

ALTA/ACSM LAND TITLE SURVEY

For
**SAJAKS Properties, Limited Partnership,
 Ampler Development LLC,
 Ampler Burgers Ohio LLC,
 Union Bank and Trust,**

and
**First America Title Insurance Company
 Of a 0.845 ACRE PROPERTY**

In the Name of
SAJAX Properties, Limited Partnership
 an Ohio Limited Partnership
 Located in Virginia Military Survey 5802
 City of London, Madison County, Ohio

ADDRESS 234 Lafayette Street, London, Ohio
 OWNER: SAJAX Properties, Limited Partnership.
 AUDITOR'S PARCEL 31-01226.003, Madison County Auditor
 DEED REFERENCE Official Records 103, Page 1475, Madison County Recorder
 BASIS OF BEARING N45°42'09"E along the centerline of Lafayette Street (U.S. 42 R/W varies - see MADISON-42-7.55 R/W PLANS) @ Station 406+55.40 to Station 412+01.31, as established by GPS data corrected to State Plane Coordinates 3401 OHIO NORTH (NAD83(2011)).
 ZONING The property is zoned B-1
 SURVEYOR Casey Elliott, PS 7759, State of Ohio
 212 West High Street
 London, Ohio 43140
 (740)852-1300

TABLE A Responses
 Response to requested items in Table A of the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (2016):
 1. All Monuments found or, if missing, set as noted.
 2. Address of property: 234 Lafayette Street, London, Ohio
 3. Flood Zones - Property is in Flood Zone X, an area of minimal flooding. See Map 39097C0143D (City of London, Ohio - Community 390366 06/18/2010)
 4. Gross Land Area 0.845 acres
 5. (Not requested)
 6. Zoning: B-1 Front setback: 40', Side: 0', Back: 10', Height: 35'
 7. Exterior Building dimensions - See Plan View
 8. Substantial features on site - See Plan View
 9. Parking Spaces = 55 spaces available including 2 HC spaces
 10. (Not requested)
 11. Location of utilities: See Plat
 12. (Not requested)
 13. See Plat
 14. 545 feet along the centerline of Lafayette Street to Sheffield Boulevard.
 15. (Not requested)
 16. No evidence of recent work except doors and windows are boarded up.
 17. No evidence that street R/W change.
 18. No evidence of wetlands
 19. Easements are shown on the plat.
 20-21. (Not requested)

TABLE BII Responses
 3. Encroachments -
 • The original 0.845 acre Property was created in Deed Book 292, Page 60. The Property description includes 0.035 acres within Parcel 13/WV-2, the 0.325 acre tract owned by the State of Ohio through D.B. 285, Page 291. The effective area of the Property is 0.810 acres.
 • The northwest parking lot and the southeast drive through lane extends onto the adjacent 15.851 acre property. This may be permitted under D.B. 291, Page 863 - **Reciprocal Easement & Operating Agreement**. (See Item 15)
 • The sanitary service line extends across the corner of the adjacent 15.851 acre property. This may be permitted under D.B. 291, Page 863 - **Reciprocal Easement & Operating Agreement**. (See Item 15)
 10. D.B. 253, Page 120 - **Easement to Ohio Edison Co.** granted by D.G.M. Development Co. - Does not apply to the Property.
 11. V.7, Page 139 - **Affidavit** - does not apply to the Property.
 12. D.B. 291, Page 856 - **Declaration of Building Restrictions - 'Parcel B'** is the Property described.
 13. D.B. 292, Page 63 - **Sanitary Sewer Easement** serves the Property over the adjacent 15.851 acre property and is shown on the Plat.
 14. D.B. 292, Page 931 - **Gas Line Easement** to provide service to the adjacent 15.851 acre property. Shown on the Plat along the southeast property line.
 15. D.B. 291, Page 863 - **Reciprocal Easement & Operating Agreement** - applies to the Property (Parcel B) and the adjacent 15.851 acre (Parcel A).
 16. O.R. 288, Page 1327 - **Permanent Water Main Easement** - Easement granted for a new public water main. Shown on the plat along Lafayette Street.
 17. O.R. 302, Page 1574 - **Open End Mortgage** - The Property is described on Page 25 and is included in the document.

