

CURVE DATA: PERFORMANCE LANE

| | | |
|-------------|-------------|-------------|
| CURVE "A" | CURVE "B" | CURVE "F" |
| R=233.00' | R=266.00' | R=200.00' |
| A=100.56' | A=114.08' | A=86.32' |
| T=51.08' | T=58.31' | T=43.84' |
| D=24'43"42" | D=24'43"42" | D=24'43"42" |
| C=99.78' | C=113.91' | C=85.65' |
| S11'11"18"E | N11'11"18"W | N11'11"18"W |

OWNERSHIP TABLE

- Parcel 2A
PPN 07-00-046-108-057
North Ridgeville Shopping Centre LLC
Instrument No. 20110391325 L.C.R.
- PPN 07-00-046-108-064
North Ridgeville Shopping Centre LLC
Instrument No. 20110391325 L.C.R.

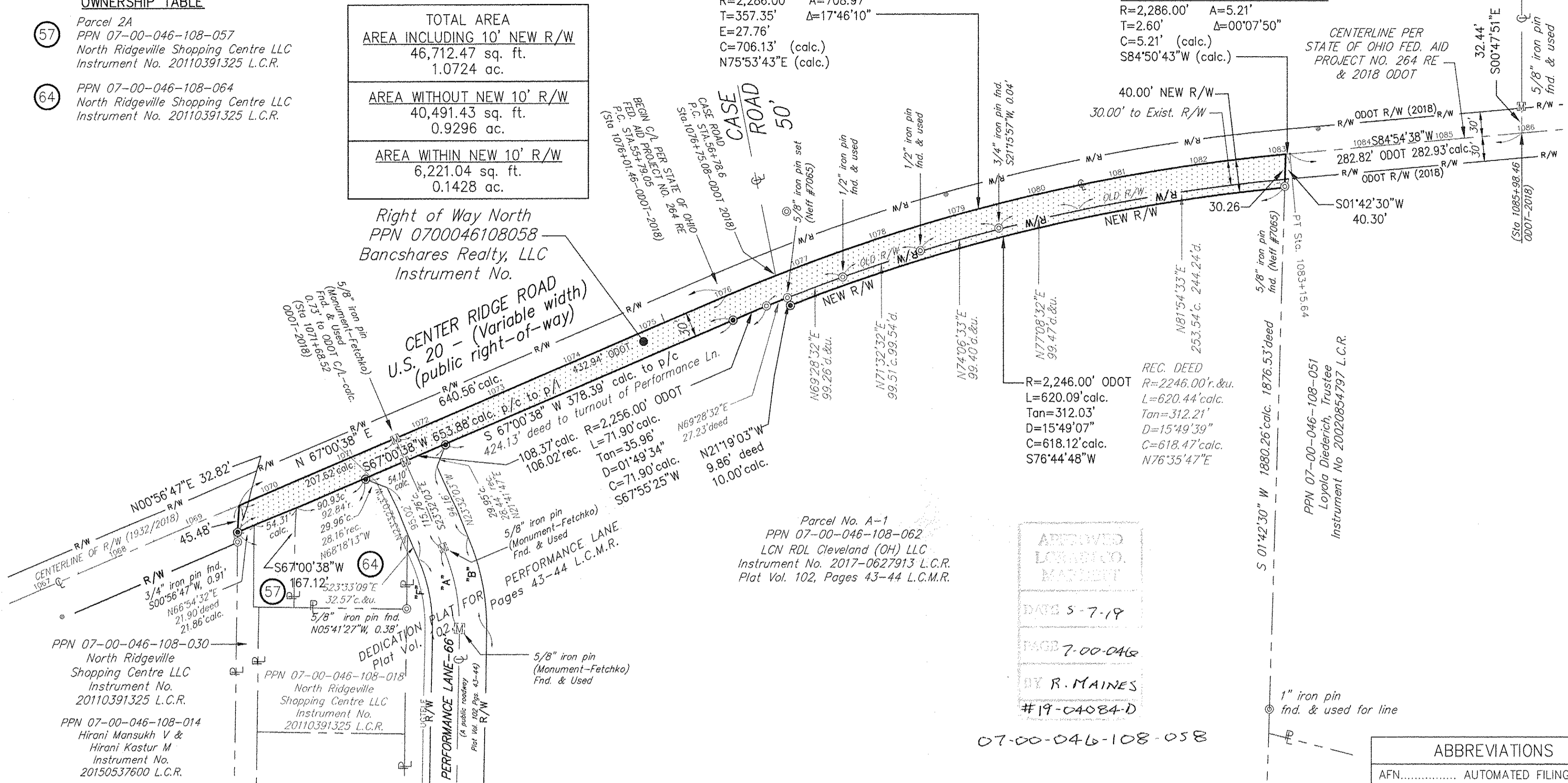
| | |
|--|---------------------------------|
| TOTAL AREA AREA INCLUDING 10' NEW R/W | 46,712.47 sq. ft. 1.0724 ac. |
| AREA WITHOUT NEW 10' R/W | 40,491.43 sq. ft. 0.9296 ac. |
| AREA WITHIN NEW 10' R/W | 6,221.04 sq. ft. 0.1428 ac. |

