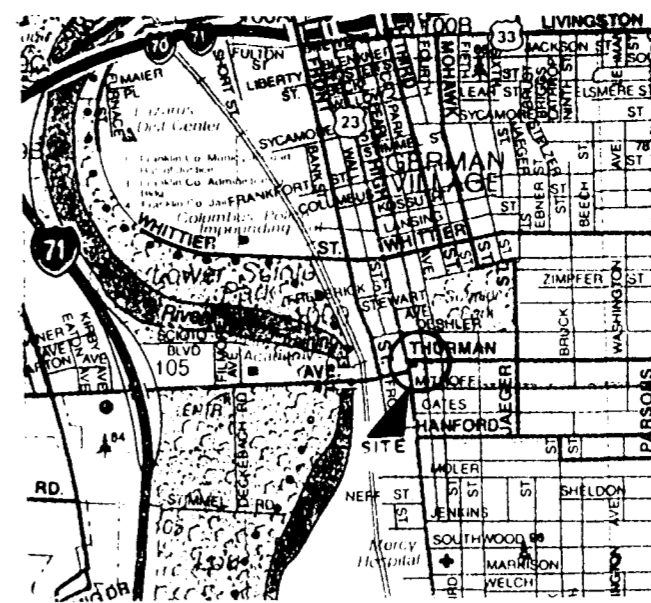




2740 East Main Street  
Bexley, Ohio 43209  
(614) 238-8877

REVISIONS			
No.	Date	Description	By
1	3-1-90	D.P.R.	meff
2	3-23-90	TOT.A	meff

**ZONING DATA**  
District: "C-4" Commercial  
**MINIMUM YARD REQUIREMENTS**  
All street Right-of-Ways: 25'  
South line: NONE

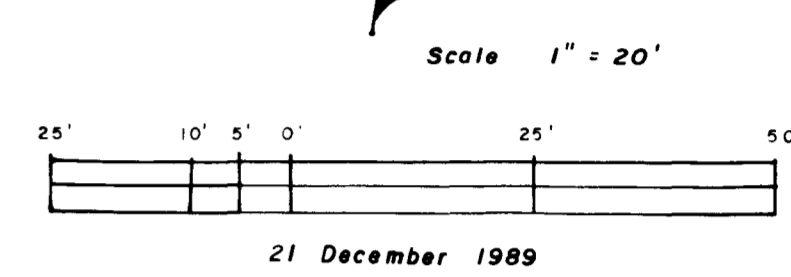
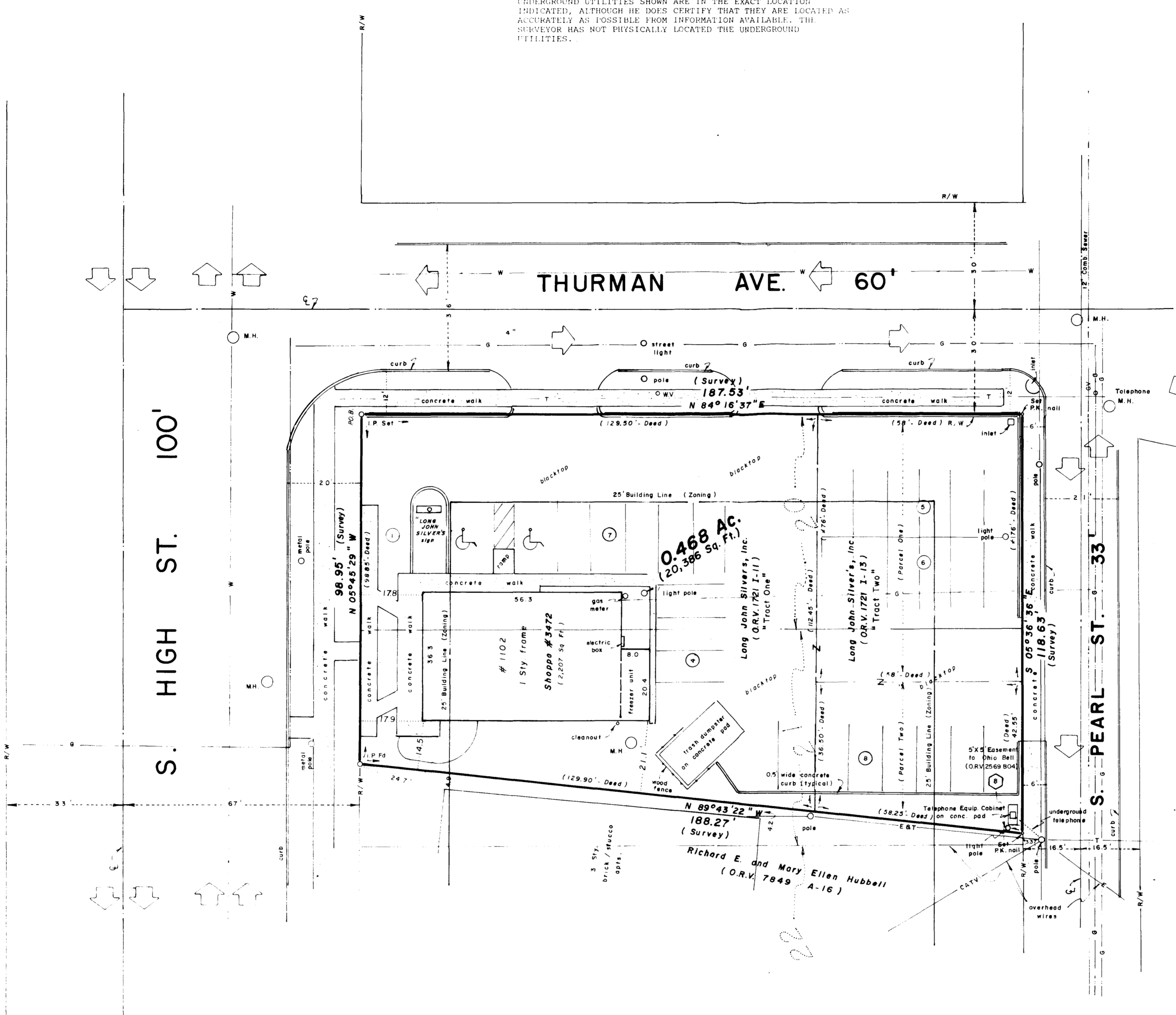


