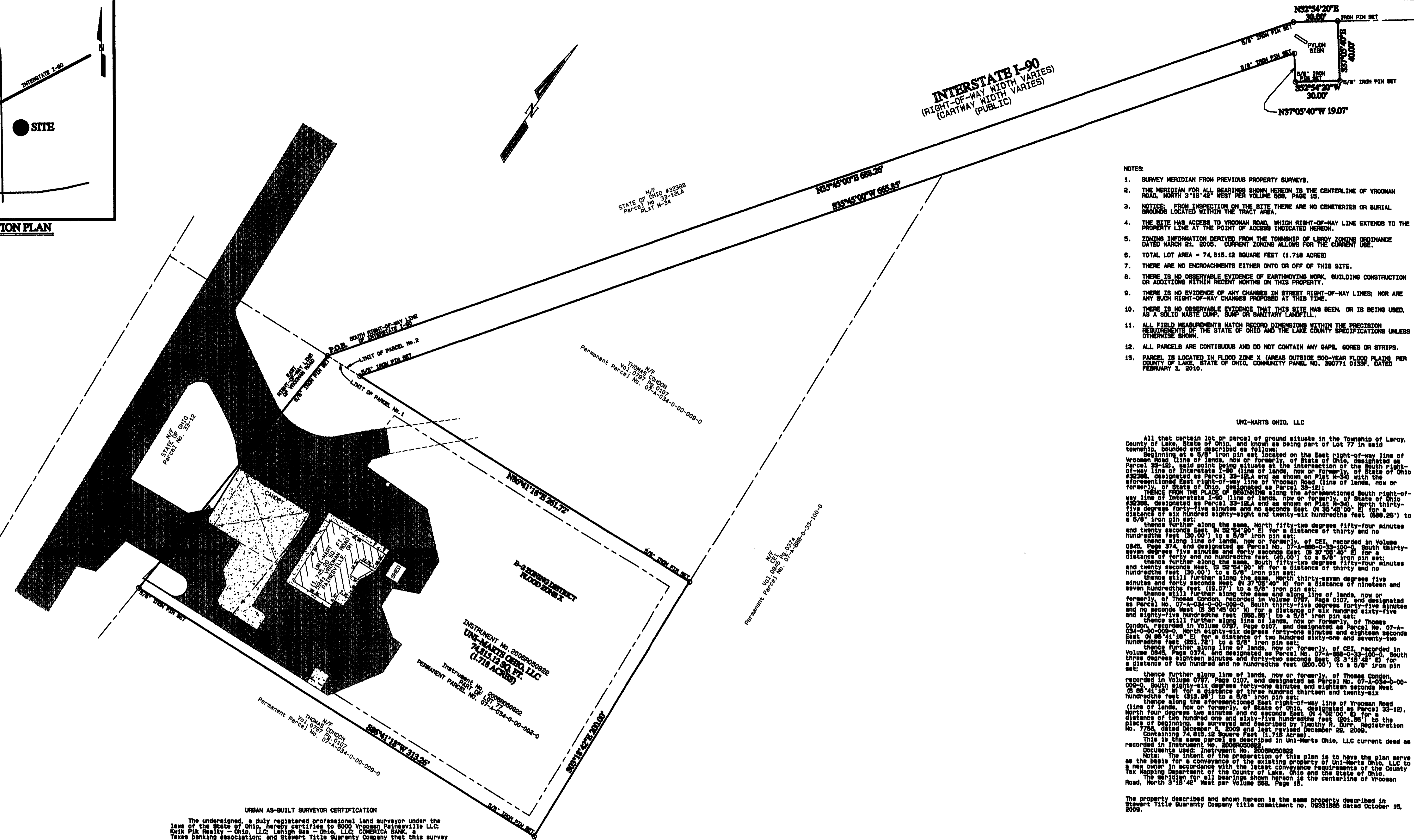


LOCATION PLAN



- NOTES:**
1. SURVEY MERIDIAN FROM PREVIOUS PROPERTY SURVEYS.
 2. THE MERIDIAN FOR ALL BEARINGS SHOWN HEREON IS THE CENTERLINE OF VROOMAN ROAD, NORTH 3°18'42\"/>
 - 3. NOTICE: FROM INSPECTION ON THE BITE THERE ARE NO CEMETERIES OR BURIAL GROUNDS LOCATED WITHIN THE TRACT AREA.
 - 4. THE BITE HAS ACCESS TO VROOMAN ROAD, WHICH RIGHT-OF-WAY LINE EXTENDS TO THE PROPERTY LINE AT THE POINT OF ACCESS INDICATED HEREON.
 - 5. ZONING INFORMATION DERIVED FROM THE TOWNSHIP OF LEROY ZONING ORDINANCE DATED MARCH 23, 2005. CURRENT ZONING ALLOWS FOR THE CURRENT USE.
 - 6. TOTAL LOT AREA = 74,815.42 SQUARE FEET (1.718 ACRES)
 - 7. THERE ARE NO ENCROACHMENTS EITHER ONTO OR OFF OF THIS BITE.
 - 8. THERE IS NO OBSERVABLE EVIDENCE OF EARTHMOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WITHIN RECENT MONTHS ON THIS PROPERTY.
 - 9. THERE IS NO EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES, NOR ARE ANY SUCH RIGHT-OF-WAY CHANGES PROPOSED AT THIS TIME.
 - 10. THERE IS NO OBSERVABLE EVIDENCE THAT THIS BITE HAS BEEN, OR IS BEING USED, AS A SOLID WASTE DUMP, BUMP OR SANITARY LANDFILL.
 - 11. ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF THE STATE OF OHIO AND THE LAKE COUNTY SPECIFICATIONS UNLESS OTHERWISE SHOWN.
 - 12. ALL PARCELS ARE CONTIGUOUS AND DO NOT CONTAIN ANY GAPS, SOBRES OR STRIPS.
 - 13. PARCEL IS LOCATED IN FLOOD ZONE X (AREAS OUTSIDE 500-YEAR FLOOD PLAINS PER COUNTY OF LAKE, STATE OF OHIO, COMMUNITY PANEL NO. 590771 0139, DATED FEBRUARY 3, 2010).

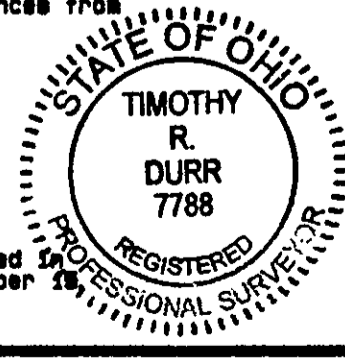
UNI-MARTS OHIO, LLC

All that certain lot or parcel of ground situated in the Township of Leroy, County of Lake, State of Ohio, and known as being part of Lot 77 in said township, bounded as follows: bounded as follows: beginning at a 5/8\"/>

URBAN AS-BUILT SURVEYOR CERTIFICATION

The undersigned, a duly registered professional land surveyor under the laws of the State of Ohio, hereby certifies to 5941 Vrooman Painesville LLC, Kwik Pak Realty - Ohio, LLC, Lehigh Gas - Ohio, LLC, COMERICA BANK, a Texas Banking Association, and Stewart Title Guaranty Company that this survey has been prepared based on an actual field transit survey made