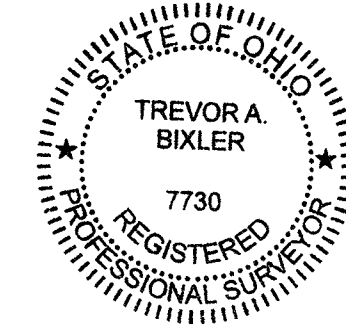


SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT; THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT HAS BEEN PERFORMED BY ME OR UNDER MY SUPERVISION; THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (MINIMUM STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE; THAT IT IS A SURVEY OF THE LANDS CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST AS RECORDED IN INSTRUMENT NO. 20070216949 OF THE LORAIN COUNTY RECORDS.

TREVA A. BIXLER 7-24-20
 TREVA A. BIXLER, P.S. DATE
 PROFESSIONAL SURVEYOR OHIO REG. NO. 7730

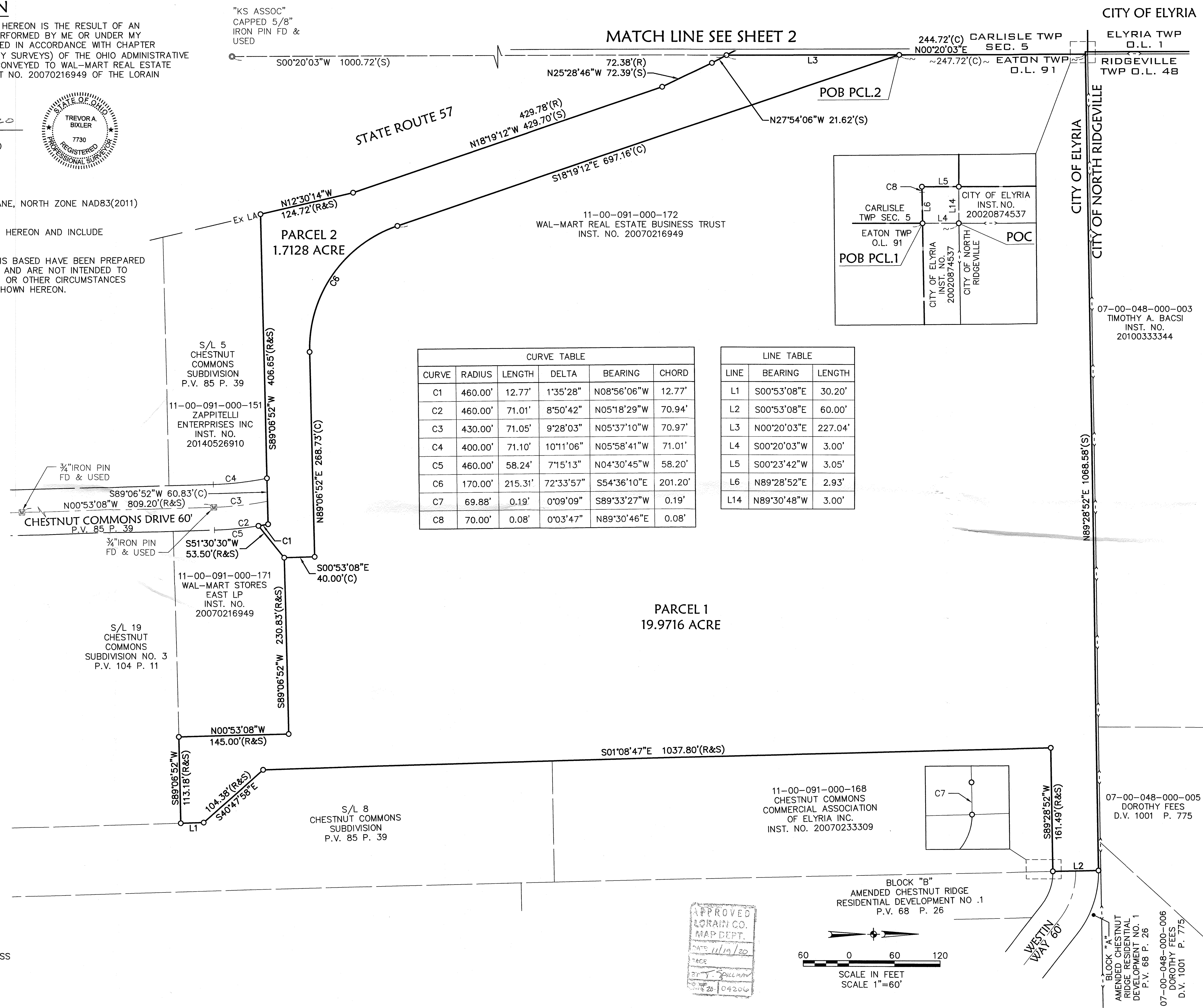


SURVEYOR'S NOTES

- BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.
- PERTINENT RECORDS USED ARE AS SHOWN HEREON AND INCLUDE LOR-57-11.74 RIGHT OF WAY PLANS.
- THIS MAP AND THE SURVEY ON WHICH IT IS BASED HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE NOT INTENDED TO REFLECT ALL EASEMENTS, ENCUMBRANCES, OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE PROPERTY SHOWN HEREON.

"KS ASSOC"
 CAPPED 5/8"
 IRON PIN FD &
 USED

MATCH LINE SEE SHEET 2



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	460.00'	12.77'	1'35"28"	N08°56'06"W	12.77'
C2	460.00'	71.01'	8°50'42"	N05°18'29"W	70.94'
C3	430.00'	71.05'	9°28'03"	N05°37'10"W	70.97'
C4	400.00'	71.10'	10°11'06"	N05°58'41"W	71.01'
C5	460.00'	58.24'	7°15'13"	N04°30'45"W	58.20'
C6	170.00'	215.31'	72°33'57"	S54°36'10"E	201.20'
C7	69.88'	0.19'	0°09'09"	S89°33'27"W	0.19'
C8	70.00'	0.08'	0°03'47"	N89°30'46"E	0.08'

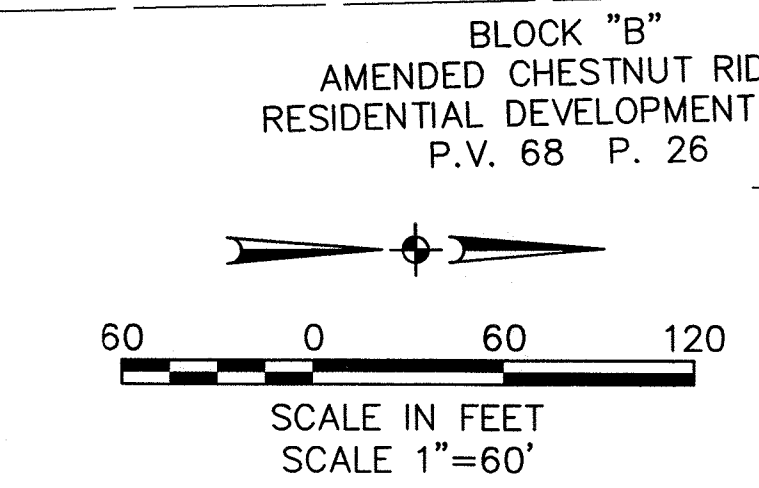
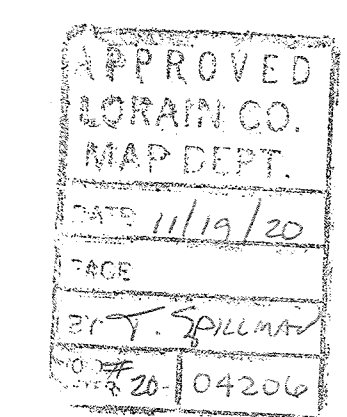
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°53'08"E	30.20'
L2	S00°53'08"E	60.00'
L3	N00°20'03"E	227.04'
L4	S00°20'03"W	3.00'
L5	S00°23'42"W	3.05'
L6	N89°28'52"E	2.93'
L14	N89°30'48"W	3.00'

