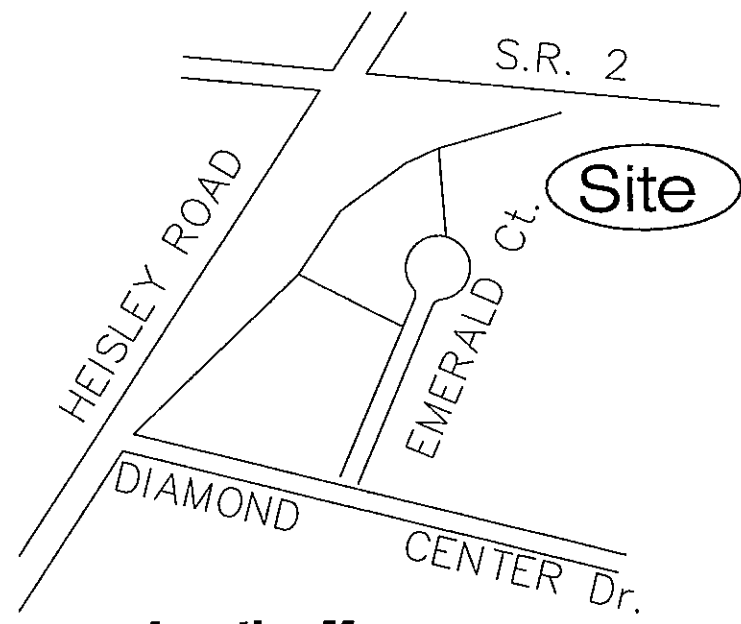


Plat of Lot Split

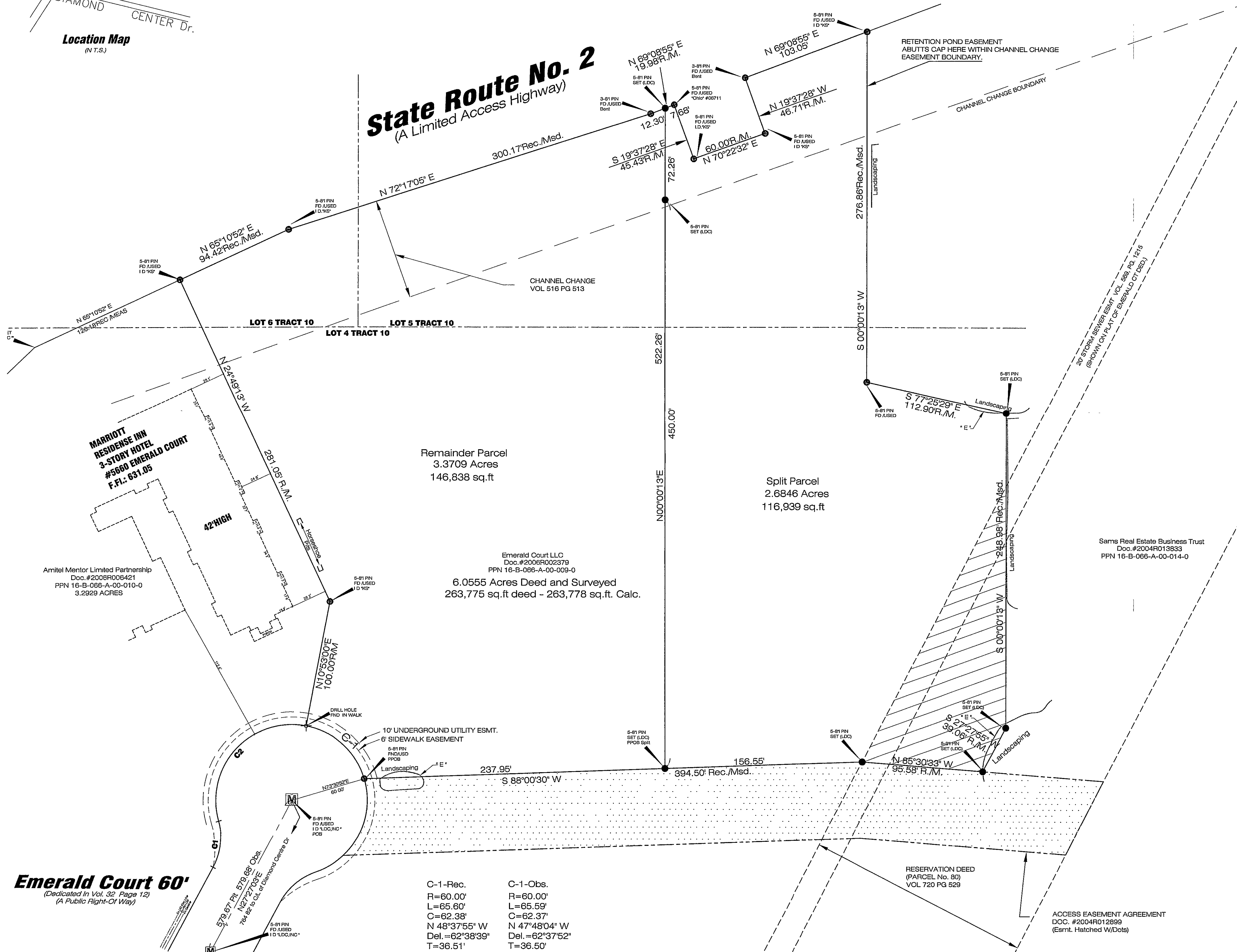
For: Value Place

Situated in the City of Mentor, County of Lake and State of Ohio, Known as being parts of Original Lot No.s 4 & 5 of Tract 10, Further known as being a Lot Split of Land conveyed to Emerald Court LLC by deed recorded in Doc. No. 2006R002379. PPN: 16-B-066-A-00-009-0



Location Map
(N.T.S.)

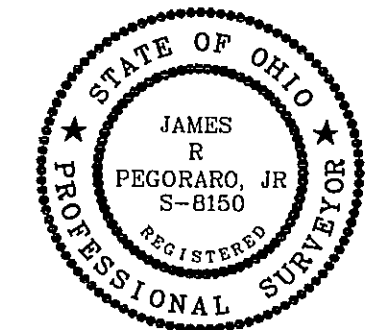
State Route No. 2 (A Limited Access Highway)



CERTIFICATION

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to the Dedication Plat of Emerald Court recorded in Volume 32, Page 12 of Lake County Plat Records. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

James R. Pegoraro, Jr., P.S. #8150



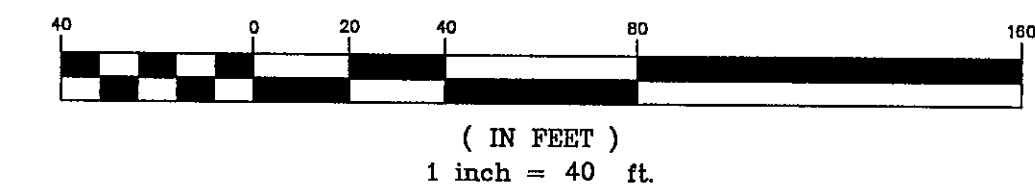
APPARENT ENCROACHMENTS

- HORSESHOE PITS AS SHOWN ON THE WESTERLY LINE OF REMAINDER. (ALONG RESIDENCE INN)
- LANDSCAPING AREAS 3 (THREE) MARKED "E"
 - AT THE SEASTERLY CORNER OF SPLIT.
 - AT THE SWESTERLY CORNER OF REMAINDER.
 - AT THE SEASTERLY CORNER OF SAM'S GAS STA.

ZONING

"B-2" General Business" Per The City Of Mentor Zoning Map, Revised August, 2006:
 -Minimum Setback = 30 Feet
