LOT SPLIT & CONSOLIDATION

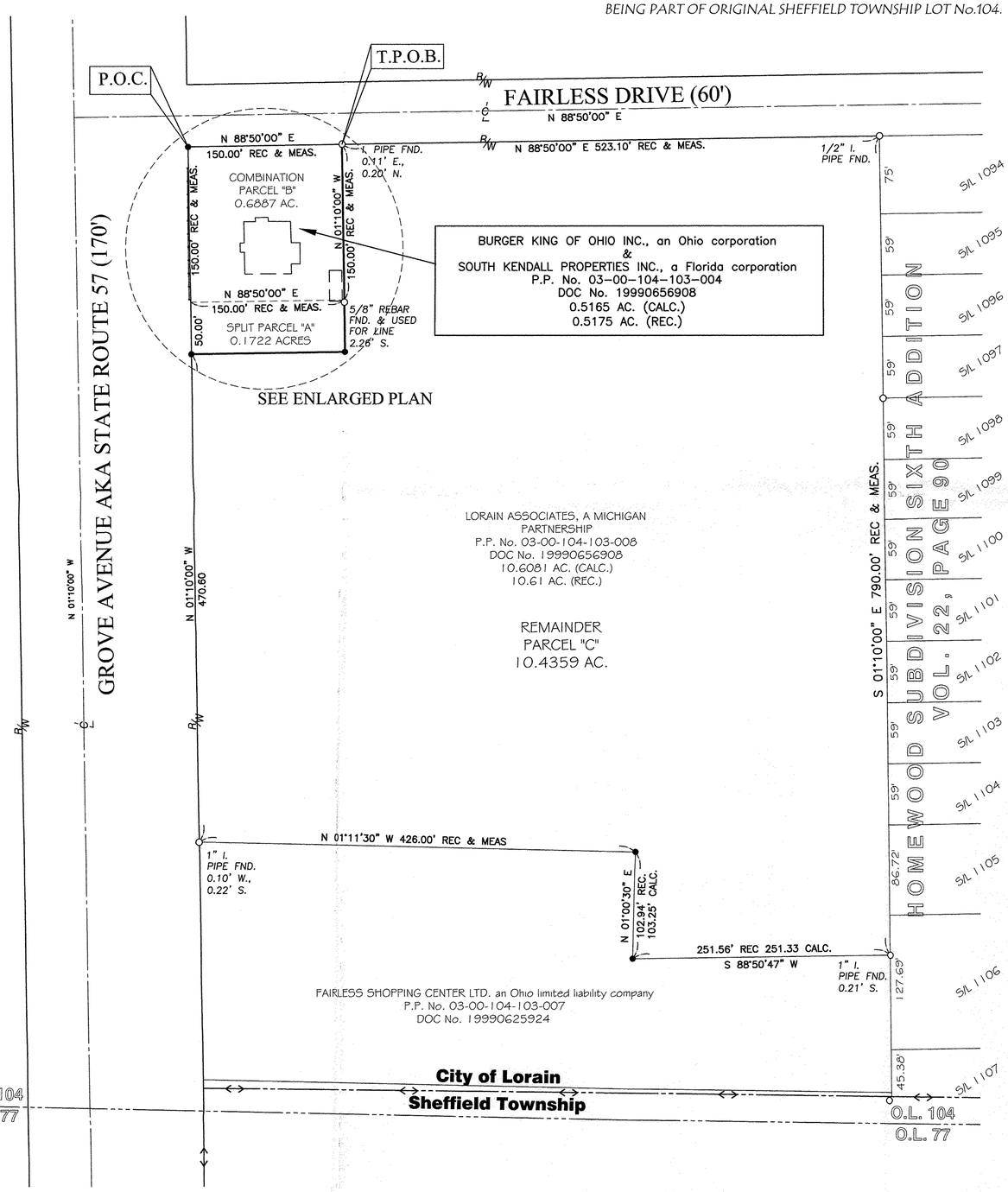
for

BURGER KING OF OHIO, INC. an Ohio corporation

and

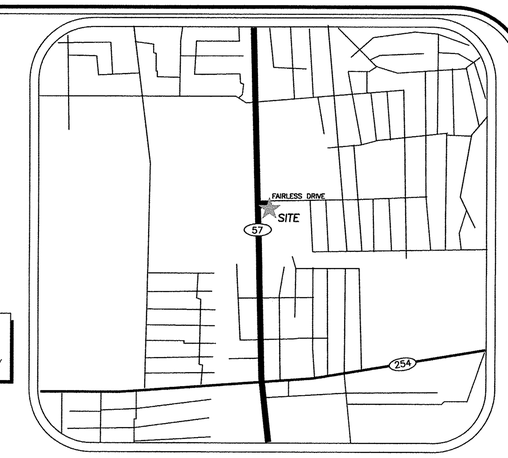
SOUTH KENDALL PROPERTIES, INC. a Florida corporation

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No.104.

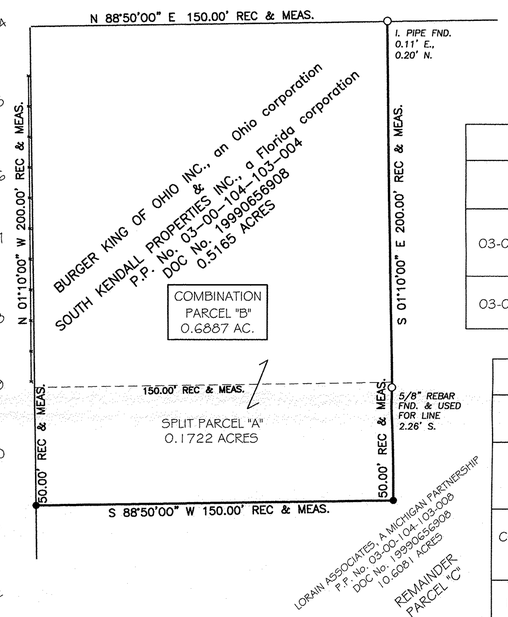


BASIS OF BEARINGS

CENTERLINE OF GROVE AVENUE (A.K.A. S.R. 57) ASSUMED TO BE N 01°10'00" W



Vicinity Map



ENLARGED PLAN

GRAPHIC SCALE

0 15 30 60

(IN FEET)

SCALE: 1" = 30'

PRE-SPLIT PARCEL SUMMARY		
PARCEL #	OWNER NAME & RECORD INFORMATION	AREA
03-00-104-103-004	BURGER KING OF OHIO INC., an Ohio corporation & SOUTH KENDALL PROPERTIES INC., a Florida corporation DOC No. 19990656908	0.5165 AC.
03-00-104-103-008	LORAIN ASSOCIATES, A MICHIGAN PARTNERSHIP P.P. No. 03-00-104-103-008 DOC No. 19990656908	10.6081 AC.

POST-SPLIT PARCEL SUMMARY		
PARCEL	OWNER NAME & RECORD INFORMATION	AREA
SPLIT PARCEL "A"	PART OF LORAIN ASSOCIATES, A MICHIGAN PARTNERSHIP P.P. No. 03-00-104-103-008 DOC No. 19990656908	0.1722 AC.
COMBINATION PARCEL "B"	BURGER KING OF OHIO INC., an Ohio corporation & SOUTH KENDALL PROPERTIES INC., a Florida corporation P.P. No. 03-00-104-103-004 DOC No. 19990656908	0.6887 AC.
REMAINDER PARCEL "C"	LORAIN ASSOCIATES, A MICHIGAN PARTNERSHIP P.P. No. 03-00-104-103-008 DOC No. 19990656908	10.4359 AC.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON AND CONTAINING 0.6887 OF AN ACRE IN ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 104, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBED ANGLES ONLY. THE PLAN REPRESENTS A SURVEY WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

MICHAEL C. BRAMHALL P.E., P.S.
REGISTERED SURVEYOR NO. 8073

DRAWN BY: RJE

CHECKED BY: FC

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 02-1202

03-00-104-103-004
03-00-104-8
Scan # 46530

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