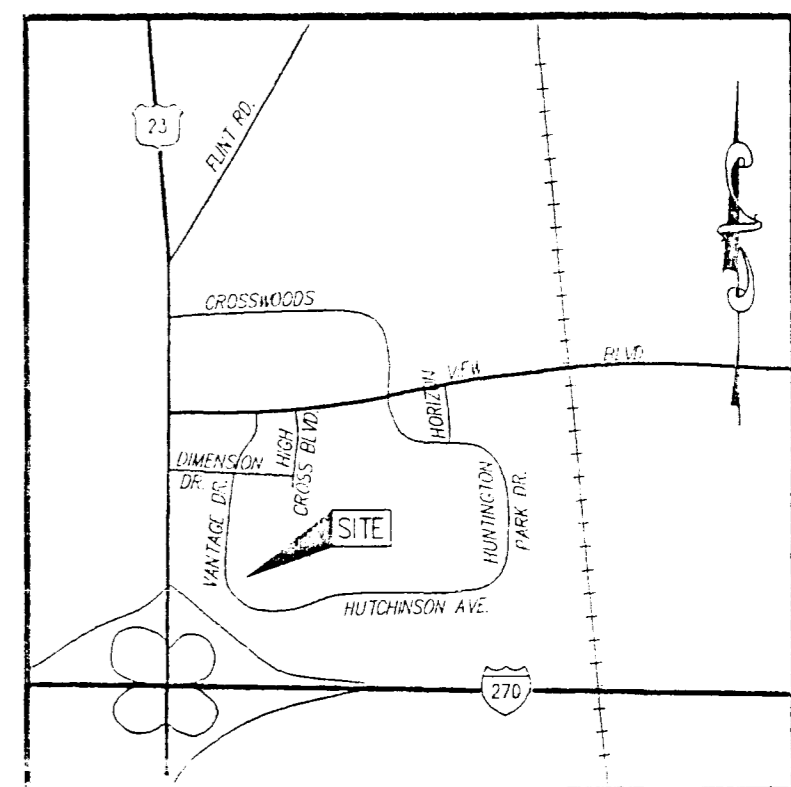


ALTA SURVEY FOR HIGH CROSS ASSOCIATES, L.L.C.

4.154 ACRE TRACT, OUT OF A 41.347 ACRE TRACT
DEEDED TO HIGH CROSS ASSOCIATES, L.L.C.
OFFICIAL RECORD 33944 B-15
CITY OF COLUMBUS
COUNTY OF FRANKLIN
STATE OF OHIO

SCHEDULE B ITEMS:

9. Reservations, restrictions, covenants, conditions, limitations, easements, and other matters set forth in the instrument entitled "Easements with Covenants and Restrictions Affecting Land" recorded August 29, 1997 in Official Record 33944B15 and instrument number 199708290082274, of the Franklin County Records. (EFFECTS PROPERTY, BUT NOT PLATABLE, SEE EXHIBIT "A" IN INSTRUMENT NUMBER)
10. The terms and conditions of the Memorandum of Development Agreement filed March 12, 1998 in Instrument Number 199803120057043, of the Franklin County Records. (EFFECTS PROPERTY, BUT NOT PLATABLE)
11. Easement and Right of Way in favor of the Columbus Southern Power Company, filed for record December 9, 1997 in Instrument Number 199712091629442. (AS SHOWN ON DRAWING)
12. Easement in favor of the City of Columbus, Ohio, filed for record October 1, 1997 in Instrument Number 199710010107475, of the Franklin County Records. (AS SHOWN ON DRAWING)
13. Easement and Right of Way in favor of the Columbus Southern Power Company, filed for record August 13, 1998 in Instrument Number 199808130215748, of the Franklin County Records. (AS SHOWN ON DRAWING)
14. The terms of an unrecorded Lease Agreement. (AS SHOWN ON DRAWING)
Dated: July 9, 1998
Landlord: High Cross Associates, L.L.C.
Tenant: Bread's of the World, L.L.C.
Disclosed by: Memorandum of Lease filed December 28, 1998 in Instrument Number 199812280333432, of the Franklin County Records.
15. Sign Easement Agreement between High Cross Associates, L.L.C., and B & B Realty, Inc., dated August 29, 1997 and recorded August 29, 1997 in Instrument Number 199708290082151 of the Franklin County Records.
Note: Said Agreement was amended by Amendment Number 1 to Easement Agreement recorded December 9, 1998 in Instrument Number 199812090317160 of the Franklin County Records. (BLANKET EASEMENT)