ABBREVIATIONS

- C CALCULATED
- DV DEED VOLUME
- FD FOUND
- INST INSTRUMENT
- NO NUMBER
- OL ORIGINAL LOT
- P PAGE
- PCL PARCEL
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PV PLAT VOLUME
- R RECORD
- S SURVEYED
- SEC SECTION
- TWP TOWNSHIP

LEGEND

- ☒ MONUMENT BOX FOUND
- ⊙ IRON PIN/PIPE FOUND
- 5/8" CAPPED REBAR SET LABELED "KS ASSOCIATES INC PROP MARKER"
- RIGHT OF WAY
- PROPERTY LINE
- CORPORATION LINE
- Ex LA — EXISTING LIMITED ACCESS RIGHT OF WAY



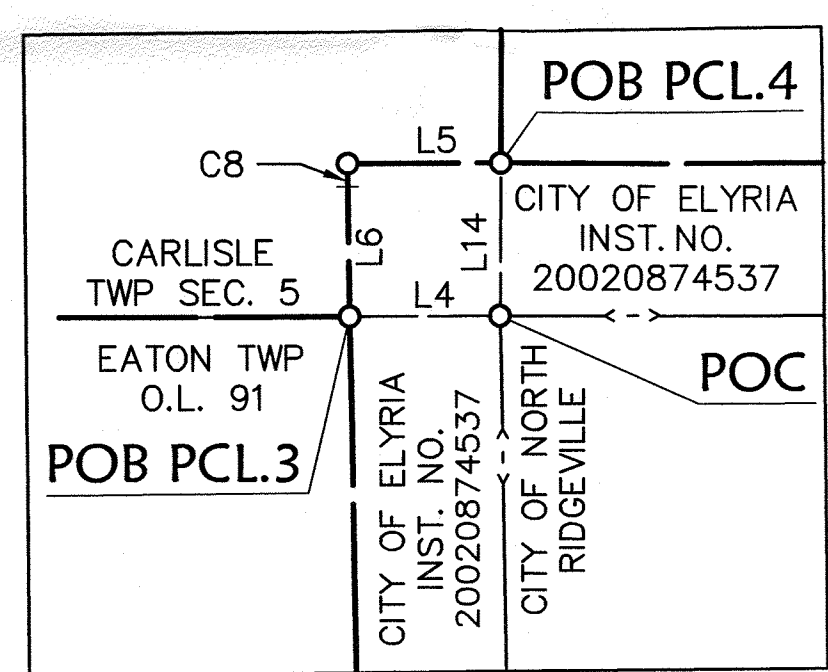
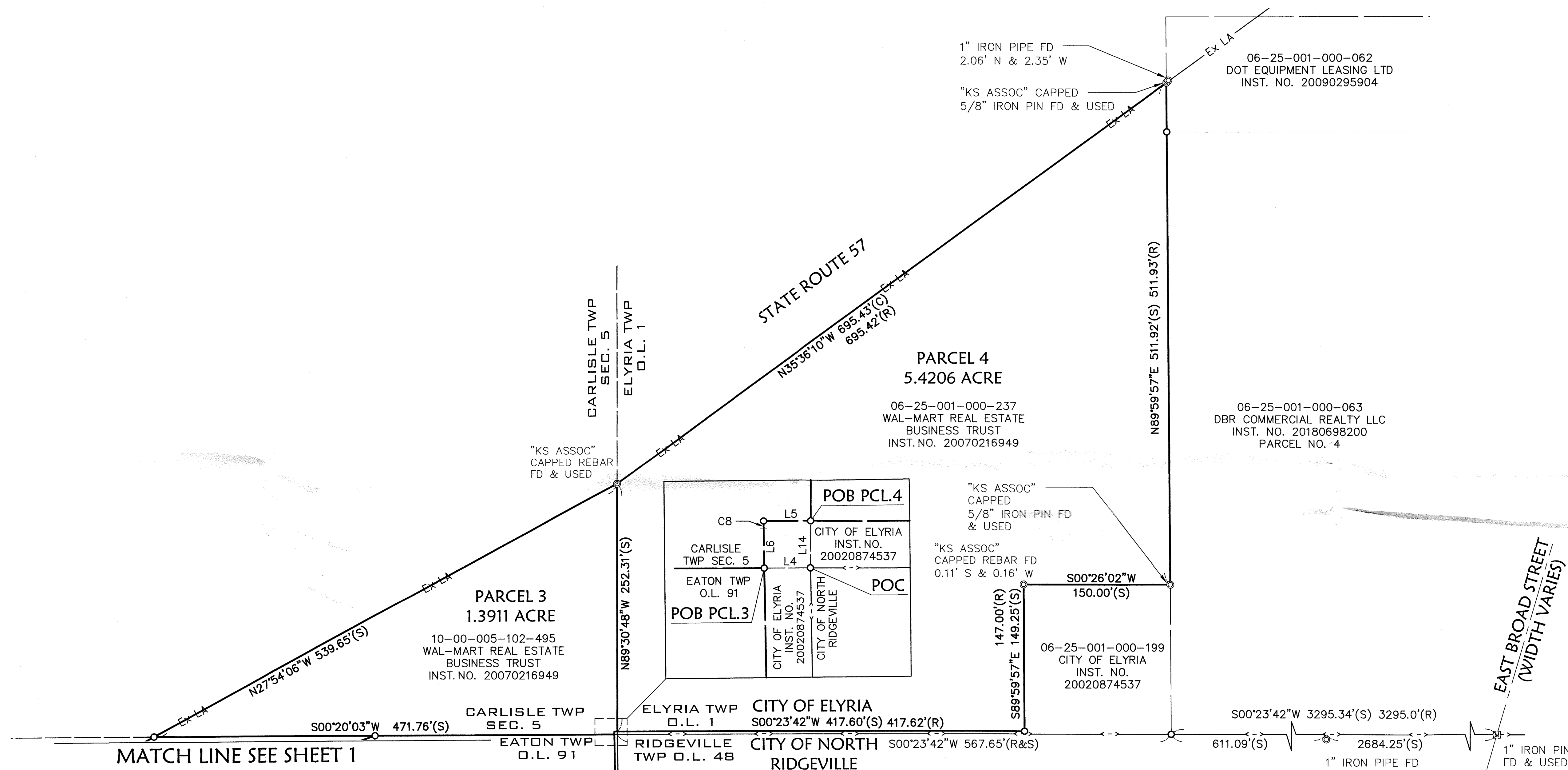
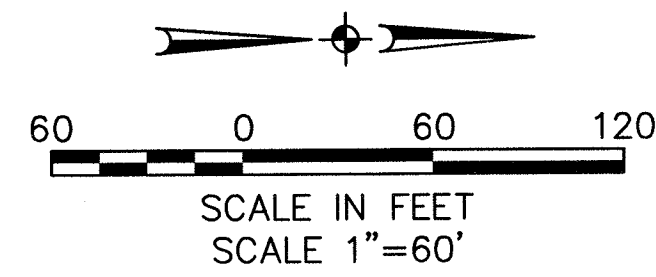
DATE	7-24-20	DRAWN BY	PRP	CHKD BY	TAB	DWG. NAME	19168_SPLIT.MXD	PLOT NO.	01
REVISIONS									
DATE									
DESCRIPTION									
BY									