 -Rear/Side Minimum Setback established with site development plan
 -Maximum Height=35 Feet Or Higher With C.U.P.

GRAPHIC SCALE



Remainder Parcel
3.3709 Acres
146,838 sq.ft

Split Parcel
2.6846 Acres
116,939 sq.ft

Emerald Court LLC
Doc. #2006R002379
PPN 16-B-066-A-00-009-0
6.0555 Acres Deed and Surveyed
263,775 sq.ft deed - 263,778 sq.ft. Calc.

Sams Real Estate Business Trust
Doc. #2004R013833
PPN 16-B-066-A-00-014-0

Emerald Court 60'
(Dedicated In Vol. 32, Page 12)
(A Public Right-Of Way)

C-1-Rec. R=60.00' L=65.60' C=62.38' N 48°37'55" W Del. =62°38'39" T=36.51'	C-1-Obs. R=60.00' L=65.59' C=62.37' N 47°48'04" W Del. =62°37'52" T=36.50'
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ACCESS EASEMENT AGREEMENT
DOC. #2004R012899
(Ermt. Hatched W/Dots)

PART OF LOT NOS.4,5 & 6, TRACT NO.10, T.10 N. R.9 W

LAND DESIGN consultants
www.L.D.C.in.c.n.e
ENGINEERS PLANNERS SURVEYORS
8585 East Avenue Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
(440) 354-6938 FAX: (440) 255-9575



DATE 8/29/07
SCALE: HOR. 1"=40'
VERT.
FILENAME SPLIT
COMPUTER S:
TAB NAME SPLIT

VALUE PLACE
PLAT OF LOT SPLIT
CITY OF MENTOR - LAKE COUNTY - OHIO

SHEET 1 OF 1
CONTRACT No. BSWIN1-0701