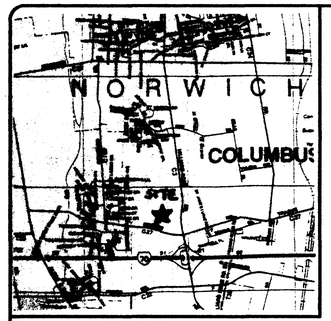
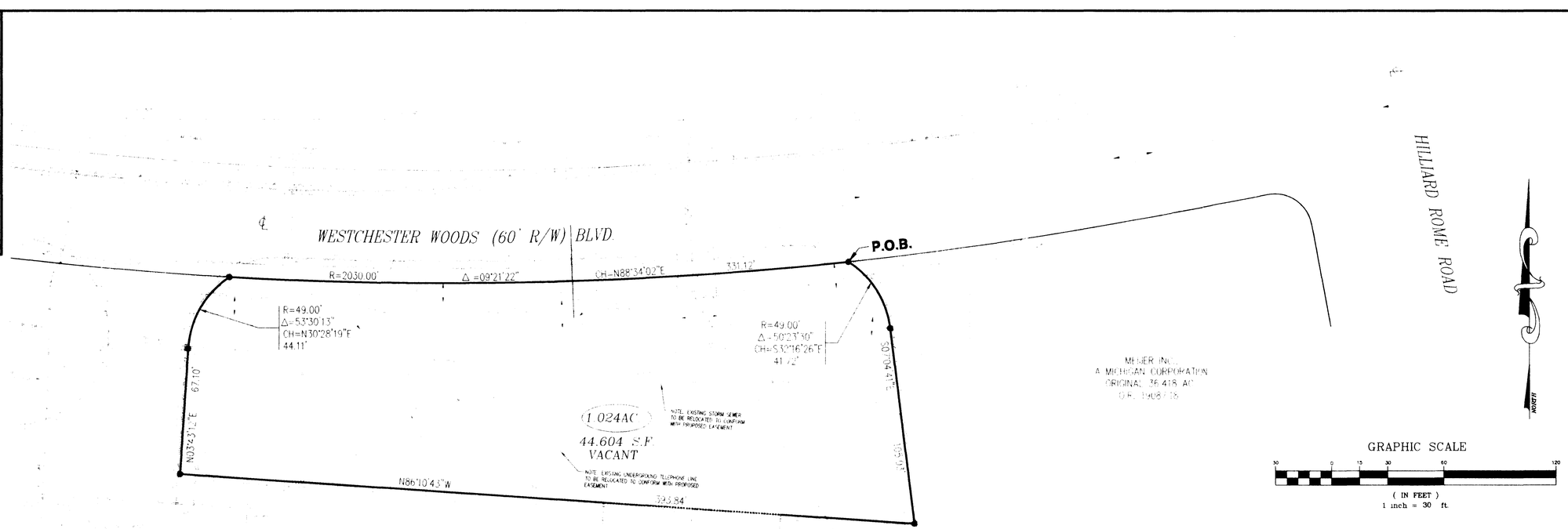


VICINITY MAP
NO SCALE



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOTES

1.) THIS SITE IS LOCATED IN ZONE "X" (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN), BASED UPON A GRAPHICAL INTERPRETATION OF THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF COLUMBUS, OHIO, COMMUNITY PANEL NO. 39049C0210G, DATED AUGUST 2, 1995.

2.) UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON THE BEST AVAILABLE EVIDENCE (FIELD AND RECORD INFORMATION). PLEASE VERIFY LOCATIONS BEFORE ANY PERIOD OF CONSTRUCTION.

3.) NO ENCROACHMENTS ARE EVIDENT, WITH THE EXCEPTION OF EXISTING PRIVATE UTILITIES AND LAMP POLES.