KS ASSOCIATES
 KS Associates, Inc.
 260 Burns Road, Suite 100
 Elyria, OH 44035
 P 440 365 4730
 F 440 365 4790
 www.ksassociates.com

LOT SPLIT PLAT
 PART OF ELYRIA TOWNSHIP LOT NO. 1 EAST OF BLACK RIVER,
 CARLISLE TOWNSHIP SECTION NO. 5 AND
 EATON TOWNSHIP LOT NO. 91
 CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

SHEET	1
	OF
	2
JOB NO.	19168

R:\19000\19168 CC Connector\CIVIL_3D_2020\CURRENT DRAWINGS\BASE DRAWINGS\DWG\19168_Split_Map.dwg



LINE TABLE		
LINE	BEARING	LENGTH
L4	S00°20'03"W	3.00'
L5	S00°23'42"W	3.05'
L6	N89°28'52"E	2.93'
L14	N89°30'48"W	3.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C8	70.00'	0.08'	0°03'47"	N89°30'46"E	0.08'

DATE	DESCRIPTION

DATE: 7-24-20	DRWN BY: PRP	CHKD BY: TAB	DWG. NAME: 19168_SPLIT_PLAT	PATH: CIVIL_3D	F.B.
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KS Associates, Inc.
 260 Burns Road, Suite 100
 Elyria, OH 44035
 P 440 365 4730
 F 440 365 4790
 www.ksassociates.com



LOT SPLIT PLAT
 PART OF ELYRIA TOWNSHIP LOT NO. 1 EAST OF BLACK RIVER,
 CARLISLE TOWNSHIP SECTION NO. 5 AND
 EATON TOWNSHIP LOT NO. 91
 CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

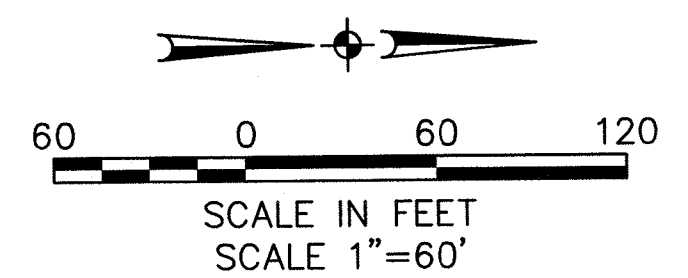
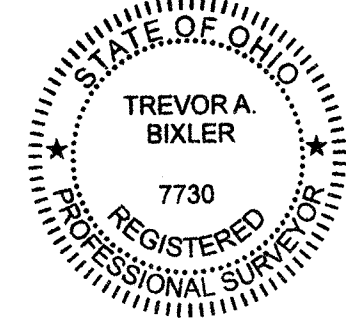
SHEET 2	OF 2
JOB NO. 19168	

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SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT; THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT HAS BEEN PERFORMED BY ME OR UNDER MY SUPERVISION; THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (MINIMUM STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE; THAT IT IS A SURVEY OF PART OF THE LANDS CONVEYED TO DBR COMMERCIAL REALTY LLC AS RECORDED IN INSTRUMENT NO. 20180698200 OF THE LORAIN COUNTY RECORDS.

TREVA A. BIXLER 7-24-20
 TREVOR A. BIXLER, P.S. DATE
 PROFESSIONAL SURVEYOR OHIO REG. NO. 7730



SURVEYOR'S NOTES

- BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.
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REFERENCES

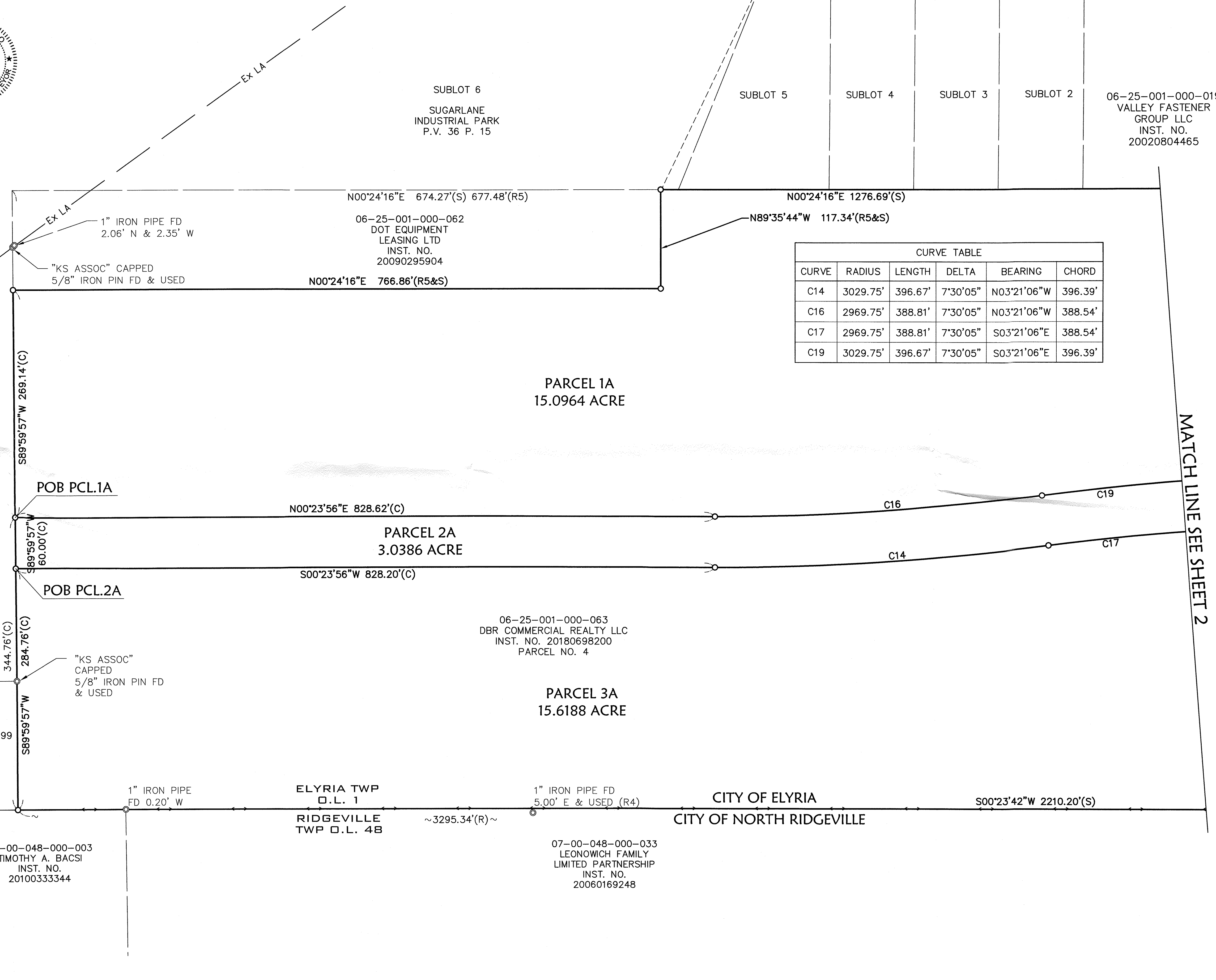
- R1 DEED TO DBR COMMERCIAL REALTY LLC INST. NO. 20180698200
- R2 DEED TO DAVID B. ENNES INST. NO. 201103965399
- R3 SURVEY PREPARED BY KLEINOEDER SCHMIDT AND ASSOC DATED 3-30-1984
- R4 SURVEY PREPARED BY GARY E. PENFOUND DATED 8-1972
- R5 DEED TO DOT EQUIPMENT LEASING LTD INST. NO. 20090295904

