

SURVEY OF ACREAGE PARCEL
SECTION 16, TOWNSHIP 4, RANGE 22
CONGRESS LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

The following items are not located on the subject parcel:

- O.R. 17484F17 (Reciprocal Easement Agreement Exhibit B)
- O.R. 24588H14 (Memorandum of Lease, Exhibit B)
- I.N. 199709170094927 (Assignment and Assumption of Lease)

The following items cannot be located from the description provided:

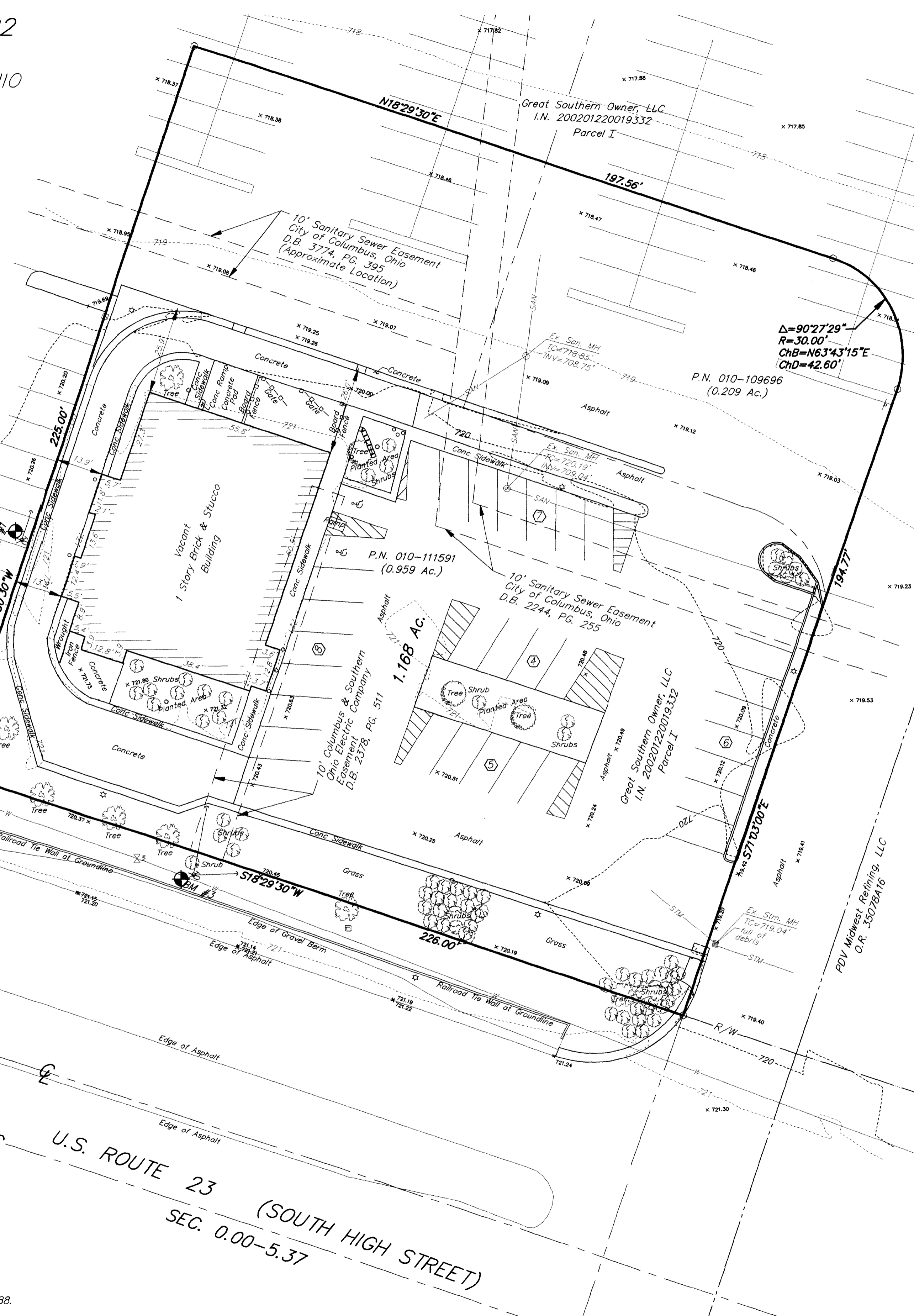
- D.B. 914, Pg. 78 (Columbus Railway Power & Light Company Easement; no plat attached)
- D.B. 2081, Pg. 450 (Columbus & Southern Ohio Electric Company Easement; no plat attached)
- O.R. 17484G03 (Declaration of Restrictive Covenant; no plat attached)

