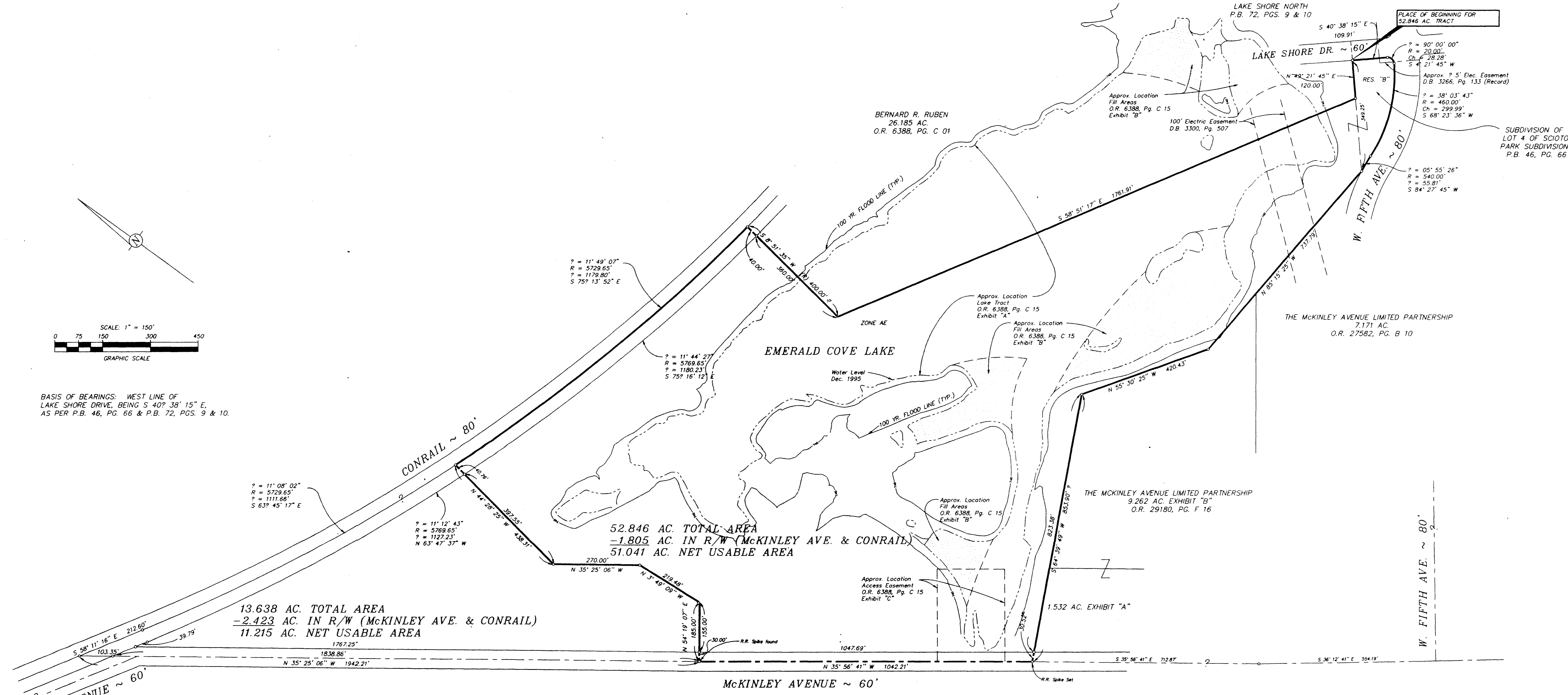


BASIS OF BEARINGS: WEST LINE OF LAKE SHORE DRIVE, BEING S 40° 38' 15" E, AS PER P.B. 46, PG. 66 & P.B. 72, PGS. 9 & 10.