ABBREVIATIONS

- C CALCULATED
- DV DEED VOLUME
- FD FOUND
- INST INSTRUMENT
- NO NUMBER
- OL ORIGINAL LOT
- P PAGE
- PCL PARCEL
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PV PLAT VOLUME
- R RECORD
- S SURVEYED
- SEC SECTION
- TWP TOWNSHIP

LEGEND

- ☒ MONUMENT BOX FOUND
- ⊙ IRON PIN/PIPE FOUND
- 5/8" CAPPED REBAR SET LABELED "KS ASSOCIATES INC PROP MARKER"
- RIGHT OF WAY
- PROPERTY LINE
- CORPORATION LINE
- - - - - EX LA - EXISTING LIMITED ACCESS RIGHT OF WAY

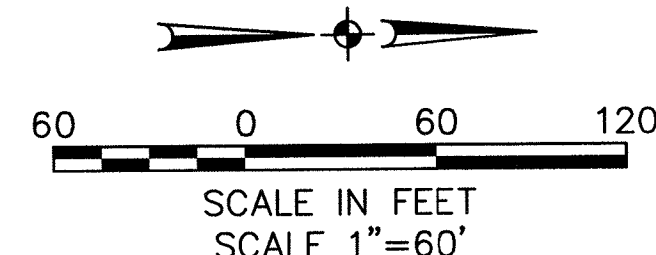


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C14	3029.75'	396.67'	7°30'05"	N03°21'06"W	396.39'
C16	2969.75'	388.81'	7°30'05"	N03°21'06"W	388.54'
C17	2969.75'	388.81'	7°30'05"	S03°21'06"E	388.54'
C19	3029.75'	396.67'	7°30'05"	S03°21'06"E	396.39'

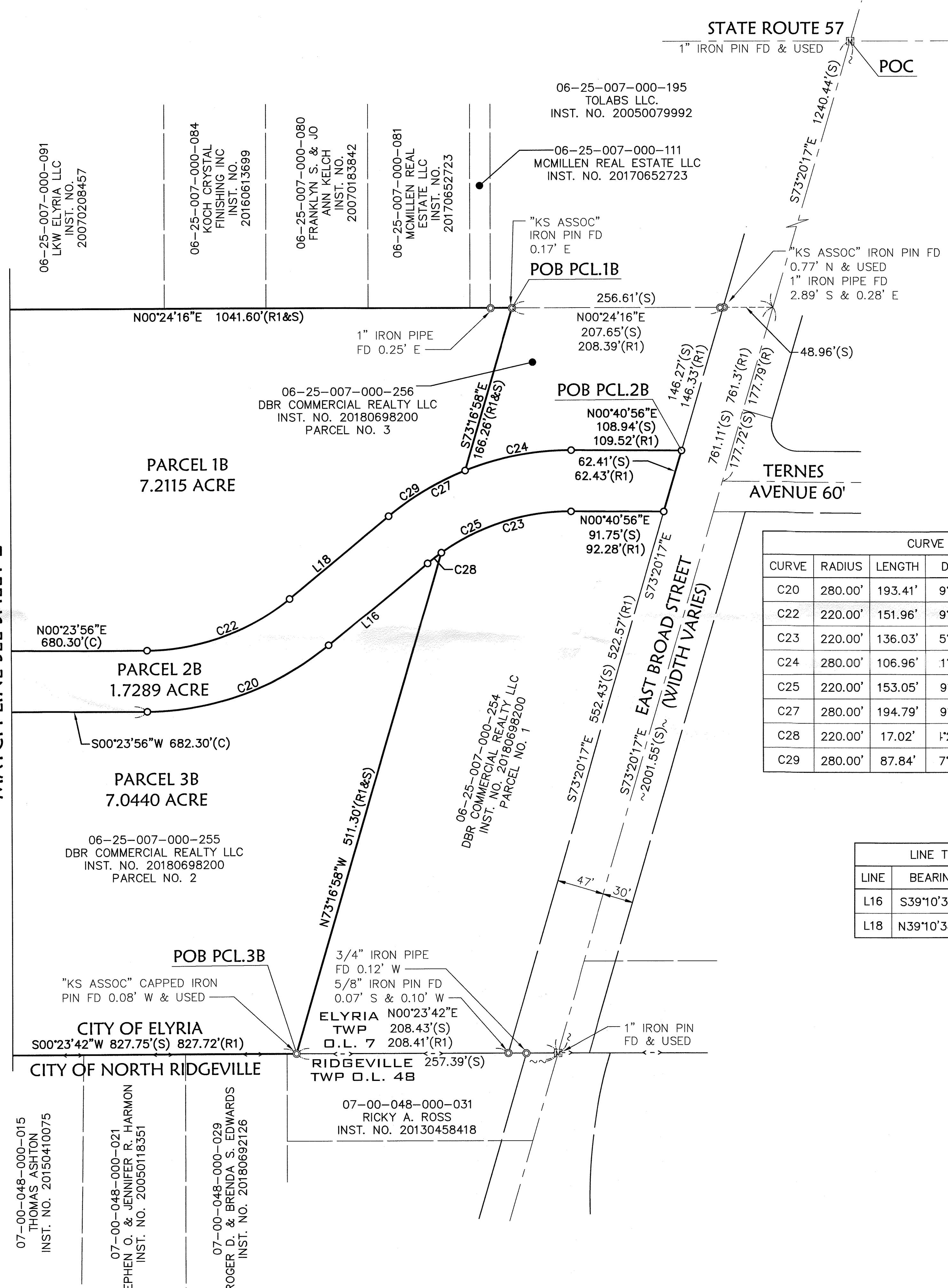
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DESCRIPTION											
DATE											
KS ASSOCIATES, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com											
LOT SPLIT PLAT PART OF ELYRIA TOWNSHIP LOT NOS. 1 AND 7 EAST OF BLACK RIVER, CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO											
SHEET											
1											
OF											
3											
JOB NO.											
19168											

R: 19168 CC Connector\CIVIL 3D 2020\CURRENT DRAWINGS\BASE DRAWINGS\DWG\19168 Split Maps.dwg

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MATCH LINE SEE SHEET 2



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C20	280.00'	193.41'	9°34'34"	S19°23'21"E	189.58'
C22	220.00'	151.96'	9°34'34"	N19°23'21"W	148.96'
C23	220.00'	136.03'	5°25'34"	S17°01'51"E	133.87'
C24	280.00'	106.96'	1°53'10"	S10°15'39"E	106.31'
C25	220.00'	153.05'	9°51'34"	S19°14'51"E	149.98'
C27	280.00'	194.79'	9°51'34"	N19°14'51"W	190.89'
C28	220.00'	17.02'	1°26'00"	S36°57'38"E	17.02'
C29	280.00'	87.84'	7°58'25"	S30°11'26"E	87.48'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S39°10'38"E	126.05'
L18	N39°10'38"W	126.05'

06-25-007-000-091 LKW ELYRIA LLC INST. NO. 20070208457

06-25-007-000-084 KOCH CRYSTAL FINISHING INC INST. NO. 20160613699

06-25-007-000-080 FRANKLYN S. & JO ANN KELCH INST. NO. 20070183842

06-25-007-000-081 MCMILLEN REAL ESTATE LLC INST. NO. 20170652723

06-25-007-000-195 TOLABS LLC INST. NO. 20050079992

06-25-007-000-111 MCMILLEN REAL ESTATE LLC INST. NO. 20170652723

"KS ASSOC" IRON PIN FD 0.17' E

POB PCL.1B

256.61'(S)

N00°24'16"E 1041.60'(R1&S)