CERTIFICATION

TO: Lawyers Title Insurance Corporation, Franchise Finance Corporation of America and FFCA Acquisition Corporation a Delaware Corporation, and its successors or assigns and Thomas and King:

This is to certify that this map or plat of survey of the premises specifically described in Lawyers Title Insurance Title Commitment No. 96884-201, dated June 10, 1997 (1)is based on a field survey made in June, 1997, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, and meets the accuracy requirements for an "Urban" survey as defined therein, (2) was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements for Franchise Finance Corporation of America, FFCA Acquisition Corporation, and FFCA Mortgage Corporation dated September 15, 1993, Revised October 3, 1996", and (3) to the best of my, professional knowledge, information and belief,
(a) This survey Map correctly represents the facts found at the time of the survey;
(b) There are no discrepancies between the boundary lines of the subject property as shown on this Survey Map and as described in the legal description presented in the above-referenced Title Commitment;
(c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within ±0.1 foot; and
(d) 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.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this certification in incurring financial obligations with respect to the subject property and that this Survey Map has been prepared for their respective benefits in anticipation of their reliance thereon.

David L. Cox 9/23/97
David L. Cox Date
Ohio Professional Surveyor No. 7101

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764

LEGEND

- ● 5/8" IRON PIN SET
- FH FIRE HYDRANT
- ⊗ WATER VALVE
- ⊙ METER PIT
- CO CLEANOUT
- GM GAS METER
- ☼ or ☼ LIGHT POLE
- ○ TREE
- GAS LINE
- UNDERGROUND TELEPHONE
- W WATER LINE

LEGAL DESCRIPTION
1.024 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Virginia Military Survey No. 4641 and being a 1.024 acre portion of an original 36.418 acre tract as conveyed to Meijer Inc., a Michigan Corporation by deed of record in Official Record 1908718, Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a point of reference at the intersection of the centerline of Hilliard Rome Road with centerline of Westchester Woods Boulevard (60 feet wide), as recorded in the plat of record Tanglewood Park Boulevard and Westchester Woods Boulevard Dedication and Easements as shown in Plat Book 75, Page 55, Recorder's Office, Franklin County, Ohio;

Thence along the centerline of said West Chester Woods Boulevard, the following described two (2) courses:

1.) South 79 degrees 47 minutes 04 seconds West, a distance of 147.62 feet to a point of curvature;

2.) Along the arc of a curve to the right, said curve having a radius of 2000.00 feet, a delta angle of 04 degrees 32 minutes 37 seconds, the chord of said curve that bears South 81 degrees 03 minutes 12 seconds West, 158.37 feet to a point;

Thence South 06 degrees 06 minutes 39 seconds East, a distance of 30.00 feet to a point of curvature, said point being in the northerly line of said original 36.418 acre tract, said point being in the southerly right-of-way line of said Westchester Woods Boulevard, and said point also being the True Point of Beginning of the herein described tract of land;

Thence crossing the said original 36.418 acre tract by the following described five (5) courses:

1.) Along the arc of a curve to the right, said curve having a radius of 49.00 feet, a delta angle of 50 degrees 23 minutes 30 seconds, the chord of said curve that bears South 32 degrees 16 minutes 26 seconds East, 41.72 feet to a point of tangency;

2.) South 07 degrees 04 minutes 41 seconds East, a distance of 105.03 feet to an angle point;

3.) North 86 degrees 10 minutes 43 seconds West, a distance of 393.84 feet to an angle point;

4.) North 03 degrees 43 minutes 12 seconds East, a distance of 67.10 feet to a point of curvature;

5.) Along the arc of a curve to the right, said curve having a radius of 49.00 feet, a delta angle of 53 degrees 30 minutes 13 seconds, the chord of said curve that bears North 30 degrees 28 minutes 19 seconds East, 44.11 feet to a point of curvature, said point being in the northerly line of the said original 36.418 acre tract and said point being also in the southerly right-of-way line of said Westchester Woods Boulevard;

Thence along the northerly line of said original 36.418 acre tract, and also along the southerly right-of-way line of said Westchester Woods Boulevard, and also along the arc of a curve to the left, said curve having a radius of 2030.00 feet, a delta angle of 09 degrees 21 minutes 22 seconds, the chord of said curve that bears North 88 degrees 34 minutes 02 seconds East, 331.12 feet to the True Point of Beginning, containing 1.024 acres, more or less, subject to all easements, restrictions and rights-of-way of record.