Shope No. 3472 (244)  
1102 S. High St.  
Columbus, Ohio

ALTA / ACSM LAND TITLE SURVEY

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



SURVEYOR'S CERTIFICATE  
December 21, 1989

This survey was made for the benefit of:  
**LONG JOHN SILVER'S, INC.**  
**JERRICO, INC.**  
**PISCES, INC.**  
**MANUFACTURERS HANOVER TRUST COMPANY, as Agent**  
**LAWYERS TITLE INSURANCE CORPORATION**  
PERMANENT LENDER TO BE NAMED

I, Albert J. Myers, Professional Surveyor do hereby certify that I have made a careful survey of a tract of land described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of the tracts conveyed to Long John Silver's, Inc. as shown of record in Official Records Volume 1721 1-11 ("Tract One") and Official Records Volume 1721 1-13 ("Tract Two"), Recorder's Office, Franklin County, Ohio, and being all of Lot 20 and part of Lot 21 of ( Otto Dresel et. al. Amended Plat of the West Part of Deshler and Thurman's Addition to Columbus (Plat Book 2, Page 55, said Recorder's Office), and being more particularly described as follows:

Beginning at a set iron pipe at the intersection of the easterly line of South High Street (100 feet wide) with the southerly line of Thurman Avenue (60 feet wide), said pipe being the northwest corner of said Lot 20 and the northwest corner of said "Tract One";

Thence, along the northerly lines of said "Tract One" and "Tract Two" and the southerly line of said Thurman Avenue, North 84 degrees 16 minutes 37 seconds East, 187.53 feet to a set P.K. nail at the intersection of said southerly line of Thurman Avenue with the westerly line of South Pearl Street (33 feet wide), said nail being the northeast corner of said Lot 20 and the northeast corner of said "Tract Two";

Thence, along the easterly line of said "Tract Two" and the westerly line of South Pearl Street, South 05 degrees 36 minutes 36 seconds East, 118.63 feet to a set P.K. nail at the southeast corner of said "Tract Two" and the northeast corner of the Richard E. and Mary Ellen Hubbell tract (Official Records Volume 7849 A-16, said Recorder's Office), said nail being North 05 degrees 36 minutes 36 seconds West, 1.37 feet from the southeast corner of said Lot 21;