1" IRON PIPE FD 0.25' E

06-25-007-000-256 DBR COMMERCIAL REALTY LLC INST. NO. 20180698200 PARCEL NO. 3

POB PCL.2B

N00°24'16"E 207.65'(S) 208.39'(R1)

"KS ASSOC" IRON PIN FD 0.77' N & USED 1" IRON PIPE FD 2.89' S & 0.28' E

48.96'(S)

PARCEL 1B 7.2115 ACRE

N00°40'56"E 108.94'(S) 109.52'(R1)

146.27'(S) 146.33'(R1)

761.11'(S) 761.3'(R1) 177.72'(S) 177.79'(R)

TERNES AVENUE 60'

N00°40'56"E 62.41'(S) 62.43'(R1)

761.11'(S) 761.3'(R1) 177.72'(S) 177.79'(R)

PARCEL 2B 1.7289 ACRE

N00°40'56"E 91.75'(S) 92.28'(R1)

573°16'58"E 166.28'(R1&S)

573°20'17"E EAST BROAD STREET (WIDTH VARIES)

573°20'17"E 522.57'(R1)

552.43'(S) 522.57'(R1)

06-25-007-000-254 DBR COMMERCIAL REALTY LLC INST. NO. 20180698200 PARCEL NO. 1

573°20'17"E 511.30'(R1&S)

573°20'17"E 511.30'(R1&S)

PARCEL 3B 7.0440 ACRE

06-25-007-000-255 DBR COMMERCIAL REALTY LLC INST. NO. 20180698200 PARCEL NO. 2

S00°23'56"E 680.30'(C)

S00°23'56"W 682.30'(C)

POB PCL.3B

"KS ASSOC" CAPPED IRON PIN FD 0.08' W & USED

3/4" IRON PIPE FD 0.12' W

5/8" IRON PIN FD 0.07' S & 0.10' W

ELYRIA N00°23'42"E TWP 208.43'(S) D.L. 7 208.41'(R1)

1" IRON PIN FD & USED

CITY OF ELYRIA

S00°23'42"W 827.75'(S) 827.72'(R1)

RIDGEVILLE TWP D.L. 4B

07-00-048-000-031 RICKY A. ROSS INST. NO. 20130458418

07-00-048-000-015 THOMAS ASHTON INST. NO. 20150410075

07-00-048-000-021 TEPHEN O. & JENNIFER R. HARMON INST. NO. 20050118351

07-00-048-000-029 ROGER D. & BRENDA S. EDWARDS INST. NO. 20180692126

DATE:	7-24-20	DESCRIPTION:	
DRAWN BY:	ERP	REVISIONS:	
CHKD BY:	TAB		
DWG. NAME:	19168_SPLIT_MAPS		
PATH:	CIVIL_3D		
F.B.:			

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

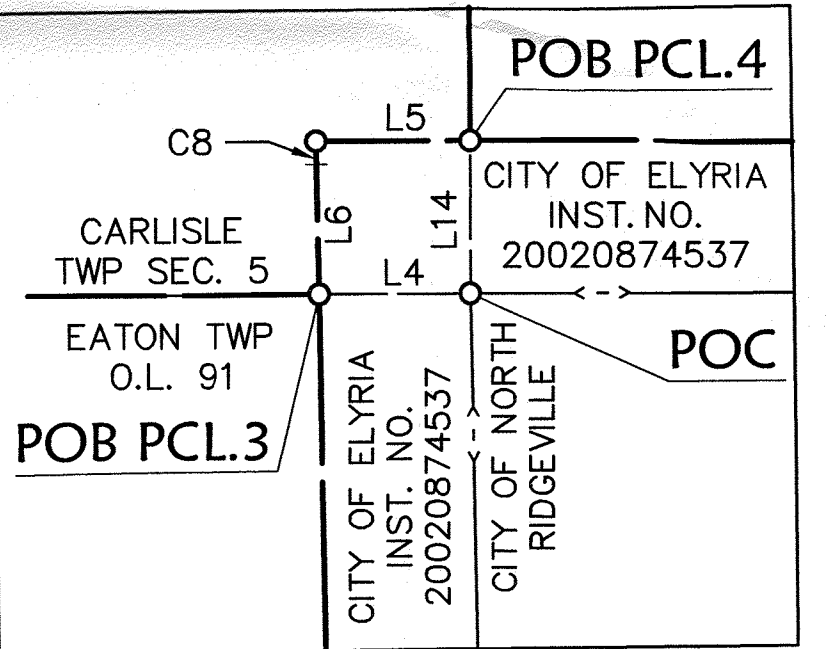
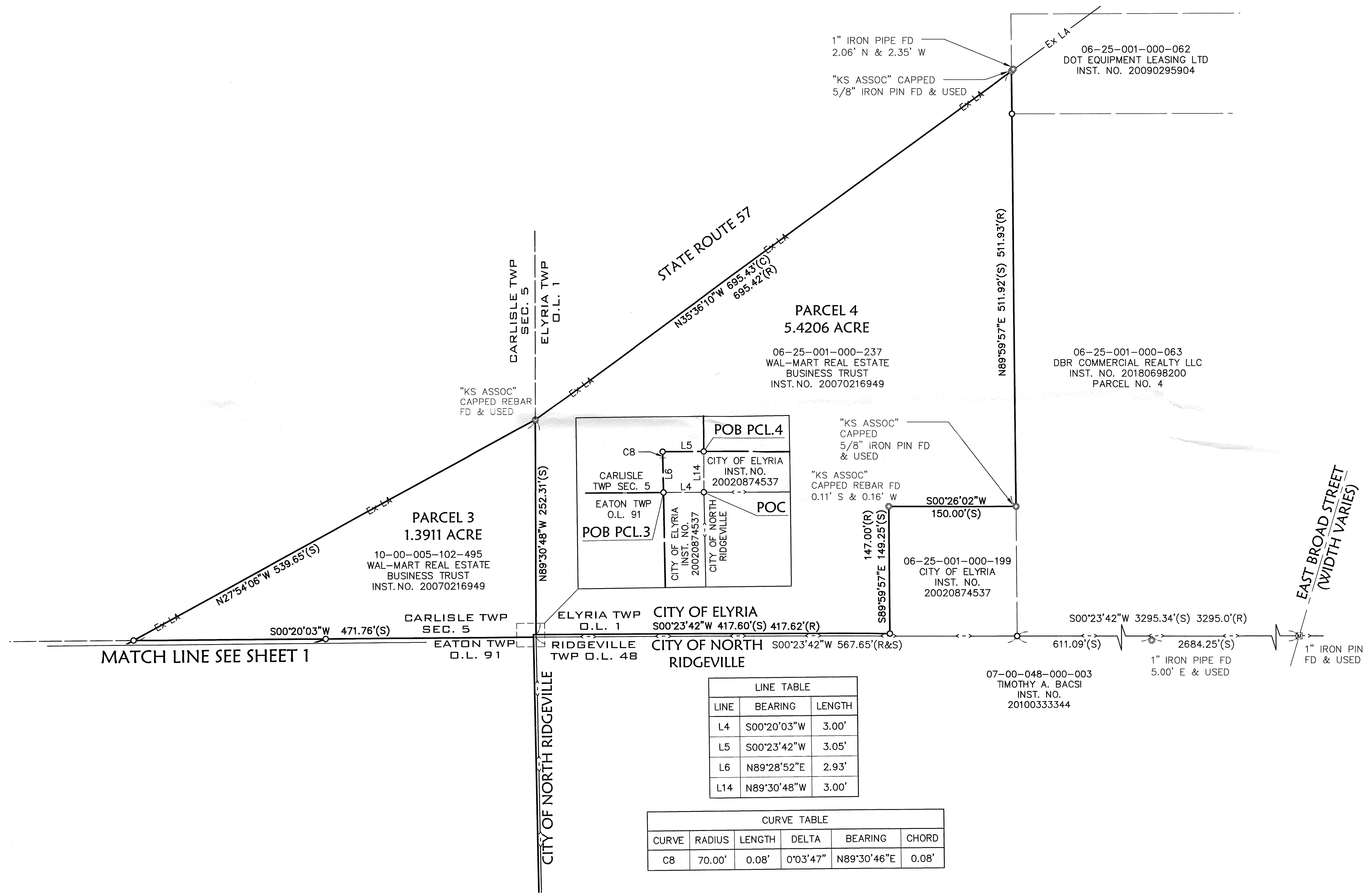
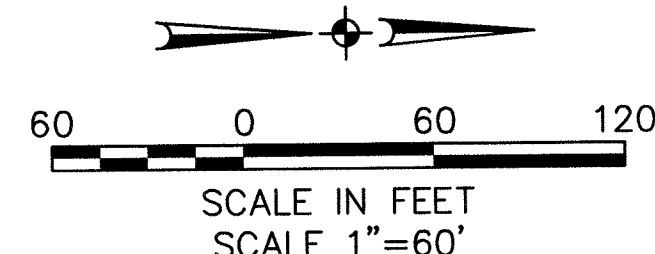
KS ASSOCIATES

