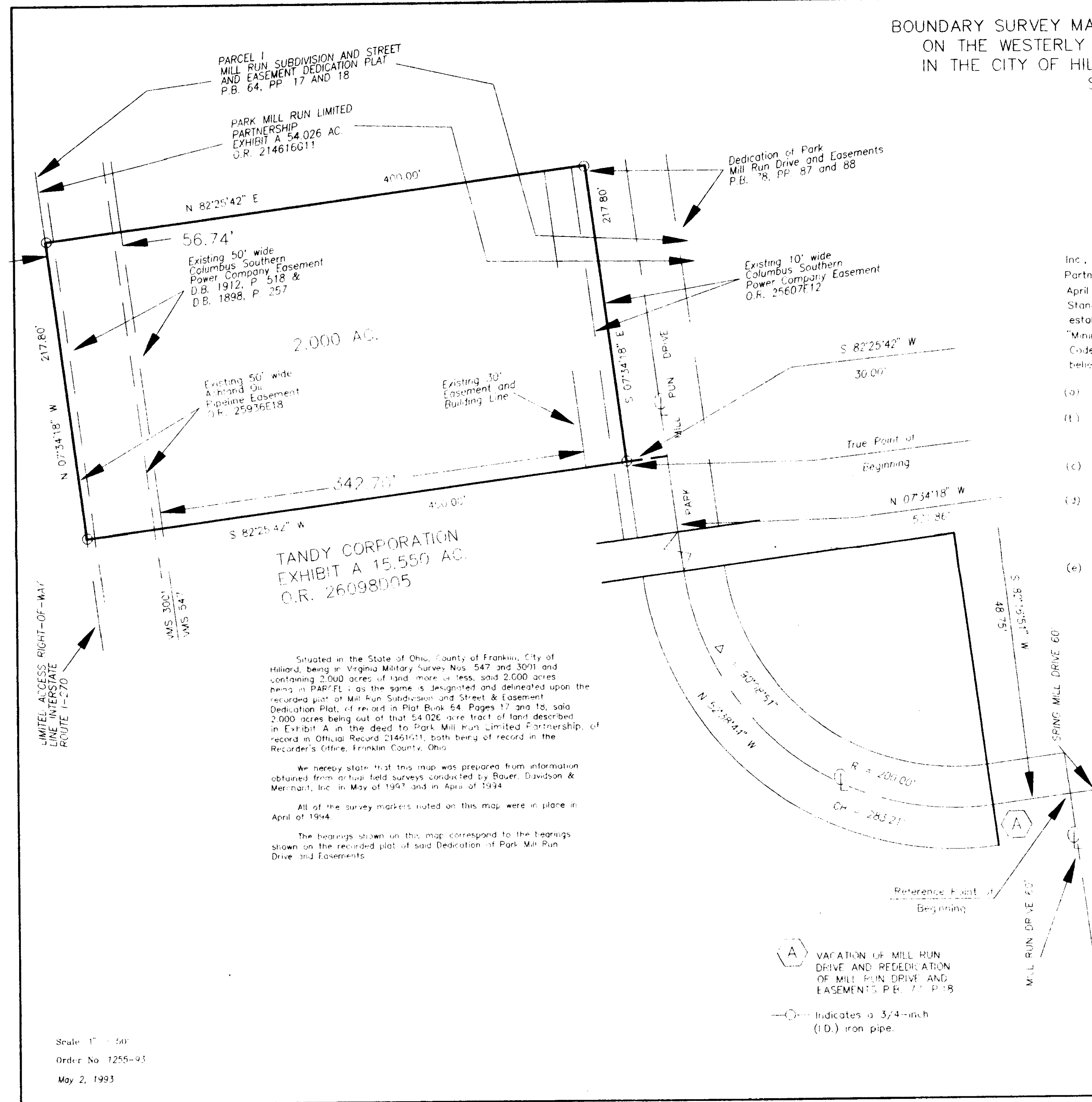


BOUNDARY SURVEY MAP OF 2.000 ACRES OF LAND LOCATED ON THE WESTERLY SIDE OF PARK MILL RUN DRIVE, IN THE CITY OF HILLIARD, COUNTY OF FRANKLIN, STATE OF OHIO

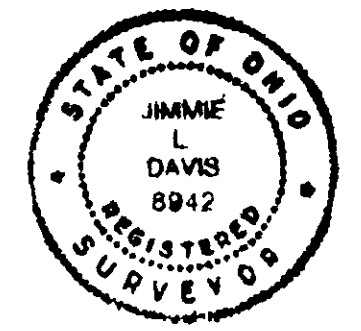


We hereby state to First Round Restaurants, Inc., Title First Agency, Inc., (lender to be added at a later date) and Park Mill Run Limited Partnership, that this boundary survey map is based on a field survey made in April of 1994 directly under my supervision in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992, and in accordance with the "Minimum Standards for Boundary Surveys" in the state of Ohio (Ohio Revised Code 4733-37) and to the best of our professional knowledge, information and belief that

- (a) this map accurately represents the facts found at the time of survey;
- (b) except as shown on this map, there are no discrepancies between the boundary lines of the subject property as shown on this map and as described in the legal description of record;
- (c) the boundary line dimensions as shown on this map form a mathematically closed figure within  $\pm 0.01$  of a foot;
- (d) except as shown on this map, the boundary lines of the subject property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record; and
- (e) the field survey meets the accuracy requirements of Urban Class survey as defined therein.

BAUER, DAVIDSON & MERCHANT, INC.  
Consulting Engineers

By *Jimmie L. Davis*  
Jimmie L. Davis  
Professional Surveyor No. 6942



Situated in the State of Ohio, County of Franklin, City of Hilliard, being in Virginia Military Survey Nos. 547 and 3091 and containing 2,000 acres of land, more or less, said 2,000 acres being in PARCEL 1 as the same is designated and delineated upon the recorded plat of Mill Run Subdivision and Street & Easement Dedication Plat, of record in Plat Book 64, Pages 17 and 18, said 2,000 acres being out of that 54.026 acre tract of land described in Exhibit A in the deed to Park Mill Run Limited Partnership, of record in Official Record 214616G11, both being of record in the Recorder's Office, Franklin County, Ohio.

We hereby state that this map was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc. in May of 1993 and in April of 1994.

All of the survey markers noted on this map were in place in April of 1994.

The bearings shown on this map correspond to the bearings shown on the recorded plat of said Dedication of Park Mill Run Drive and Easements.

(A) VARIATION OF MILL RUN DRIVE AND REDEDICATION OF MILL RUN DRIVE AND EASEMENTS P.B. 77, P. 18

○ Indicates a 3/4-inch (I.D.) iron pipe.

Scale 1" = 50'  
Order No. 1255-93  
May 2, 1993

