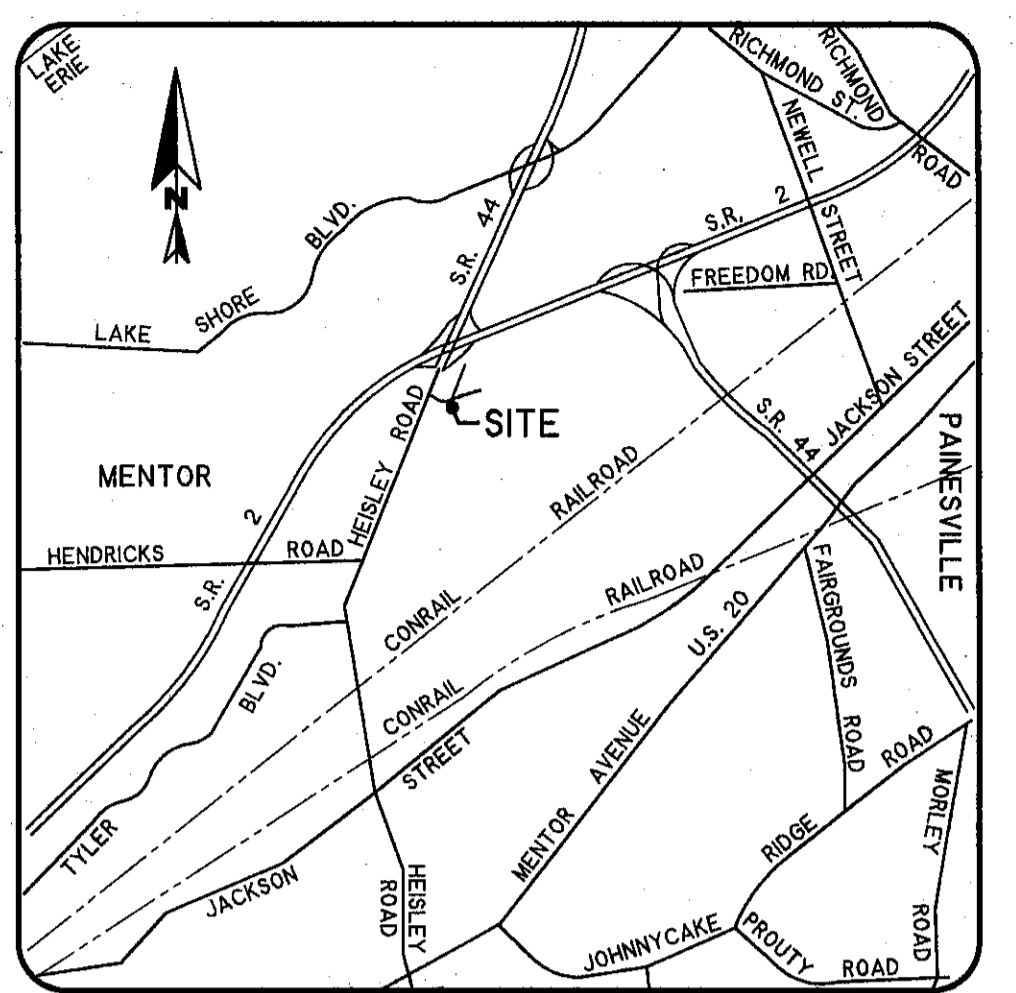
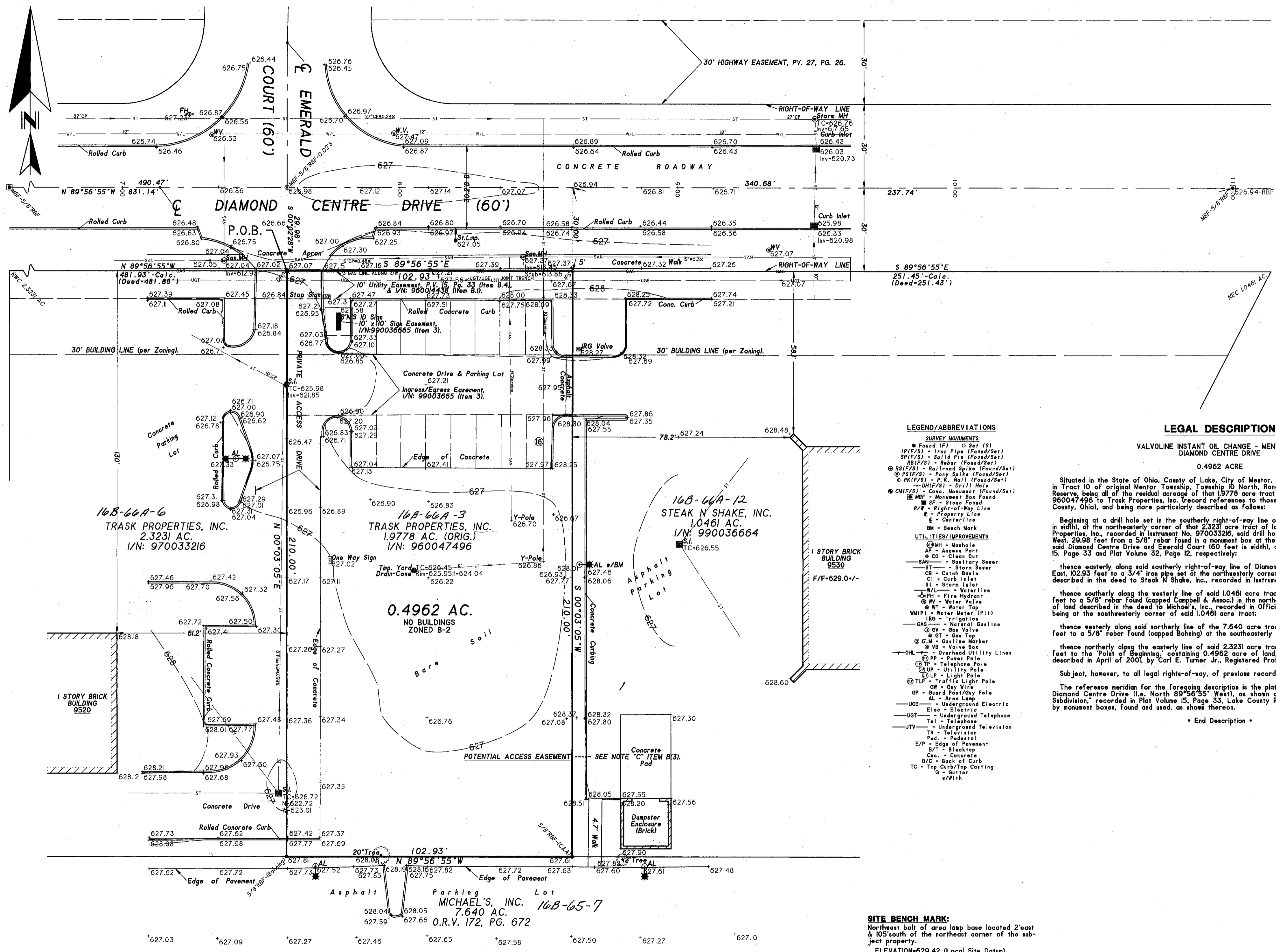