LOT SPLIT PLAT

PART OF ELYRIA TOWNSHIP LOT NOS. 1 AND 7 EAST OF BLACK RIVER,
CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

SHEET 3 OF 3

JOB NO. 19168



LINE TABLE		
LINE	BEARING	LENGTH
L4	S00°20'03"W	3.00'
L5	S00°23'42"W	3.05'
L6	N89°28'52"E	2.93'
L14	N89°30'48"W	3.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C8	70.00'	0.08'	0°03'47"	N89°30'46"E	0.08'

DATE	DESCRIPTION

DATE: 7-24-20
 DRAWN BY: FRP
 CPO BY: TAB
 DWG. NAME: 19168_SPLIT.MAPS
 PATH: CIVIL_3D
 F.B.

KS Associates, Inc.
 260 Burns Road, Suite 100
 Elyria, OH 44035
 P 440 365 4730
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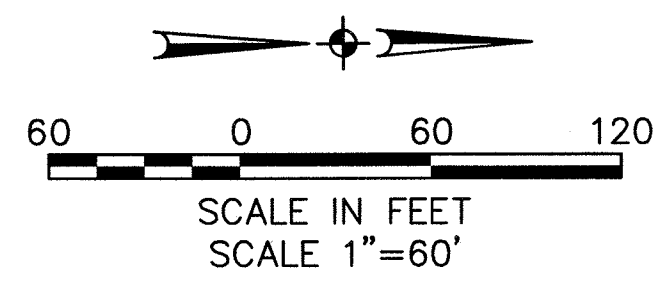
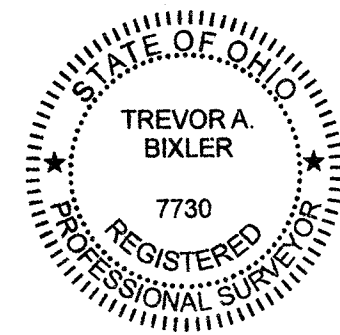
LOT SPLIT PLAT
 PART OF ELYRIA TOWNSHIP LOT NO. 1 EAST OF BLACK RIVER,
 CARLISLE TOWNSHIP SECTION NO. 5 AND
 EATON TOWNSHIP LOT NO. 91
 CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

SHEET
 2
 OF
 2
 JOB NO.
 19168

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT; THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT HAS BEEN PERFORMED BY ME OR UNDER MY SUPERVISION; THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (MINIMUM STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE; THAT IT IS A SURVEY OF PART OF THE LANDS CONVEYED TO DBR COMMERCIAL REALTY LLC AS RECORDED IN INSTRUMENT NO. 20180698200 OF THE LORAIN COUNTY RECORDS.

TREVA BIXLER 7-24-20
 TREVOR A. BIXLER, P.S. DATE
 PROFESSIONAL SURVEYOR OHIO REG. NO. 7730



SURVEYOR'S NOTES

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REFERENCES

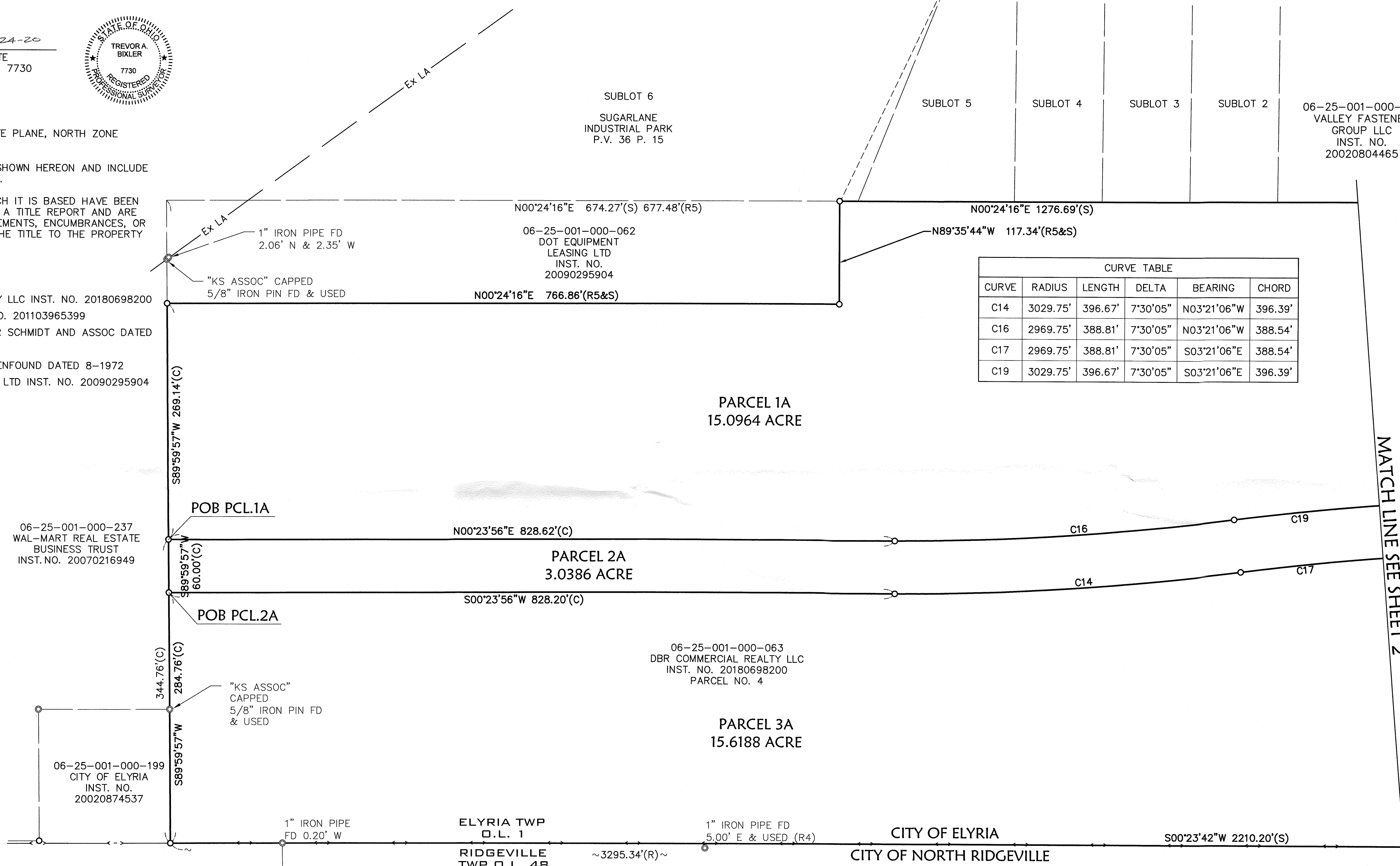
- DEED TO DBR COMMERCIAL REALTY LLC INST. NO. 20180698200
- DEED TO DAVID B. ENNES INST. NO. 201103965399
- SURVEY PREPARED BY KLEINOEDER SCHMIDT AND ASSOC DATED 3-30-1984
- SURVEY PREPARED BY GARY E. PENFOUND DATED 8-1972
- DEED TO DOT EQUIPMENT LEASING LTD INST. NO. 20090295904

