

Situate in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 19, United States Military Lands and being part of those tracts of land conveyed to P. D. I. Columbus II Limited Partnership, by deeds of record in Official Record 7010010 and Official Record 10529608, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin in the southerly right-of-way line of Dublin Granville Road (State Route 161, as dedicated by plat of record in Plat Book 69, Page 102), at the northeasterly corner of the 2.042 acre tract conveyed to Ryans Family Steak Houses, Inc., by deed of record in Official Record 1663101;

thence South 56° 32' 26" East, along said right-of-way line of Dublin Granville Road, a distance of 181.11 feet to an iron pin at an angle point in said line;

thence North 16° 17' 28" East, continuing along said right-of-way line, a distance of 10.66 feet to an iron pin at an angle point in said line;

thence South 53° 22' 32" East, continuing along said right-of-way line, a distance of 93.23 feet to a point;

thence South 36° 37' 28" West, a distance of 259.33 feet to a point;

thence North 54° 33' 19" West, a distance of 265.34 feet to an iron pin at the southeasterly corner of the Ryans Family Steak Houses, Inc. 2.042 acre tract;

thence North 35° 26' 41" East, along the easterly line of said 2.042 Acre tract, a distance of 244.83 feet to the place of beginning, containing 1.551 acres, more or less.

# SURVEY OF ACREAGE PARCEL

## LOCATED IN QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 19,

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Ryans Family Steak Houses Inc.  
2.042 Ac.  
O. R. 1663101

Sawmill Realty Inc.  
O. R. 17771004  
9.142 Ac.

BENCH MARK:  
Paint Mark on East Side of Light  
Standard.  
Elevation = 907.36'

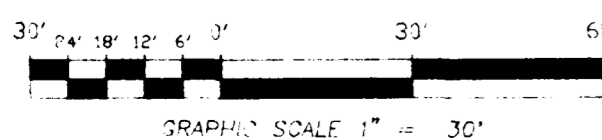
1.551 Ac.

Surveyed & Platted  
by  
**EVANS, MECHWART, HAMBLETON, & TILTON INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
170 MILL STREET  
GAHANNA, OHIO 43230  
614/471-5150

We do hereby certify, to the best of our knowledge, information and belief, to G. S. W. Associates, Pizzuti Development, Inc., Morgan's Foods, Inc. and Lawyers Title Insurance Corporation, that this survey was made upon the ground, is a true representation thereof and correctly shows the size and location of the property. That the lines of title and the lines as surveyed are the same and that all recorded easements, as described on Schedule B of the commitment for title insurance, issued by Lawyers Title Insurance Corporation, are correct as shown and that there are no encroachments either way across the boundary of this tract, except as shown herein.

By Thomas D. Sibbalds  
Thomas D. Sibbalds  
Registered Surveyor No. 5908

SCALE 1" = 30'      OCTOBER 14, 1993



NOTE:  
The bearings shown hereon are based on the same meridian as the southerly right-of-way line of Dublin Granville Road (S 53° 22' 32" E) as shown on the plat of record in Plat Book 69, Page 102.