STATE OF OHIO FED. AID
PROJECT NO. 264 RE (1932)
CURVE DATA
R=2292' (rec.) A=716.0' (rec.)
T=360.95' (rec.) Δ=17'54" (rec.)
E=28.24' (rec.)
C=85.65' (calc.) N11'11"18"W (calc.)

CURVE DATA BASED ON ODOT 2018
R=2,286.00' A=708.97'
T=357.35' Δ=17'46"10"
E=27.76'
C=706.13' (calc.)
N75'53'43"E (calc.)

ODOT
P.I. Sta. 1079+61.48
Δ= 17' 54" 00" (RT)
Dc = 2' 30" 23"
R = 2,286.00'
T = 360.02'
L = 714.18'
E = 28.18'
C = 711.28'
C.B. = N 76' 46" 04" E

CURVE DATA BASED ON ODOT 2018
R=2,286.00' A=5.21'
T=2.60' Δ=00'07"50"
E=5.21' (calc.)
S84'50'43"W (calc.)



SURVEY REFERENCES

- The Meadows Subdivision No. 1 - Prepared by Worden & Laundon
Dated March 1922 - Vol. 11 Pg. 04 L.C.M.R.
- ALTA/ACSM Land Title Survey - Prepared by Neff & Assoc. - Dated Jan. 2002.
- ALTA/ACSM Land Title Survey - Prepared by Neff & Assoc. - Dated Dec. 2004.
- ALTA/ACSM Land Title Survey - Prepared by Neff & Assoc. - Dated July 2005.
- Sandy Ridge Subdivision No. 1 - Prepared by K.S. & Assoc.
Dated July, 2005 - Vol. 87 Pg. 01 L.C.M.R.
- Dedication Plat for Performance Lane - Prepared by Neff & Assoc.
Dated July 2016 - Vol. 102 - Pg. 43, 44 L.C.M.R.
- ALTA/NSPS Land Title Survey - Prepared by Neff & Assoc. - Dated July 2017.
- ODOT PLANS -LOR-20-(18.23-21.29) - STATE OF OHIO FED. AID PROJECT NO. 264RE
Dated 1932.
- ODOT PLANS -LOR-20-(18.23) - Cleveland Elyria Rd. - SITE PLAN - Dated 1947.
- ODOT PLANS -LOR-20-(19.32-22.72) - Dated 1947.
- ODOT RIGHT OF WAY PLANS - LOR-020-2.47 - FED. PROJ. E170 (430)
Prepared by Robert J. McAuley - Dated Feb. 6, 2018.
- Various Deeds of Record in the Lorain County Deed Records.

BASIS OF BEARING

Basis of bearing for this survey is South 01'42'30" West as the Easterly line of Parcel No. 6 of land conveyed to PNC Bank National Association by deed recorded in Instrument No. 20100363653 of Lorain County Records and is used to denotes angles only.