16B-66A-3



LOCATION MAP

SURVEY NOTES

NOTE "A" -- EXPLANATION OF SURVEY:
The attached plat represents an ALTA/ACSM Land Title Survey made in compliance with the requirements of, and for the sole, exclusive and collective use of the parties named hereon, for and in preparation of, and for the purpose of, recording and dissemination of this survey and the information shown hereon is restricted to the parties named hereon.

NOTE "B" -- BASIS OF BEARINGS:
The reference meridian for the attached survey is the platted bearing for the centerline of Diamond Centre Drive (i.e. N 89°56'55"W), as shown on the plat of Diamond Centre Subdivision, recorded in Plat Volume 15, Page 33, Lake County Recorder's Office, and witnessed by monument boxes, found & used, as shown hereon.

NOTE "C" -- TITLE COMMITMENT/EASEMENTS:
No investigation of the public records as to recorded easements, restrictions or other encumbrances was made by us in connection with the attached survey. We were provided a copy of Chicago Title Insurance Company Commitment #2130076, bearing an effective date of March 12, 2001, which in Schedule B - Section 2 lists the following exceptions:
Item A, B, B(2) & B(5): See commitment & related documents.
Item B(1): I/N: 96004438 -- Roadway & Utility Easement over existing platted roadway & 10' Utility Easement -- Applies as shown.
Item B(2): I/N: 97000484 -- Property deed restriction from use as Wendy's or Taco Bell until 2017.
Item B(3): I/N: 99003665 -- Ingress/Egress & Sign Easements -- Apply as shown. Property could potentially benefit from and be encumbered by a future access easement (see Paragraph 4 & Exhibit "C").
Item B(4): P.V. 15, Pg. 33 -- 10' Utility Easement -- Applies as shown.