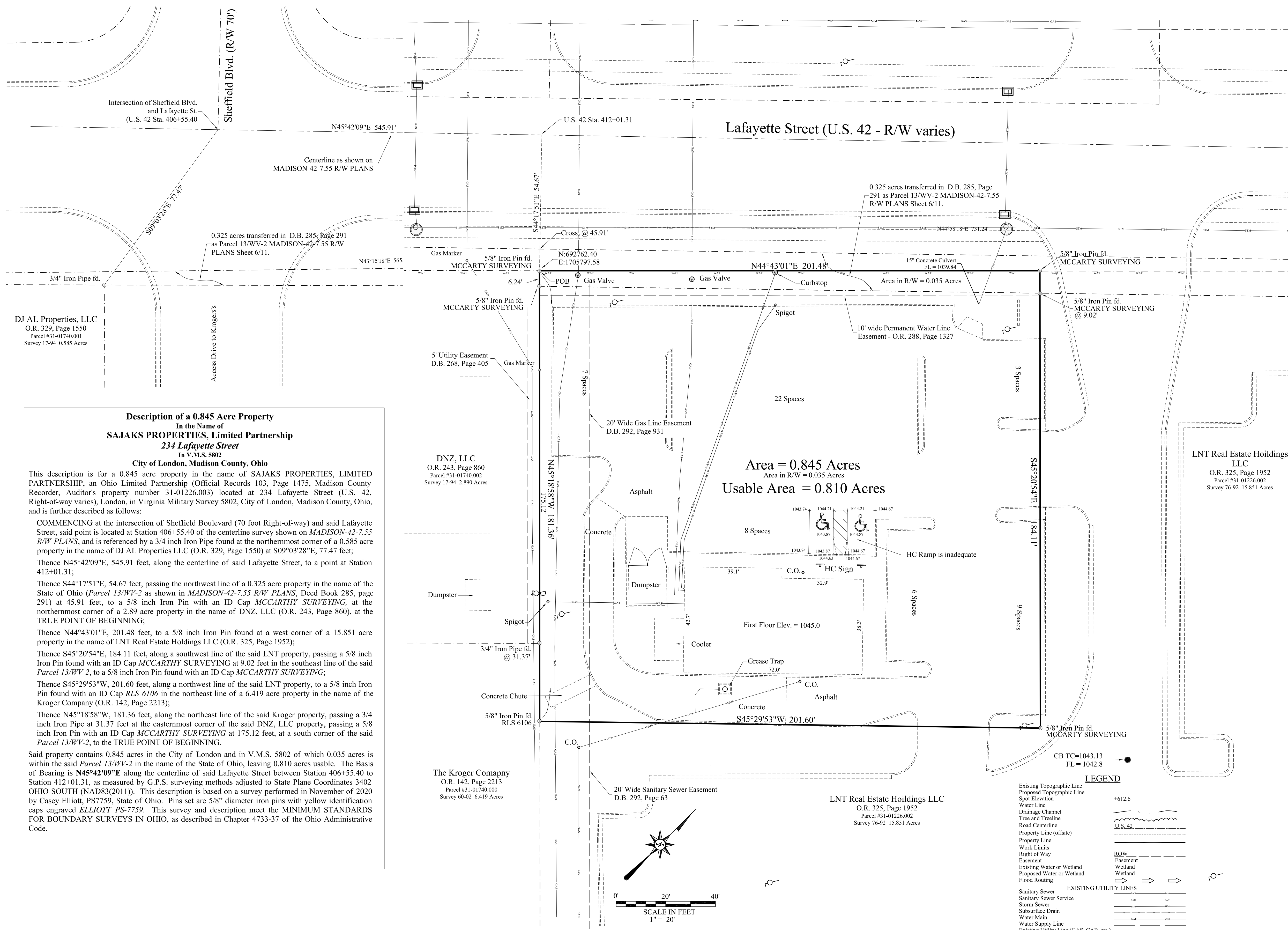
CERTIFICATION I certify that this plat and description meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in November 2020.

The property description prepared with this drawing is the same land as described in the current deed (Official Records 103, Page 1475, Madison County Recorder's Office)

To SAJAKS Properties, Limited Partnership, Ampler Development LLC, Ampler Burgers Ohio LLC, Union Bank and Trust, and First America Title Insurance Company; this is to certify that this 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 as adopted by ALTA and NSPS and includes the specified items 1, 2, 3, 4, 6(b), 7(a), 8, 9, 11, 13, 14, 16, 17, and 19 of Table A.



Casey C. Elliott, PS 7759, State of Ohio
 Date 12/02/2020



DJ AL Properties, LLC
 O.R. 329, Page 1550
 Parcel #31-01740.001
 Survey 17-94 0.585 Acres

DNZ, LLC
 O.R. 243, Page 860
 Parcel #31-01740.002
 Survey 17-94 2.890 Acres

The Kroger Company
 O.R. 142, Page 2213
 Parcel #31-01740.000
 Survey 60-02 6.419 Acres

LNT Real Estate Holdings LLC
 O.R. 325, Page 1952
 Parcel #31-01226.002
 Survey 76-92 15.851 Acres

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 O.R. 325, Page 1952
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LEGEND