VICINITY MAP
-NOT TO SCALE-

SYMBOLS

● 5/8" x 30" REBAR SET W/ YELLOW I.D. CAP MARKED "HLG ENGR. & SURVEYING"	⊕ FIRE HYDRANT	— CENTERLINE
▲ RAILROAD SPIKE SET	⊕ WATER VALVE	— PROPERTY LINE
○ FOUND, AS LABELED	⊕ WATER METER	— ELEC. WIRE
⊕ RAILROAD SPIKE FOUND	⊕ FIRE MAIN VALVE	— BOLLARD
⊕ PK FOUND	⊕ SIAMOSE CONNECTION	⊕ ELECTRIC TRANSFORMER
⊕ TELEPHONE PEDESTAL	⊕ CLEAN OUT	⊕ TRAFFIC CONTROL BOX
⊕ TELEPHONE POLE	⊕ GAS VALVE	⊕ ELEC. METER
⊕ TELEPHONE MARKER	⊕ GAS METER	⊕ ELEC. PULL BOX
⊕ UTILITY POLE	⊕ GAS MARKER	⊕ MAIL BOX
⊕ GUY WIRE	⊕ CATCH BASIN	
	⊕ CURB INLET	
	○ MAIHOLE (TYPE NOTED ON PLAN)	

ZONING:

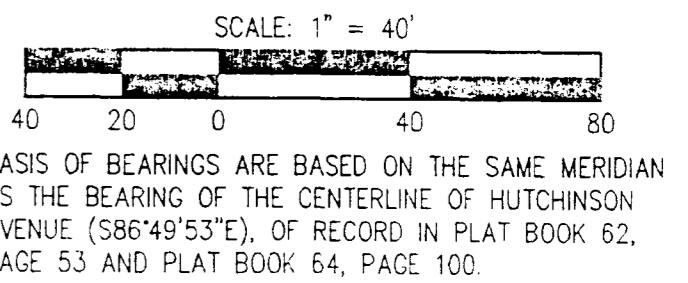
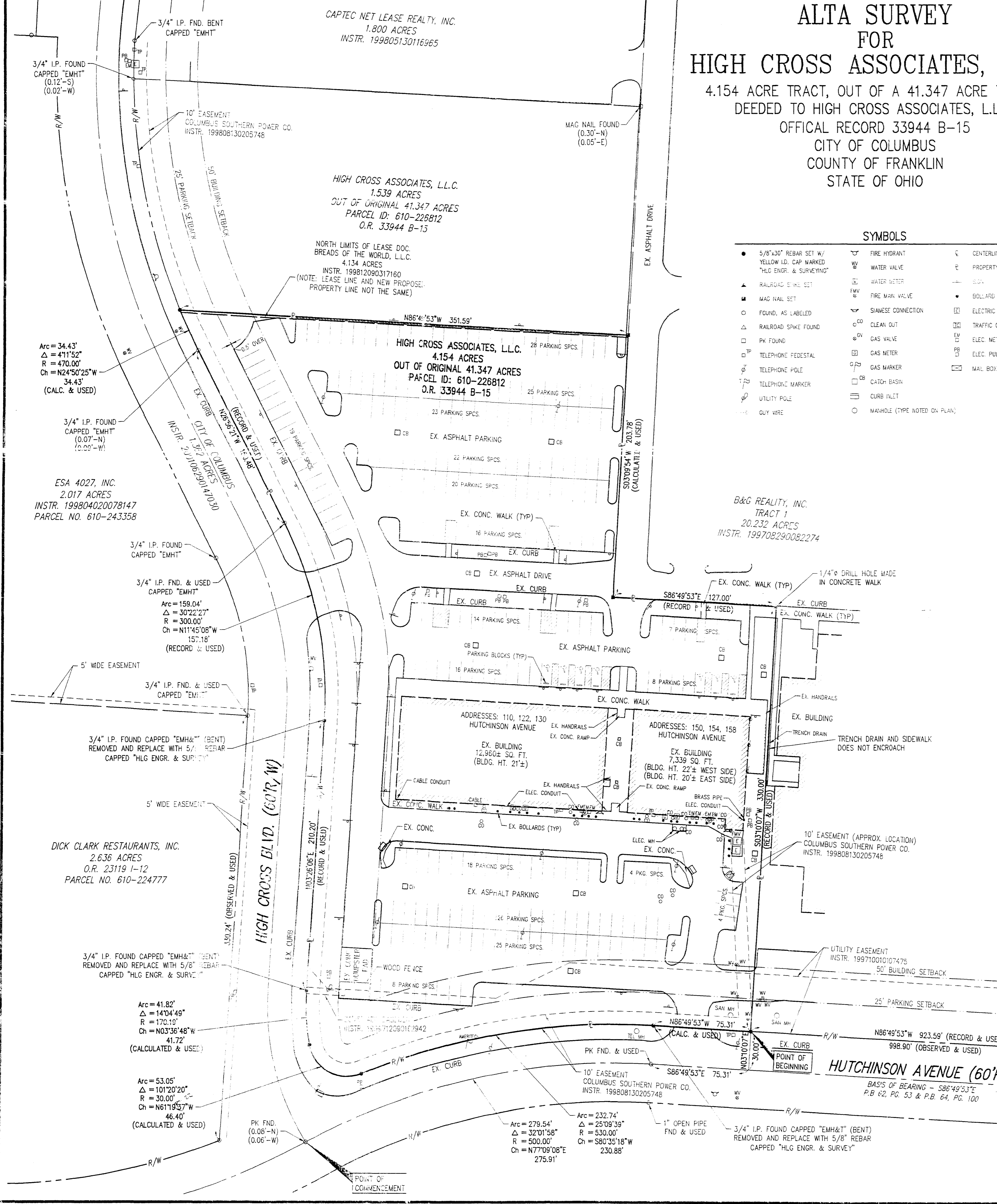
ZONING DISTRICT: "CPD" COMMERCIAL PLANNING DEVELOPMENT
SUB-AREA: Z95 124
LDN ZONE: N/A
MAXIMUM BUILDING HEIGHT: 35 FEET
MINIMUM PARKING REQUIRED: 270 SPACES
(ZONING INFORMATION OBTAINED FROM THE CITY OF COLUMBUS ZONING OFFICE, PER PHONE CONVERSATION)