NOTE "D" -- DOCUMENTATION USED:
Deeds: I/N: 960047496; I/N: 970033216; I/N: 990036664 & O.R. 172, Pg. 672, Plat: P.V. 15, Pg. 35 & 35-B; P.V. 27, Pg. 26 & P.V. 32, Pg. 12 & 12-1. Prior survey by Land Design Consultants dated February 14, 2000, Lake County Tax Maps.

NOTE "E" -- ENCROACHMENTS:
Any utilities not covered by properly executed easements. Nothing else observed from surface inspection.

NOTE "F" -- F.E.M.A. FLOOD ZONE DESIGNATION:
According to F.I.R.M. No. 39037-0003 E, dated September 20, 1995, the subject property lies within a Zone "C" (Areas of minimal flooding).

NOTE "G" -- ZONING INFORMATION:
According to the City of Mentor Zoning Department, the subject property is zoned B-2 (General Business), and the proposed use is permitted. The front building setback is 30'. The side and rear yard setbacks are established during site plan review by the Planning Commission.

NOTE "H" -- UTILITIES:
The location of underground public or quasi-public utilities and structures shown hereon, are based upon field location of surface and above grade structures, and improvement plans provided to us, and may or may not be a complete treatment of the subject. Locations of underground utilities and structures may vary from locations shown hereon, and additional utilities and structures may be encountered. Utility providers and Ohio Utilities Protection Service (O.U.P.S. 800-362-2764) are to be contacted at least 2 days (48 hrs.) prior to any excavating. We placed a request to O.U.P.S. (#32704812) to have utilities marked, but apparently they did not respond (none marked).

NOTE "I" -- DRAINAGE:
Based upon site elevations there is no apparent drainage onto or through the subject property from adjoining premises.

NOTE "J" -- OTHER OBSERVATIONS:
No physical evidence of centerlines or burial grounds observed. Site access is via a private drive centered on easterly line of subject property. According to the City of Mentor there has been some discussion of adding lanes to Diamond Centre Drive. To the best of our knowledge, information and belief there are no significant undisclosed survey related observations.

SURVEYOR'S STATEMENT

The undersigned hereby states to ASHLAND INC., a Kentucky corporation, ATLANTIC FINANCIAL GROUP, LTD., THREE PILLARS FUNDING CORPORATION, SUNTRUST BANK, and CHICAGO TITLE INSURANCE COMPANY that this map of plat and the survey on which it is based was made on the date shown below of the premises specifically described in Title Commitment No. 2130076, dated March 12, 2001, and in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA/ACSM in 1997, as defined therein and includes Items I-II, inclusive, 13, 15 & 17, of Table A thereof.

By: *Carl E. Turner, Jr.*
CARL E. TURNER, JR., Registered Professional Surveyor No. S-6702



NOT AN AUTHORIZED DOCUMENT UNLESS SURVEYOR'S SEAL APPEARS IN RED INK.
© 2001 TERRA SURVEYING SERVICES LLC

LEGEND/ABBREVIATIONS

- SURVEY MONUMENTS**
- Found (F) - O Set (S)
 - IP (I/S) - Iron Pipe (Found/Set)
 - SP (S/S) - Solid Pin (Found/Set)
 - RS (R/S) - Rebar (Found/Set)
 - RS (R/S) - Railroad Spikes (Found/Set)
 - FS (F/S) - Fony Spikes (Found/Set)
 - PK (P/S) - P.A. Nail (Found/Set)
 - DM (D/S) - Drive Hole
 - CM (C/S) - Conc. Monument (Found/Set)
 - MBF - Monument Box Found
 - SP - Stone Found
 - R/W - Right-of-Way Line
 - E - Property Line
 - C - Centerline
 - BM - Bench Mark
- UTILITIES/IMPROVEMENTS**
- MH - Manhole
 - AP - Access Point
 - CO - Clean Out
 - SS - S sanitary Sewer
 - ST - Storm Sewer
 - CB - Catch Basin
 - CI - Curb Inlet
 - SI - Storm Inlet
 - WL - Waterline
 - WH - Fire Hydrant
 - WV - Water Valve
 - WT - Water Tap
 - WM (P) - Water Meter (Pit)
 - GF - Gas Found
 - GAS - Natural Gasline
 - GV - Gas Valve
 - GT - Gas Tap
 - GLM - Gasline Marker
 - VB - Valve Box
 - OHL - Overhead Utility Lines
 - PP - Power Pole
 - TP - Telephone Pole
 - ULP - Utility Pole
 - LP - Light Pole
 - TLP - Traffic Light Pole
 - GW - Guy Wire
 - OP - Overhead Post/Guy Pole
 - AL - Area Lamp
 - USE - Electric
 - ELC - Electric
 - UST - Underground Telephone
 - UTV - Underground Television
 - TV - Television
 - PD - Pedestal
 - EIP - Edge of Pavement
 - B/T - Blacktop
 - CC - Concrete
 - B/C - Back of Curb
 - TC - Top Curb/Top Coating
 - G - Gutter
 - w/with