Centerline data as shown per ODOT RIGHT OF WAY PLANS - LOR-020-2.47
FED. PROJ. E170 (430) Prepared by Robert J. McAuley - Dated Feb. 6, 2018.

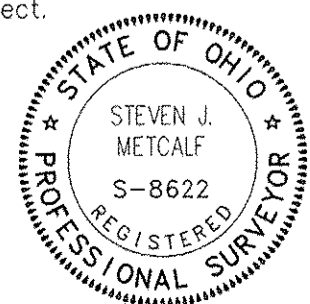
SURVEY CERTIFICATION

This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof.
Field work was performed on 03-07-2019.

I hereby state to the best of my professional knowledge, information and belief, all to be correct.

Steven J. Metcalf
STEVEN J. METCALF
Registered Surveyor No. 8622-Ohio



03/07/2019
Date

Situated in the City of North Ridgeville,
County of Lorain, State of Ohio and known as being
part of Original Ridgeville Township Lot No. 46

APPROVED
LOWESS CO.
MAPLET
DATE 5-7-19
PAGE 7-00-046
BY R. MAINES
#19-04084-D

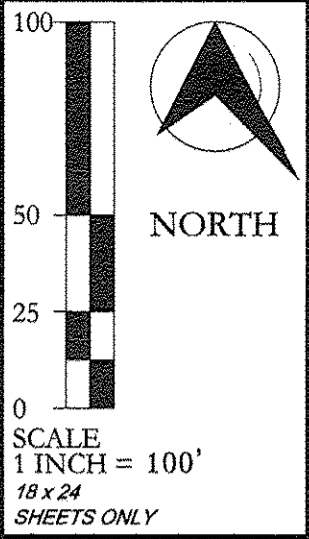
07-00-046-108-058

| SYMBOL LEGEND | |
|---------------|---------------------|
| R/W | RIGHT OF WAY LINE |
| C | CENTER LINE |
| P | PROPERTY LINE |
| M | IRON PIN/PIPE FOUND |
| ⊙ | IRON PIN/PIPE FOUND |
| ⊙ | IRON PIN SET |

| ABBREVIATIONS | |
|----------------|------------------------|
| AFN..... | AUTOMATED FILING NO. |
| ASPH..... | ASPHALT |
| C. or CALC.... | CALCULATED |
| ⊙..... | CENTER LINE |
| CONC..... | CONCRETE |
| C.D.R..... | COUNTY DEED RECORD |
| C.M.R..... | COUNTY MAP RECORD |
| D..... | DEED |
| EX..... | EXISTING |
| FD..... | FOUND |
| FF EL..... | FINISH FLOOR ELEVATION |
| INSTR..... | INSTRUMENT |
| L/A..... | LIMITED ACCESS |
| MON..... | MONUMENT |
| O. or OBS..... | OBSERVED |
| PG..... | PAGE |
| P or P/L..... | PROPERTY LINE |
| PVMT..... | PAVEMENT |
| R. or REC..... | RECORD |
| R/W..... | RIGHT OF WAY |
| U..... | USED |
| VOL..... | VOLUME |

| REV NO | DATE | DESCRIPTION | |
|-----------|----------|---------------------------|---------|
| | 4/29/19 | SUBMIT TO COUNTY - REVIEW | |
| | 3/7/19 | SUBMIT TO CLIENT - REVIEW | |
| | 2/5/19 | SUBMIT TO CLIENT - REVIEW | |
| DWG NAME | DRAWN BY | CHK'D BY | JOB NO |
| 12350-J-S | TEW-SJM | SJM | 12350-J |

NEFF & ASSOCIATES
Civil Engineers + Landscape Architects + Planners + Surveyors
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www.neff-assoc.com



MAP OF SURVEY FOR BANCSHARES REALTY, LLC
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO
 Bancshares Realty, LLC

SHEET NO.
1 of 1