13.638 AC. TOTAL AREA
-2.423 AC. IN R/W (McKINLEY AVE. & CONRAIL)
11.215 AC. NET USABLE AREA

52.846 AC. TOTAL AREA
-1.805 AC. IN R/W (McKINLEY AVE. & CONRAIL)
51.041 AC. NET USABLE AREA

DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 530, and being a portion of a 66.484 acre tract of land conveyed as Exhibit A to Specialty Restaurants Corporation by deed of record in Official Record 6388, Page B 15, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a 3/4-inch I.D. iron pipe set at the northwest end of Lake Shore Drive (60 feet wide) and at the northeast corner of Reserve "B", as shown upon the plot of Subdivision of Lot 4 of Scioto Park Subdivision, of record in Plat Book 46, Page 66, Recorder's Office, Franklin County, Ohio, at the southwest end of Lake Shore Drive (60 feet wide), as shown upon the plot of Lake Shore North, of record in Plat Book 72, Pages 9 and 10, Recorder's Office, Franklin County, Ohio, at a corner of said 66.484 acre tract and in a south line of a 26.185 acre tract of land conveyed to Bernard R. Ruben by deed of record in Official Record 6388, Page C 01, Recorder's Office, Franklin County, Ohio;

thence S 40° 38' 15" E along the west line of Lake Shore Drive, along the east line of said Reserve "B" and along an east line of said 66.484 acre tract a distance of 109.91 feet to a 3/4-inch I.D. iron pipe set at the point of curvature of a curve connecting the west line of Lake Shore Drive with the curved north line of West Fifth Avenue (80 feet wide);

thence southerly along said connecting curve and with a curve to the right, data of which is: radius = 20.00 feet and delta = 90° 00' 00", a chord distance of 28.28 feet bearing S 4° 21' 45" W to a 3/4-inch I.D. iron pipe set at a point of compound curvature and in the curved north line of West Fifth Avenue;

thence westerly along the curved north line of West Fifth Avenue, along a curved south line of said Reserve "B", along a curved south line of said 66.484 acre tract and with a curve to the right, data of which is: radius = 460.00 feet and delta = 38° 03' 43", a chord distance of 299.99 feet bearing S 68° 23' 36" W to a 3/4-inch I.D. iron pipe set at a point of reverse curvature;

thence westerly along the curved north line of West Fifth Avenue, along a north line of said 7.171 acre tract and along a north line of a 9.262 acre tract of land conveyed as Exhibit "A" to The McKinley Avenue Limited Partnership by deed of record in Official Record 29180, Page F 16, Recorder's Office, Franklin County, Ohio, a distance of 83.30 feet to a railroad spike set in the centerline of McKinley Avenue (60 feet wide), at the southwest corner of said 66.484 acre tract and at the northwest corner of said 1.532 acre tract (passing a 3/4-inch I.D. iron pipe set in the east right-of-way line of McKinley Avenue at 82.338 feet);

thence N 35° 25' 06" W along the centerline of McKinley Avenue and along a west line of said 66.484 acre tract a distance of 1,042.21 feet to a railroad spike found at a corner of said 66.484 acre tract;

thence N 54° 19' 07" E a distance of 185.00 feet to a 3/4-inch I.D. iron pipe (passing a 3/4-inch I.D. iron pipe set in the east right-of-way line of McKinley Avenue at 30.00 feet);

thence N 3° 49' 09" W a distance of 219.48 feet to a 3/4-inch I.D. iron pipe;

thence N 35° 25' 06" W a distance of 270.00 feet to a 3/4-inch I.D. iron pipe;

thence N 09° 34' 54" E a distance of 438.31 feet to a 3/4-inch I.D. iron pipe set in the curved centerline of Conrail (80 feet wide) and in the curved north line of said 66.484 acre tract (passing a 3/4-inch I.D. iron pipe set in the curved south right-of-way line of Conrail at 397.55 feet);

thence easterly along a portion of the curved centerline of Conrail, along a portion of the curved north line of said 66.484 acre tract and with a 1' curve to the left, data of which is: radius = 5,729.65 feet and sub-delta = 11° 49' 07", a sub-chord distance of 1179.80 feet bearing S 75° 13' 52" E to a 3/4-inch I.D. iron pipe set at the northeast corner of said 66.484 acre tract and at the northwest corner of said 26.185 acre tract;