ABBREVIATIONS

- C CALCULATED
- DV DEED VOLUME
- FD FOUND
- INST INSTRUMENT
- NO NUMBER
- OL ORIGINAL LOT
- P PAGE
- PCL PARCEL
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PV PLAT VOLUME
- R RECORD
- S SURVEYED
- SEC SECTION
- TWP TOWNSHIP

LEGEND

- ☒ MONUMENT BOX FOUND
- ⊙ IRON PIN/PIPE FOUND
- 5/8" CAPPED REBAR SET LABELED "KS ASSOCIATES INC PROP MARKER"
- RIGHT OF WAY
- PROPERTY LINE
- CORPORATION LINE
- - - - EXISTING LIMITED ACCESS RIGHT OF WAY

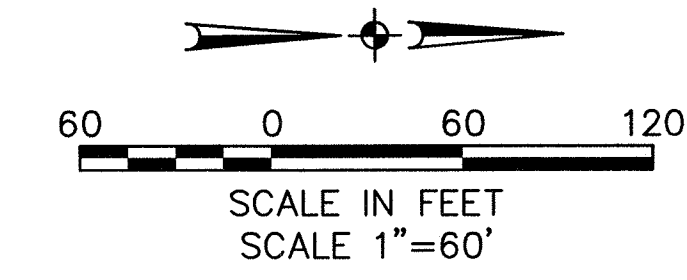


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C14	3029.75'	396.67'	7°30'05"	N03°21'06"W	396.39'
C16	2969.75'	388.81'	7°30'05"	N03°21'06"W	388.54'
C17	2969.75'	388.81'	7°30'05"	S03°21'06"E	388.54'
C19	3029.75'	396.67'	7°30'05"	S03°21'06"E	396.39'

<p>DATE: 7-24-20</p> <p>DRAWN BY: FRP</p> <p>CHECKED BY: TAB</p> <p>DWG. NAME: 19168_SPLIT PLAT</p> <p>PATH: CIVIL_3D</p> <p>F.B.</p>	<p>DESCRIPTION</p> <p>DATE</p> <p>REVISIONS</p>
<p>KS Associates, Inc.</p> <p>260 Burns Road, Suite 100</p> <p>Elyria, OH 44035</p> <p>P 440 365 4730</p> <p>F 440 365 4790</p> <p>www.ksassociates.com</p>	
<p>KS ASSOCIATES</p>	
<p>LOT SPLIT PLAT</p> <p>PART OF ELYRIA TOWNSHIP LOT NOS. 1 AND 7 EAST OF BLACK RIVER, CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO</p>	
<p>SHEET 1 OF 3</p> <p>JOB NO. 19168</p>	

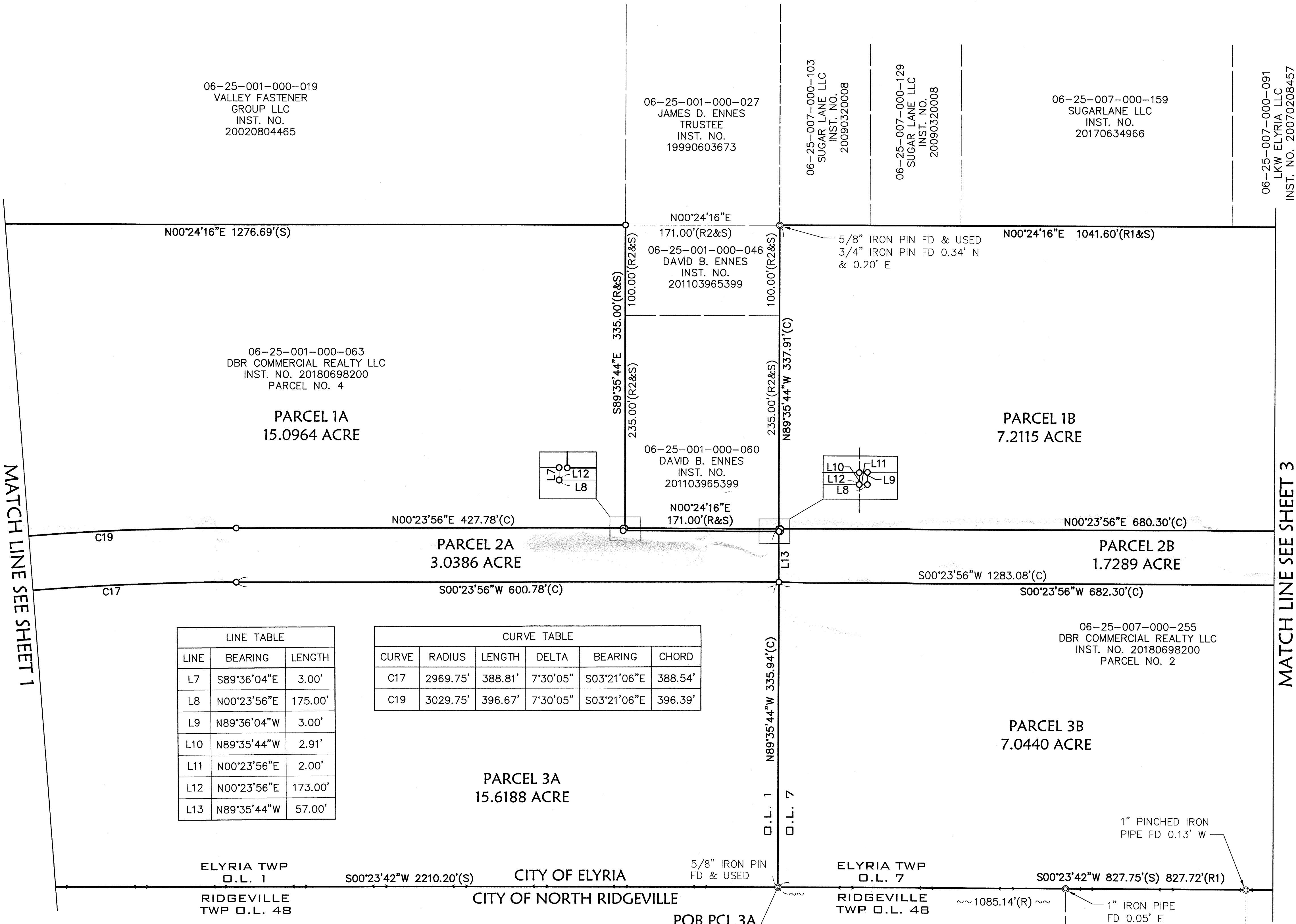
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R:\19000\19168 CC Connector\CIVIL 3D 2020\CURRENT DRAWINGS\BASE DRAWINGS\DWG\19168 Split Maps.dwg