Existing Topographic Line	Spot Elevation	+612.6
Proposed Topographic Line	Water Line	
Drainage Channel	Tree and Treeline	
Road Centerline	Property Line (offsite)	
Property Line (onsite)	Work Limits	
Right of Way	Easement	
Existing Water or Wetland	Proposed Water or Wetland	
Proposed Water or Wetland	Flood Routing	
EXISTING UTILITY LINES	Sanitary Sewer	
Sanitary Sewer Service	Storm Sewer	
Subsurface Drain	Water Main	
Water Supply Line	Existing Utility Line (GAS, CAB, etc.)	xxxx
EXISTING FENCE	PROPOSED UTILITY LINES	
Sanitary Sewer	Sanitary Sewer Service	
Storm Sewer	Subsurface Drain	
Water Main	Water Supply Line	
Proposed Fence		
STRUCTURES	Manhole	
Fire Hydrant	Sign	Speed Limit 35'
Elec. Transformer	Telephone Jct. Box	Tel.Jct.
Existing Monument	Iron Pipe fd.	
New Monument	Iron Pin set	
Benchmark	BM2 El. 972.35	

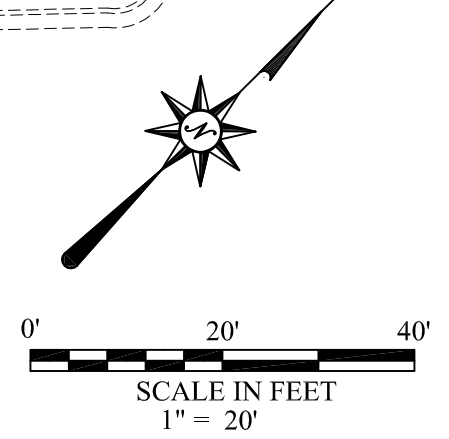


EXHIBIT A

Description of a 0.845 Acre Property
In the Name of
SAJAKS PROPERTIES, Limited Partnership
234 Lafayette Street
In V.M.S. 5802
City of London, Madison County, Ohio

This description is for a 0.845 acre property in the name of SAJAKS PROPERTIES, LIMITED PARTNERSHIP, an Ohio Limited Partnership (Official Records 103, Page 1475, Madison County Recorder, Auditor's property number 31-01226.003) located at 234 Lafayette Street (U.S. 42, Right-of-way varies), London, in Virginia Military Survey 5802, City of London, Madison County, Ohio, and is further described as follows:

COMMENCING at the intersection of Sheffield Boulevard (70 foot Right-of-way) and said Lafayette Street, said point is located at Station 406+55.40 of the centerline survey shown on *MADISON-42-7.55 R/W PLANS*, and is referenced by a 3/4 inch Iron Pipe found at the northernmost corner of a 0.585 acre property in the name of DJ AL Properties LLC (O.R. 329, Page 1550) at S09°03'28"E, 77.47 feet;

Thence N45°42'09"E, 545.91 feet, along the centerline of said Lafayette Street, to a point at Station 412+01.31;

Thence S44°17'51"E, 54.67 feet, passing the northwest line of a 0.325 acre property in the name of the State of Ohio (*Parcel 13/WV-2* as shown in *MADISON-42-7.55 R/W PLANS*, Deed Book 285, page 291) at 45.91 feet, to a 5/8 inch Iron Pin with an ID Cap *MCCARTHY SURVEYING*, at the northernmost corner of a 2.89 acre property in the name of DNZ, LLC (O.R. 243, Page 860), at the TRUE POINT OF BEGINNING;

Thence N44°43'01"E, 201.48 feet, to a 5/8 inch Iron Pin found at a west corner of a 15.851 acre property in the name of LNT Real Estate Holdings LLC (O.R. 325, Page 1952);


Thence S45°20'54"E, 184.11 feet, along a southwest line of the said LNT property, passing a 5/8 inch Iron Pin found with an ID Cap *MCCARTHY SURVEYING* at 9.02 feet in the southeast line of the said *Parcel 13/WV-2*, to a 5/8 inch Iron Pin found with an ID Cap *MCCARTHY SURVEYING*;

Thence S45°29'53"W, 201.60 feet, along a northwest line of the said LNT property, to a 5/8 inch Iron Pin found with an ID Cap *RLS 6106* in the northeast line of a 6.419 acre property in the name of the Kroger Company (O.R. 142, Page 2213);

Thence N45°18'58"W, 181.36 feet, along the northeast line of the said Kroger property, passing a 3/4 inch Iron Pipe at 31.37 feet at the easternmost corner of the said DNZ, LLC property, passing a 5/8 inch Iron Pin with an ID Cap *MCCARTHY SURVEYING* at 175.12 feet, at a south corner of the said *Parcel 13/WV-2*, to the TRUE POINT OF BEGINNING.

Said property contains 0.845 acres in the City of London and in V.M.S. 5802 of which 0.035 acres is within the said *Parcel 13/WV-2* in the name of the State of Ohio, leaving 0.810 acres usable. The Basis of Bearing is **N45°42'09"E** along the centerline of said Lafayette Street between Station 406+55.40 to Station 412+01.31, as measured by G.P.S. surveying methods adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in November of 2020 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS-7759*. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.




Casey C. Elliott, PS 7759

12/02/2020

Date