thence S 8° 51' 35" W radial to said curved centerline, along an east line of said 66.484 acre tract and along the west line of said 26.185 acre tract a distance of 400.00 feet to a point in Emerald Cove Lake, at a corner of said 66.484 acre tract and at the southwest corner of said 26.185 acre tract (passing a 3/4-inch I.D. iron pipe set in the south right-of-way line of Conrail at 40.00 feet);

thence S 58° 51' 17" E along a north line of said 66.484 acre tract and along a south line of said 26.185 acre tract a distance of 1,761.91 feet to a 3/4-inch I.D. iron pipe set in the north line of said Reserve "B", at a corner of said 66.484 acre tract and at the southeast corner of said 26.185 acre tract;

thence N 49° 21' 45" E along a portion of the north line of said Reserve "B", along a north line of said 66.484 acre tract and along a portion of a south line of said 26.185 acre tract a distance of 120.00 feet to the place of beginning;

containing 52.846 acres of land more or less and being subject to all legal highways, easements and restrictions of record. Of the above described 52.846 acres, 1.805 acres are within the rights-of-way of McKinley Avenue and Conrail, leaving a net usable area of 51.041 acres.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from actual field surveys performed in October, 1985, and July, 1995. Basis of bearings is the west line of Lake Shore Drive, being S 40° 38' 15" E, as shown of record in Plat Book 46, Page 66, and Plat Book 72, Pages 9 and 10, Recorder's Office, Franklin County, Ohio.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
FILE NO. 75100663 AMENDED
EFFECTIVE DATE: AUGUST 27, 1996
AT 8:00 A.M.

I hereby certify that Fidelity National Title Insurance Company, Title First Agency, Inc., Indian Mound, Ltd., Specialty Restaurants Corporation and National City Bank that the survey prepared by me entitled "Mortgage Loan Survey, West Fifth Ave. & McKinley Ave., Columbus, Ohio" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and visible improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said building and improvements; that there are no easements, visible encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey. This survey is made in accordance with the "Minimum Standard Detail Requirements and ACSM in 1992.

Property is in Zone X (areas determined to be outside 500-year floodplain) on Flood Insurance Rate Map, Panel 227 of 387, Franklin County, Ohio and incorporated areas. Map No. 39049C0227 G (Effective Date: August 2, 1995), except as shown.

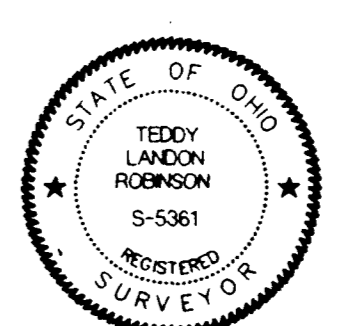
The following easements are blanket easements and are to vague to identify and may affect the property:
M.R. 5, Pg. 306, M.R. 5, Pg. 50, M.R. 5, Pg. 55,
M.R. 5, Pg. 497, M.R. 11, Pg. 10.

The following easements are vaguely described as along the highway and may affect the property:
D.B. 969, Pg. 371, D.B. 1048, Pg. 254, D.B. 2235, Pg. 289
D.B. 2709, Pg. 527.

The following easements have no accompanying plats as noted in their recorded documents:
D.B. 1050, Pg. 417, D.B. 1365, Pg. 247.

The following easement does not apply:
D.B. 2028, Pg. 409.

Ted L. Robinson
Ohio Surveyor No. 5361



3/4" I.D. Iron Pipe Set Unless Otherwise Shown

I hereby certify that this plot was prepared from actual field surveys performed under my supervision in October, 1985, and in July, 1995. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc."

C.F. BIRD & R.J. BULL, INC. ENGINEERS / SURVEYORS 2814 W. DUBLIN-GRANVILLE RD. COLUMBUS, OHIO	
SPECIALTY RESTAURANTS CORPORATION O.R. 6388, PG. B 15 - EXHIBIT A	
MORTGAGE LOAN SURVEY W. FIFTH AVE. & MCKINLEY AVE., COLUMBUS, OHIO	
52.846 AC. IN V.M.S. 530 SCALE: 1" = 150' DWN: TLR LCKD:RJB	JULY 12, 1995 JOB NO. 85-292 1