Thence, North 01°14'00" East, along the easterly line of said Canal and the westerly line of said Kuck parcel, passing over a rebar with ID cap "Kent" found at 25.01 feet a distance of 849.02 feet to a 5/8 inch rebar found at the northwesterly corner of said Kuck parcel;
Thence, South 89°31'48" East, along the northerly line of said Kuck parcel and the southerly line of a parcel of land, now or formerly in the name of Craig Schnelle as recorded in Official Records Volume 195, Page 176, a distance of 108.89 feet to an iron pin set at the TRUE PLACE OF BEGINNING of the parcel herein to be described;
Thence, South 89°31'48" East, continuing along the northerly line of said Kuck parcel and the southerly line of said Schnelle parcel, passing over a 5/8 inch rebar found at 253.00 feet, a distance of 374.03 feet to the centerline of State Route 66 (variable right-of-way); Thence, South 08°28'48" East, along said centerline, a distance of 207.51 feet to a point; Thence, North 89°31'48" West, passing over a iron pin set @ 131.17 feet a distance of 401.88 feet to an iron pin set;
Thence, North 01°14'00" East, a distance 206.00 feet to the place of beginning and containing 1.8345 acres, of which 0.5963 acre is within the right-of-way of State Route 66, of land, more or less as surveyed in June 1999 by Robert A. Dörner, Registered Professional Surveyor Number S-6943, for and on behalf of Bock & Clark, Ltd. under Project Number 99105, and is subject to all legal highways and easements of record. Dimensions in this description are expressed in feet and decimal parts thereof unless otherwise noted. The Basis of Bearings for this description is South 89°31'48" East as the northerly line of the Kuck parcel, as evidenced by monuments found, and is the same bearing as found in Volume 296, Page 358 of the Official records of Auglaize County.
Note: All iron pins referred to as being set are 5/8 inch diameter x 30 inches in length rebar with a plastic cap bearing the name of the company that prepared this plot.

I further certify that:

The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon.

This map or plot and the survey on which it is based were made in accordance with Minimum Standards for Boundary Surveys in the State of Ohio, and with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1997 and meets the accuracy requirements (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, as defined therein, with accuracy and precision requirements modified to meet current angular and linear requirements of the state in which the subject property is located, and including items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, and 13 in Table A contained therein.

The Property described hereon is a portion of the property described in Lawyers Title Insurance Corporation Commitment No. 75201860 with an effective date of May 19, 1999 at 8:00 a.m., and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0175 C, with a date of identification of 9-06-89, for Community No. 390761, in Anglaize County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

The property does have direct access to State Route 66.

Robert A. Dörner, R.P.S.
Registered Professional Surveyor No. S-6943
within the State of Ohio
Date of Survey: June, 1999
Date of Print: August 12, 1999
Date of Last Revision: August 12, 1999

Survey performed by:
Bock & Clark, Ltd.
537 N. Cleve-Mass. Road
Akron, Ohio 44333
Phone: (330) 666-7578
Fax: (330) 666-4229

Zoning Information

According to Anthony J. Bales (419) 629-2827, Zoning Administrator for the Village of New Bremen on July 7, 1999, the subject property is zoned as "C-2" General Commercial and is subject to the following requirements

MINIMUM FRONT YARD 15 feet

MINIMUM SIDE YARD 5 feet

MINIMUM REAR YARD 10 feet

MAXIMUM PERCENT OF LOT COVERAGE None

MAXIMUM HEIGHT OF BUILDINGS Four Stories

PARKING REQUIREMENTS Equal to 100% of floor area.

Because there may be a need for an interpretation of the applicable zoning codes, we refer you to the Village of Bremen and the applicable codes.

Miscellaneous Notes

MN1 Some features shown on this plot may be shown out of scale for clarity.

MN2 Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

○ — indicates iron pin or pipe as noted
● — indicates iron pin set unless otherwise noted
Note: All iron pins set are 5/8 inch diameter x 30 inches in length rebar with a plastic cap bearing the name of the company that prepared this plot.

MN3 The basis of bearings for this survey is the north property line of the subject property as being S 89°31'48" E per Subject's Deed Volume 296, Page 359 of the Anglaize County Records of Deeds.

MN4 All of the various survey monuments shown on this plot as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.

MN5 There is no apparent occupation along the subject property boundary lines other than as shown on this plot.

MN6 There is no posted address.

MN7 Not all of the property described in the Legal Description of this survey map is plotted and shown.

Underground Utility Information

The underground utilities as shown are from records furnished by the Anglaize County Engineering Department and field verified where possible. By call to the Ohio Utilities Protection service (800-362-2764) we have learned that the following companies may have underground installations in the area:

Village of New Bremen (419) 629-2827
Dayton Power & Light 1-800-624-0188
New Bremen Electric (419) 629-2325
GTE (419) 586-4841
FrontierVision (740) 775-5552
New Knoxville Telephone & Cable (419) 629-1424

As of the date of this survey, we have not received any information from these companies.

Bench Mark

THE SITE BENCH MARK FOR THIS SURVEY IS THE TOP OF A STORM CATCH BASIN, FOUND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 66
ELEV ~ 956.07

AMSTERDAM ROAD

MIAMI & ERIE CANAL

GER-15-14

Bock & Clark, Inc.

phone: 1-800-SURVEYS fax: 330-666-3608

537 N. Cleveland — Massillon Road, Akron, Ohio 44333 <http://www.1800surveys.com>



Preliminary Plan Prepared for:

Zaremba

Project No. 99105