Bearings contained hereon are based on a survey by Evans Mechwart Hambleton & Tilton, Inc. in November 6, 1989 and revised October 15, 1990

FFCA No. 8000-5442

LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT FOR TITLE INSURANCE
CASE NO. 96884-201
DATED JUNE 10, 1997
SCHEDULE B -- SECTION 2
EXCEPTIONS

10.) EASEMENTS TO COLUMBIA GAS OF OHIO
O.R. 22853G01 PLOTTED AND LABELED AS ITEM #10a
O.R. 05054G07 DOES NOT AFFECT THIS SITE - ITEM NOT PLOTTED
11.) EASEMENTS TO OHIO BELL TELEPHONE COMPANY
O.R. 13800A12 DOES NOT AFFECT THIS SITE - ITEM NOT PLOTTED.
O.R. 19172E07 - AS FOLLOWS
10' EASEMENT - PLOTTED AND LABELED AS ITEM #11b, ESMT. #1
15'x15' EASEMENT - PLOTTED AND LABELED AS ITEM #11b, ESMT. #2
10' EASEMENT - PLOTTED AND LABELED AS ITEM #11b, ESMT. #3, ESMT. A EASEMENT - PLOTTED AND LABELED AS ITEM #11b, ESMT. #4, ESMT. B EASEMENT - DOES NOT AFFECT SITE - NOT PLOTTED
12.) EASEMENTS TO THE CITY OF COLUMBUS
O.R. 16837A17 - DOES NOT AFFECT THIS SITE - NOT PLOTTED
D.V. 3475 PG 19 - DOES NOT AFFECT THIS SITE - NOT PLOTTED
20' SANITARY SEWER EASEMENT O.R. 16622H08 - PLOTTED AND LABELED AS ITEM #12c
D.V. 3475 PG 24 - DOES NOT AFFECT THIS SITE - NOT PLOTTED
13.) EASEMENT TO QWEST TELECOMMUNICATIONS CORP. O.R. 06466H04 ASSIGNED TO LCI COMMUNICATIONS, INC. O.R. 07095G03 DOES NOT AFFECT THIS SITE - NOT PLOTTED
14.) EASEMENTS TO THE OHIO FUEL GAS CO.
D.V. 2943 PG. 288 - DOES NOT AFFECT THIS SITE - NOT PLOTTED
D.V. 2329 PG. 605 - DOES NOT AFFECT THIS SITE - NOT PLOTTED
15.) EASEMENT TO THE OHIO FUEL GAS CO. D.V. 2130 PG. 176 ASSIGNED TO COLUMBIA GAS OF OHIO, INC. D.V. 2548, PG. 90 DOES NOT AFFECT THIS SITE - NOT PLOTTED
16.) EASEMENT TO COLUMBUS SOUTHERN POWER CO. O.R. 19194B17 DOES NOT AFFECT THIS SITE - NOT PLOTTED
17.) THIS SITE IS AFFECTED BY CONDITIONS AND RESTRICTIONS CONTAINED IN O.R. 15183A20, O.R. 15183B06, O.R. 15183B15, O.R. 15183C02 AND O.R. 14104F20 - NOT PLOTTABLE
18.) BUILDING SETBACK LINES AND EASEMENTS FOR PUBLIC UTILITIES RECORD PLAT OF TANGLEWOOD PARK BOULEVARD AND WESTCHESTER WOODS BOULEVARD DEDICATION AND EASEMENTS P.B. 75 PG. 55 - PLOTTED AND LABELED AS ITEM #18.
19.) THIS SITE IS AFFECTED BY NOTICE OF COMMENCEMENT IN O.R. 34053D16

ISSUED
SEP 2 3 1997
KLEINGERS & ASSOCIATES, INC.
ENGINEERS & SURVEYORS

STATE OF OHIO
DAVID L COX
7101
REGISTERED PROFESSIONAL SURVEYOR

KLEINGERS & ASSOCIATES
Engineers and Surveyors
9688 Cincinnati-Columbus Rd. Cincinnati, OH. 45241-1071
(513) 779-7851 Fax: (513) 779-7852

REVISIONS
1 BOUNDARY REVISED/PROP. ESMTS. ADDED 8/05/97
2 PROPOSED EASEMENTS REVISED 9/17/97

ALTA/ACSM LAND TITLE SURVEY
1.024 ACRES
PART OF V.M.S. NO. 6641
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

SCALE: 1" = 30'
DATE: 06/21/97
DRAWN: DLC/DSE
DESIGNED: DLC
CHECKED:
XREF:
JOB NO.: 97299VB

APPLEBEE'S - HILLIARD

Page 1 Of 1

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