on November 21, 2009 with subsequent inspections and in accordance with the latest conveyance requirements of the County Tax Mapping Department of the County of Lake, Ohio and the State of Ohio; that this survey correctly and accurately shows (i) the boundary lines, and dimensions and area of the land indicated hereon and each individual parcel thereof; (ii) the location of any improvements on other visible items located on the subject property; (iii) the location and dimensions of all alleys, streets, roads, right-of-way, easements and other matters of record of which the undersigned has been advised which affect the subject property and which have been referenced in Stewart Title Guaranty Company Commitment for Title Insurance Commitment No. 09531886 (the "Commitment"); (iv) the location of all minimum set back lines affecting the subject property; (v) officially designated 100-year flood plains or flood-prone areas, wetlands, areas, springs, streams, creeks, rivers, ponds or lakes, cemeteries or family burial grounds; (vi) except as shown hereon, there are no visible encroachments on adjoining premises, streets or alleys by any of the buildings, structures or other improvements located on the subject property, or other improvements situated on adjoining premises; (vii) the subject property has unrestricted access to publicly dedicated and accepted rights-of-way, and the distances from the nearest intersecting streets or roads are as shown hereon.

Timothy R. Durr
Registration No. 7788
Date: December 22, 2009



The property shown and described hereon is the same property as described in Stewart Title Guaranty Company title commitment no. 09531886 dated October 15, 2009.



LEGEND

--- Centerline
- P.O.B. - Point of Beginning

Rev'n. 02-12/22/09-CMP/ALI-Updated per review of County Tax Mapping office.
Rev'n. 01-12/11/09-TM/ALI-Updated per review of County Tax Mapping office.

UNI-MARTS OHIO, LLC
5941 Vrooman Road (I-90 Exit 205)
Painesville, OH

LMS Surveying, LTD.
P. O. Box 65,
Sharon Center, Ohio 44274
330-329-6812 Fax: 330-239-1529

DATE: 12/08/09 Unit No. 4775 DMN.BY: CMP
SCALE: 1" = 30' CHKD.BY: MJJ

Situate in the Township of Leroy
Lake County, OH

Boundary Survey DRAWING NO. SK-2647