Thence, across said Lot 21, along the southerly lines of said "Tract Two" and "Tract One" and the northerly line of said Hubbell tract, North 89 degrees 43 minutes 22 seconds West, 188.27 feet to a round iron pipe at the southwest corner of said "Tract One", northwest corner of said Hubbell tract and in the easterly line of said South High Street;

Thence, along the westerly line of said "Tract One" and the easterly line of South High Street, North 05 degrees 45 minutes 29 seconds West, 98.95 feet to the point of beginning **CONTAINING 0.468 ACRES (20,386 Square Feet)**, subject however, to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices. Basis of bearings is the easterly line of South High Street held as North 05 degrees 45 minutes 29 seconds West. Iron pipes set are 30" X 1" O.D. with orange plastic caps inscribed "P.S. 6579", unless otherwise noted.

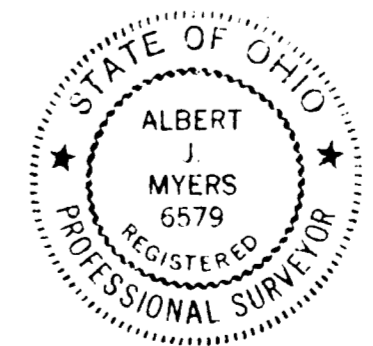
I further certify that:

- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; and that the property described hereon is the same as the property described in Lawyers Title Insurance Corporation Commitment No. 51067201, dated October 30, 1989 and that all easements, covenants and restrictions referenced in said title commitment have been plotted hereon or otherwise noted as to their effect on the subject property; that there are no building encroachments on the subject property or upon adjacent land abutting said property unless shown hereon.
- This map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1988 and meets the accuracy requirements of a Class A Survey, as defined therein, and including Items 1-5, 7-13, and 15 in Table 3 contained therein, and including those items within the Survey Requirements (I, II A-I, and III) for this transaction.
- Said described property is located within an area having a Zone designation of "C" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 0063 B with a date of identification of July 5, 1983, for Community No. 390170, in Franklin County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.
- The property has direct access to Thurman Avenue and S. Pearl Street, both dedicated public streets or highways.
- ⊙ represents number of parking spaces, which are typically 10' X 20'. The total number of striped parking spaces located on the property is 31.

Albert J. Myers, P.S. #6579

Notary Public  
Sworn and subscribed to before me a Notary Public in and for the State of Ohio, County of Franklin, this 21st day of December, 1989.

My Commission Expires: June 1, 1991  
Mary M. Myers  
Notary Public  
Mary M. Myers



Survey of a 0.468 Acre tract, all of the tracts conveyed to Long John Silver's, Inc. (O.R.V. 1721 I-11 and O.R.V. 1721 I-13, Franklin County, Recorder's Office), being all of Lot No. 20 and part of Lot No. 21 of "Otto Dresel et al. Amended Plat of the West Part of Deshler and Thurman's Addition to Columbus" (P.B. 2, Pg. 55), located in the City of Columbus, Franklin County, Ohio.

for

**LONG JOHN SILVER'S, INC.**  
**JERRICO, INC.**  
**PISCES, INC.**  
**MANUFACTURERS HANOVER TRUST COMPANY, as Agent**  
**LAWYERS TITLE INSURANCE CORPORATION**

- LEGEND**
- IP = Iron Pipe
  - C = Centerline
  - R/W = Right-of-way
  - M.H. = manhole
  - W = Water
  - WV = Water Valve
  - G = Gas
  - GV = Gas Valve
  - T = Telephone
  - CATV = Cable television

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

- UTILITIES**
- Columbus Southern Power Co.  
215 N. Front St.  
Columbus, Ohio 43215  
(614) 464-7867
  - Ohio Bell Telephone Co.  
150 E. Gay St.  
Columbus, Ohio 43215  
(614) 223-5123
  - Columbia Gas of Ohio, Inc.  
109 N. Front St.  
Columbus, Ohio 43215  
(614) 460-2222
  - City of Columbus:  
Electric  
910 Dublin Rd.  
(614) 645-8371  
Water  
900 Dublin Rd.  
(614) 645-7788  
Sewers & Drainage  
900 Dublin Rd.  
(614) 645-8156