MATCH LINE SEE SHEET 1

MATCH LINE SEE SHEET 3



LINE TABLE		
LINE	BEARING	LENGTH
L7	S89°36'04"E	3.00'
L8	N00°23'56"E	175.00'
L9	N89°36'04"W	3.00'
L10	N89°35'44"W	2.91'
L11	N00°23'56"E	2.00'
L12	N00°23'56"E	173.00'
L13	N89°35'44"W	57.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C17	2969.75'	388.81'	7°30'05"	S03°21'06"E	388.54'
C19	3029.75'	396.67'	7°30'05"	S03°21'06"E	396.39'

ELYRIA TWP
O.L. 1
RIDGEVILLE
TWP O.L. 4B

CITY OF ELYRIA
CITY OF NORTH RIDGEVILLE
POB PCL.3A

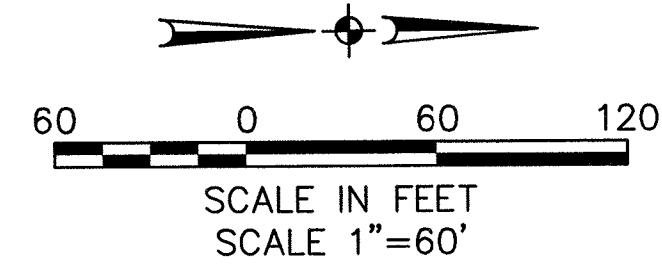
ELYRIA TWP
O.L. 7
RIDGEVILLE
TWP O.L. 4B

07-00-048-000-033
LEONOWICH FAMILY LIMITED PARTNERSHIP
INST. NO. 20060169248

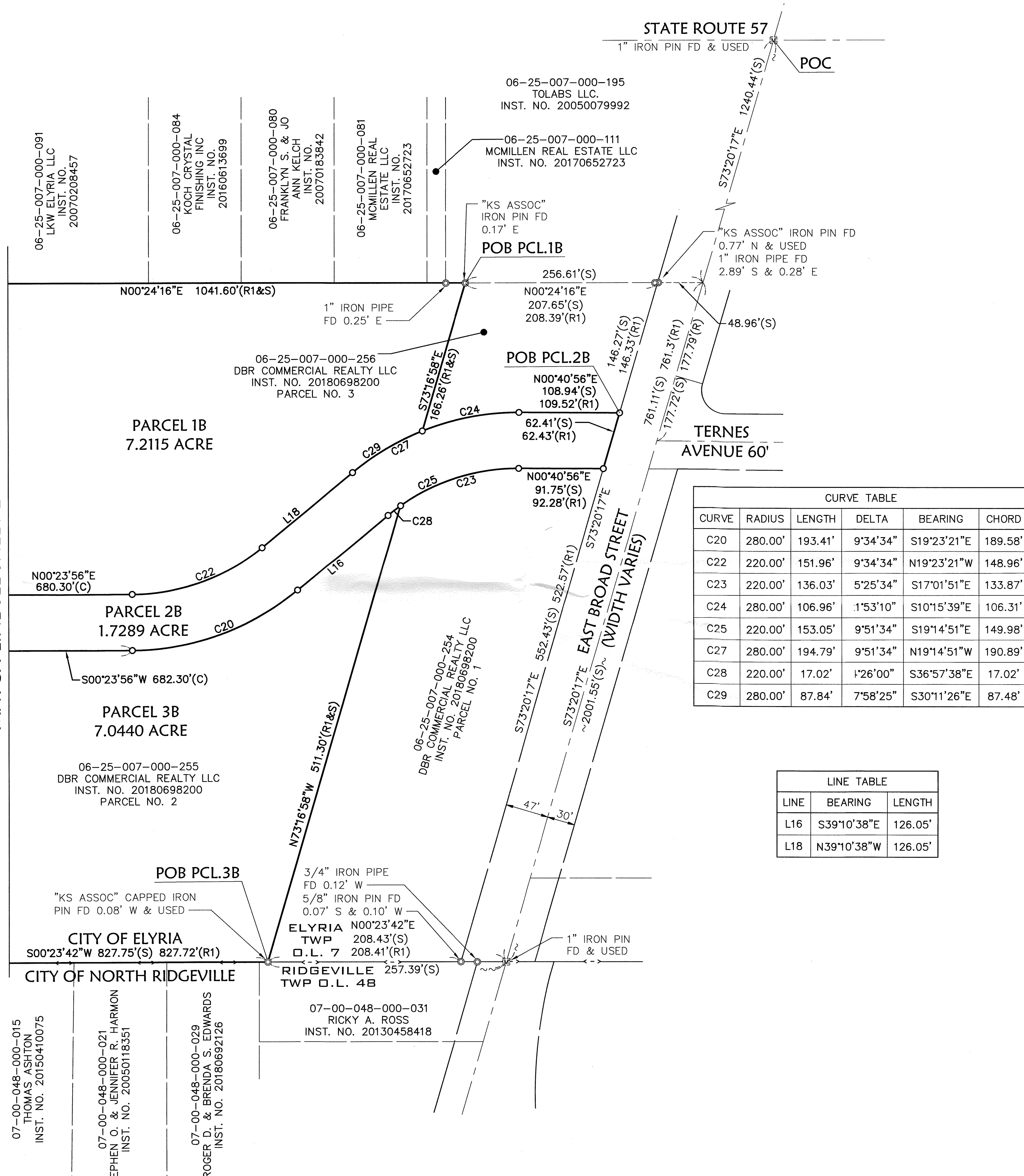
07-00-048-000-017
SCOTT L. & ROCHELLE S.
BLAYLOCK
INST. NO. 19990608154

07-00-048-000-015
THOMAS ASHTON
INST. NO. 20150410075

DATE	7-24-20	DESCRIPTION		BY	
DRAWN BY	PRP	DATE		DATE	
CHKD BY	TAB	REVISIONS		DATE	
DWG. NAME	19168_SPLIT_MAPS	DATE		DATE	
PATH	CIVIL_3D	DATE		DATE	
F.B.		DATE		DATE	
<p>KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com</p> <p>KS ASSOCIATES</p>					
<p>LOT SPLIT PLAT</p> <p>PART OF ELYRIA TOWNSHIP LOT NOS. 1 AND 7 EAST OF BLACK RIVER, CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO</p>					
SHEET	2				
OF	3				
JOB NO.	19168				



MATCH LINE SEE SHEET 2



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C20	280.00'	193.41'	9°34'34"	S19°23'21"E	189.58'
C22	220.00'	151.96'	9°34'34"	N19°23'21"W	148.96'
C23	220.00'	136.03'	5°25'34"	S17°01'51"E	133.87'
C24	280.00'	106.96'	1°53'10"	S10°15'39"E	106.31'
C25	220.00'	153.05'	9°51'34"	S19°14'51"E	149.98'
C27	280.00'	194.79'	9°51'34"	N19°14'51"W	190.89'
C28	220.00'	17.02'	1°26'00"	S36°57'38"E	17.02'
C29	280.00'	87.84'	7°58'25"	S30°11'26"E	87.48'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S39°10'38"E	126.05'
L18	N39°10'38"W	126.05'

DATE	DESCRIPTION

DATE: 7-24-20	DRWN BY: PRP
CHEK BY: TAB	DWG. NAME: 19168_SPLIT_MAPS
PATH: GML_3D	F.B.

KS Associates, Inc.
 260 Burns Road, Suite 100
 Elyria, OH 44035
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LOT SPLIT PLAT

PART OF ELYRIA TOWNSHIP LOT NOS. 1 AND 7 EAST OF BLACK RIVER,
 CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO

SHEET 3 OF 3

JOB NO. 19168