SURVEYORS CERTIFICATION:

This survey is made for the benefit of: Lehman Brothers Bank, FSB, its successors and/or assigns, High Cross Associates, L.L.C., a Michigan Limited Liability Company, Lawyers Title Insurance Company and Crossroads Commons Shopping Center Columbus, Oh, Limited Partnership.

1. Anthony J. Robinson, a Registered Land Surveyor in the State of Ohio, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows: (See Lot Split Description on Sheet 2).
2. The survey reflected by this plat was actually made upon the ground, that the attached plat of survey is made at least in accordance with the minimum standards established by the State of Ohio for surveys and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, NSPS and ACSM in 1999, that, pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys", and contains items 1, 2, 3, 4, 6, 7 (a) (b) (c), 8, 9, 10, 11, 13, 14 and 16 of Table A thereto.
3. The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
4. All visible utilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or rights of way across said Premises; that the property described hereon is the same as the property described in Lawyers Title Insurance Company Commitment No. L156233ND, with an effective date of May 29, 2002, and that all easements, covenants and restrictions referenced in said title commitment, and easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property.
5. There are no visible encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the Premises, and no encroachments onto said Premises by buildings, structures or other improvements situated on adjoining premises, EXCEPT as shown on drawing.
6. Said described property is located within an area having a Zone Designation X, by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 0135 G, with a date of identification of August 29, 1997, for Community Number 390170, in Franklin County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said Premises is situated;
7. The property has direct physical access to High Cross Blvd. and Hutchinson Ave. a public street;
8. The number of striped parking spaces located on the subject property is 283, and to the extent possible, are graphically shown hereon.
9. All set back, side yard and rear yard lines and requirements shown or set forth on all recorded plats and documents supplied in Title Commitment, and those set forth in applicable zoning ordinances, obtained by phone conversation from the City of Columbus zoning office, are noted hereon in tabular form and or shown on drawing.

Anthony J. Robinson,
Reg. Land Surveyor No. 8120



THIS PLAT WAS PREPARED BY HLG ENGINEERING AND SURVEYING, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN JUNE 2002.

ANTHONY J. ROBINSON, P.S. No. 8120 DATE 10-23-02

HLG ENGINEERING AND SURVEYING, INC.

705-F LAKEVIEW PLAZA BLDG.
WORTHINGTON, OH 43085
(614) 841-0053 (PHONE)
(614) 841-0170 (FAX)

ALTA SURVEY
HIGH CROSS ASSOCIATES, L.L.C. -- 4.154 ACRES
HIGH CROSS BLVD.
COLUMBUS, OHIO

DATE	10/10/02
REVISIONS	10/17/02
LOT SIZE CHANGED FROM 5.693 ACRES TO 4.154 ACRES	10/23/02
FIELD SCHEDULE "B" ITEMS AND MISC. COMMENTS	
THE PARAGRAPH IN THE SURVEYORS CERTIFICATION CHANGED	

JOB NO.	31072
DRAWN BY	FLINT
FIELD CREW	AJR/LCW
CHECKED BY	CAR
FIELD BOOK	22-01
DATE	6/12/02

SHEET

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