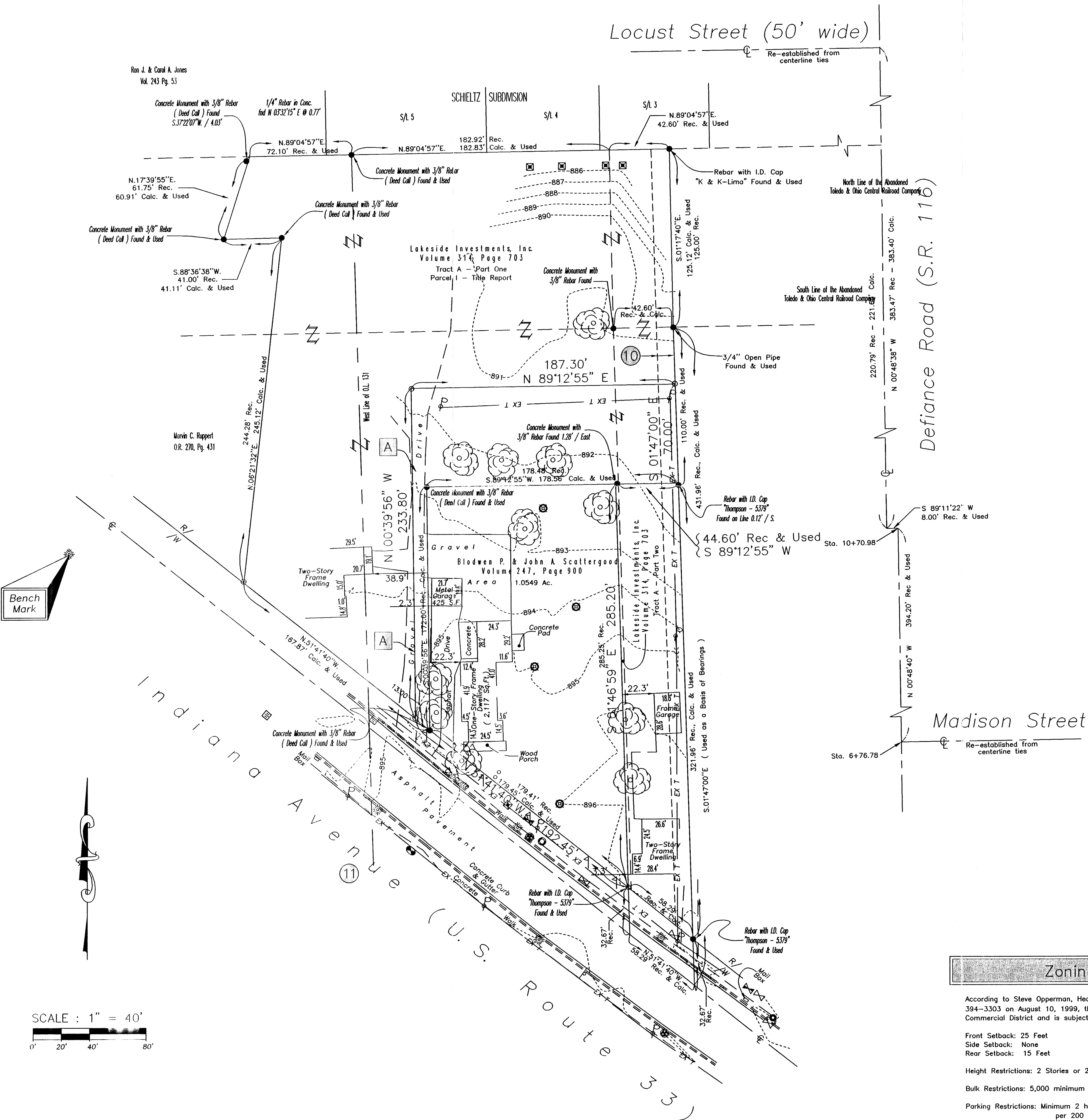


Situated in the State of Ohio, County of Auglaize, City of St. Mary, and known as being part of the Northeast Quarter of Section 4, ( St. Mary's Township, T6S, R4E ), & being part of O.L. 131.



### Legend of Symbols & Abbreviations

- Power Pole
- Light Pole
- Electric Manhole
- Gas Meter
- Gas Valve
- Telephone Marker
- Water Valve
- Fire Hydrant
- Water Meter
- Storm Inlet
- Sanitary Manhole

### Statement of Encroachments

- A Drive along the subjects west property line allows access to adjoining lands over the subject parcel without the benefit of any known easement.

### Items Corresponding to Schedule B

- 10 Twelve (12) foot easement for electric line purposes along the east property line granted to The City of St. Marys by document dated January 15, 180, filed for record February 20, 1980 in Deed Record Vol. 251, Page 143, in the office of the Recorder of Auglaize County, Ohio. Plotted and shown hereon.
- 11 That portion of the property that lies within the bounds of any legal highway, being U.S. 33 (Indiana Avenue ). Plotted and shown hereon.