LEGAL DESCRIPTION

VALVOLINE INSTANT OIL CHANGE - MENTOR, OH
DIAMOND CENTRE DRIVE
0.4962 ACRE

Situated in the State of Ohio, County of Lake, City of Mentor, located in part of original Lot 4 in Tract 10 of original Mentor Township, Township 10 North, Range 9 West, Connecticut Western Reserve, being all of the residual acreage of that 19778 acre tract of land described in Instrument No. 960047496 to Trask Properties, Inc. Record references to those of the Recorder's Office, Lake County, Ohio, and being more particularly described as follows:

Beginning at a drill hole set in the southerly right-of-way line of Diamond Centre Drive (60 feet in width), at the northeasterly corner of that 2.3231 acre tract of land described in the deed to Trask Properties, Inc., recorded in Instrument No. 970033216, said drill hole being located South 00°02'28" West, 29.98 feet from a 5/8" rebar found in a monument box at the intersection of the centerlines of said Diamond Centre Drive and Emerald Court (60 feet in width), as shown dedicated in Plat Volume 15, Page 33 and Plat Volume 32, Page 12, respectively;

thence easterly along said southerly right-of-way line of Diamond Centre Drive, South 89°56'55" East, 102.93 feet to a 3/4" iron pipe set at the northeasterly corner of that 1.0461 acre tract of land described in the deed to Steak 'N Shake, Inc., recorded in Instrument No. 990036664;

thence southerly along the westerly line of said 1.0461 acre tract, South 00°03'05" West, 210.00 feet to a 5/8" rebar found (capped Campbell & Assoc.) in the northerly line of that 7.640 acre tract of land described in the deed to Michael's, Inc., recorded in Official Record Volume 172, Page 672, being at the southeasterly corner of said 1.0461 acre tract;

thence easterly along said northerly line of the 7.640 acre tract, North 89°56'55" West, 102.93 feet to a 5/8" rebar found (capped Bohning) at the southeasterly corner of said 2.3231 acre tract;

thence northerly along the easterly line of said 2.3231 acre tract, North 00°03'05" East, 210.00 feet to the "Point of Beginning," containing 0.4962 acre of land, more or less, as surveyed and described in April of 2001, by Carl E. Turner, Jr., Registered Professional Surveyor No. 6702.

Subject, however, to all legal rights-of-way, of previous record.

The reference meridian for the foregoing description is the platted bearing for the centerline of Diamond Centre Drive (i.e. North 89°56'55" West), as shown on the plat of "Diamond Centre Subdivision," recorded in Plat Volume 15, Page 33, Lake County Recorder's Office, and witnessed by monument boxes, found and used, as shown hereon.

• End Description •

SITE BENCH MARK:
Northeast bolt of area lamp base located 2' east & 105' south of the northeast corner of the subject property.
ELEVATION-629.42 (Local Site Datum)



238 Academy Woods Drive
Gahanna, Ohio 43230-2184
614/471-0663 (Fax-0877)

PREPARED EXCLUSIVELY FOR:
Ashland Inc.; Atlantic Financial Group, Ltd.;
Three Pillars Funding Corporation;
Suntrust Bank; and,
Chicago Title Insurance Company

TITLE: ALTA/ACSM LAND TITLE SURVEY OF 0.4962 ACRE
LOCATED IN PART OF ORIG. LOT 4 OF TRACT 10, MENTOR TOWNSHIP
TOWNSHIP 10 NORTH, RANGE 9 WEST, CONNECTICUT WESTERN RESERVE
CITY OF MENTOR, LAKE COUNTY, OHIO

NO.	REVISION DESCRIPTION	DATE	BY

SITE NAME: PROPOSED
VALVOLINE INSTANT OIL CHANGE
SITE LOCATION:
952? DIAMOND CENTRE DRIVE
MENTOR, OHIO 44060

FIELD SURVEY DATE:	FIELD SURVEY BY:	CLIENT PROJECT NO.:
20 APRIL 2001	C.T.	110-43-MTR-01