### Bench Mark

The Bench Mark for this survey is a chisled "square" on the northeast corner of a concrete light base.

Elevation: 893.85

### Miscellaneous Notes

- MN1 Some features shown on this plat may be shown out of scale for clarity.
- MN2 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 at points where indicated.
- o - indicates iron pin or pipe as noted  
o - 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 plat.
- MN3 The basis of bearings for this survey is South 01°-47'-00" East as the easterly line of the Lakeside Investments, Inc. parcel, as evidenced by monuments found, and is the same bearing as shown in Volume 314, Page 703 of the deed records of Auglaize County.
- MN4 Section 03 (monumentation) of Chapter 4733-37 (Minimum Standards for Boundary Surveys in the State of Ohio) have been abridged at some corners, for the performance of this survey.
- MN5 All of the various survey monuments shown on this plat as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.
- MN6 There is no apparent occupation along the subject property boundary lines other than as shown on this plat.
- MN7 There are no "Metes and Bounds" descriptions contained in Lawyers Title Insurance Corporations Commitment No. 99-213.
- MN8 A map of survey by Roy F. Thompson, Jr., Registered Surveyor Number S-005379 for the Lakeside Investments parcel was used in the preparation of this plat.

### Zoning Information

According to Steve Opperman, Head Engineer, City of St. Mary's (419) 394-3303 on August 10, 1999, the subject property is zoned "C-4" Neighborhood Commercial District and is subject to the following conditions:

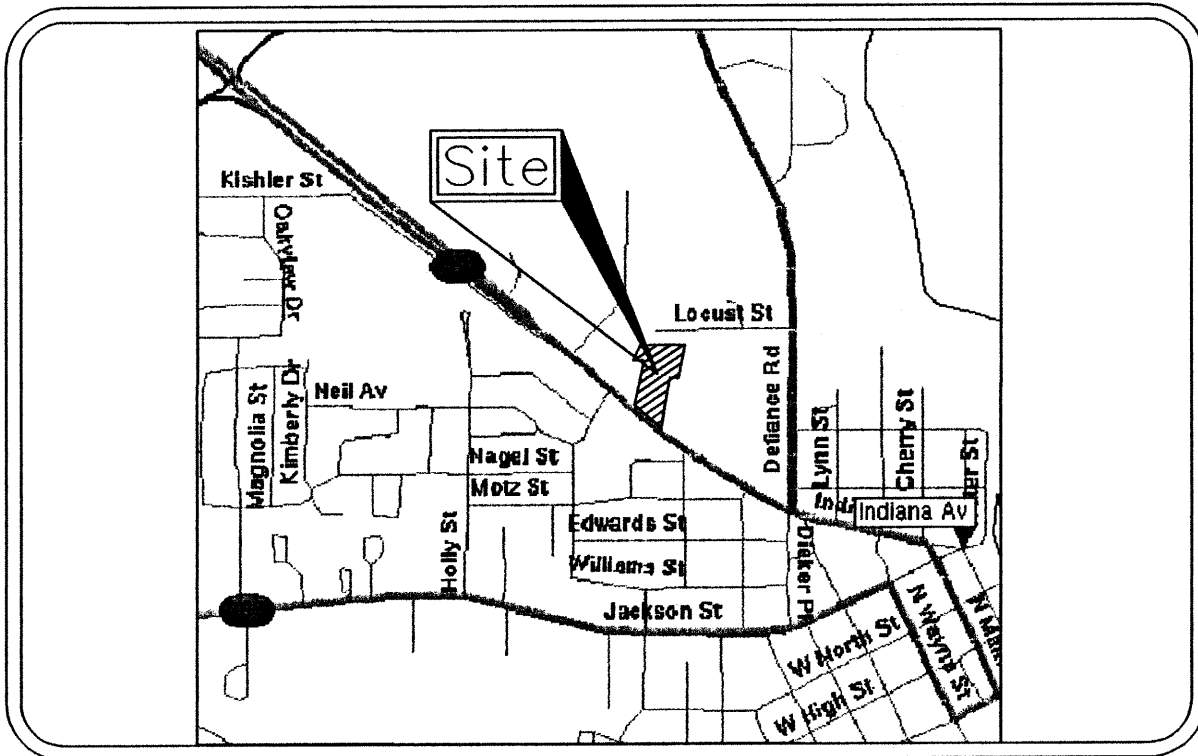
Front Setback: 25 Feet  
Side Setback: None  
Rear Setback: 15 Feet

Height Restrictions: 2 Stories or 25 Feet

Bulk Restrictions: 5,000 minimum lot with at least 50 feet of frontage

Parking Restrictions: Minimum 2 handicapped parking spaces; 1 regular space per 200 Sq. Ft. of gross floor.

Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of St. Mary's and the applicable zoning codes.



Vicinity Map

### ALTA/ACSM Land Title Survey

for  
**Zaremba Group, LLC.**

Indiana Avenue  
City of Saint Mary,  
Auglaize County, Ohio

Surveyor's Certification  
August 6, 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. Dornier, 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, City of St. Mary, being part of the Northeast Quarter of Section 4, St. Mary's Township (Township 6 South, Range 4 East), being part of a parcel of land, now or formerly in the name of Lakeside Investments, Inc. (Tract A - Part One) as recorded in Volume 314, Page 0703, being a parcel of land, now or formerly in the name of Blodwen P. and John A. Scallergood as recorded in Volume 247, Page 900 of the Auglaize County Records of Deeds, and more fully described as follows:  
Commencing for Reference at the centerline intersection of Defiance Road (S.R. 116) and Madison Street as re-established from centerline ties;  
Thence, North 00°-46'-40" West, along the centerline of Defiance Road, a distance of 364.20 feet to an angle point;  
Thence, South 89°-11'-22" West, along said centerline, a distance of 8.00 feet to an angle point;  
Thence, North 00°-46'-38" West, continuing along said centerline, a distance of 221.65 feet to the northerly line of the abandoned Toledo and Ohio Central Railroad Company;  
Thence, South 89°-04'-57" West, along said northerly line, a distance of 1112.83 feet to a rebar with ID cap "K & K-Lima" found at the northeasterly corner of aforesaid Lakeside Investments, Inc. (Tract A - Part One) parcel (a concrete monument with a 3/8 inch rebar was found South 89°-04'-57" West at 226.43 feet);  
Thence, South 01°-17'-47" East, along the easterly line of said Tract A - Part One, passing over a 1/2 inch pipe found at 125.12 feet, a distance of 165.12 feet to an iron pin set at the TRUE PLACE OF BEGINNING of the parcel herein to be described;  
Thence, South 89°-47'-48" East, continuing along said easterly line, a distance of 78.89 feet to the northeasterly corner of a parcel of land, now or formerly in the name of Lakeside Investments, Inc. (Tract A - Part Two) of aforesaid Volume 314, Page 0703 (rebars with ID caps "Thompson" - 5379" were found South 01°-47'-00" East at 0.12 feet and 521.58 feet);  
Thence, South 89°-12'-58" West, along the westerly line of Tract A - Part Two, a distance of 44.89 feet to the northeasterly corner of a parcel of land, now or formerly in the name of Blodwen P. and John A. Scallergood, as recorded in Volume 247, Page 900 (a concrete monument with a 3/8 inch rebar was found South 89°-12'-58" West at 44.89 feet);  
Thence, South 89°-48'-48" East, along the easterly line of said Scallergood Parcel, a distance of 288.39 feet to a rebar with ID cap "Thompson" - 5379" found on the northeasterly right-of-way line of Indiana Avenue (U.S. Route 33);  
Thence, North 89°-41'-48" West, along said northeasterly right-of-way line, passing over concrete monuments with 3/8 inch rebar found at 78.49 feet and 179.45 feet, a distance of 182.45 feet to an iron pin set;  
Thence, North 00°-39'-58" West, a distance of 233.80 feet to an iron pin set;  
Thence, North 89°-12'-58" East, a distance of 187.26 feet to the place of beginning, and containing 1.8548 Acres of land, more or less as surveyed in August and October of 1989 by Robert A. Dornier, Registered Professional Surveyor Number S-6943, for and on behalf of Bock & Clark, Ltd. under Project Number 99108, and is subject to all legal highways and easements of record.

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.

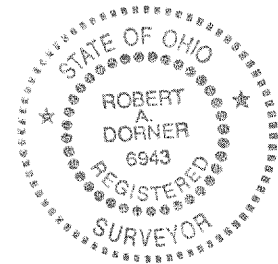
This map or plat and the survey on which it is based were made in accordance with Minimum Standards for Boundary Surveys in the State of Ohio, and with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1997 and meets the accuracy 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. 99-213 with an effective date of May 20, 1999 @ 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. 39011C-0080C, with a date of identification 9-6-89, for Community No. 390022, in Auglaize 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 Indiana Avenue .

Robert A. Dornier, R.P.S.  
Registered Professional Surveyor No. S-6943  
within the State of Ohio  
Date of Survey: July 28, 1999  
Date of Print: August 6, 1999  
Date of Last Revision: November 3, 1999



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

**Bock & Clark, Ltd.**

phone: 1-800-SURVEYS, fax: 330-666-3608,  
537 N. Cleveland - Massillon Road, Akron, Ohio 44333 http://www.1800surveys.com

ST-M-4-25

ALTA/ACSM Land Title Survey Prepared For:

Zaremba  
Project No. 99108