The subject parcel is located within the area described by the following:

- D.B. 1033, Pg. 369 (Columbus Railway Power & Light Company Easement; along South High Street)
- D.B. 1033, Pg. 495 (Columbus Railway Power & Light Company Easement; along South High Street)
- O.R. 14653A01 (Agreement)
- D.B. 2363, Pg. 455 (City of Columbus, Ohio License)
- I.N. 200108080182015 (Memorandum of Lease)
- D.B. 2113, Pg. 456 (Deed of Declaration; as amended by D.B. 2243, Pg. 174, D.B. 2350, Pg. 340 & D.B. 3751, Pg. 606)
- I.N. 200201220019335 (Assignment of Leases and Rents)
- I.N. 20021220019340 (Assignments of Assignment of Leases and Rents)

Benchmarks:

- BM # 1: Spike in N.W. side utility pole south side of vacant McDonald's; Elev. 721.89'
- BM # 2: N. bolt fire hydrant west side of US 23; Elev. 722.57'
- BM # 3: Spike in east side utility pole west side of U.S. 23; Elev. 721.97'



Certification: Title Commitment No. 21160474 Com

I hereby state, to the best of my knowledge and belief, to:

Pizza Hut of America, Inc., a Delaware corporation, and its affiliates;

and

Chicago Title Insurance Company;

That this plat represents a survey made by me or under my supervision on the 16th day of April, 2002, of the real property described as follows:

1.168 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 16, Township 4, Range 22, Congress Lands and being out of Parcel I as shown in the deed to Great Southern Owner, LLC of record in Instrument Number 200201220019332 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at a mag nail found marking the intersection of the original centerline of U.S. Route 23 (South High Street) with the centerline of Obetz Road;

thence North 18° 29' 30" East, with the original centerline of said U.S. Route 23 (see plan SEC. 0.00-5.37), an easterly line of said Parcel I, a distance of 1535.63 feet;

thence North 71° 30' 30" West, leaving said original centerline, a distance of 99.00 feet to an iron pin set in the westerly right-of-way line for said U.S. Route 23, the True Point of Beginning;

thence across said Parcel I, the following courses:

North 71° 30' 30" West, a distance of 225.00 feet to a mag nail set;

North 18° 29' 30" East, parallel to said original centerline, a distance of 197.56 feet to a mag nail set at a point of curvature;

with a curve to the right, having a central angle of 90° 27' 29" and a radius of 30.00 feet, a chord bearing and chord distance of North 63° 43' 15" East, 42.60 feet to a mag nail set at a point of tangency;

South 71° 03' 00" East, a distance of 194.77 feet to a mag nail set in said westerly right-of-way line;

South 18° 29' 30" West, with said westerly right-of-way line, a distance of 226.00 feet to the True Point of Beginning and containing 1.168 acres, more or less.

And said survey and plat conform to Tricon's Survey Requirements, and the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and includes Items 1, 2, 3, 4, 7a, 8, 9, 10 to 11a of Table A. Pursuant to accuracy standards as adopted by ALTA, ACSM, and NSPS and in effect on the date of the survey, the positional uncertainties resulting from the survey measurements do not exceed the allowable positional tolerance.

Note:
Zoning information was not made available to the undersigned as of the date of this survey.

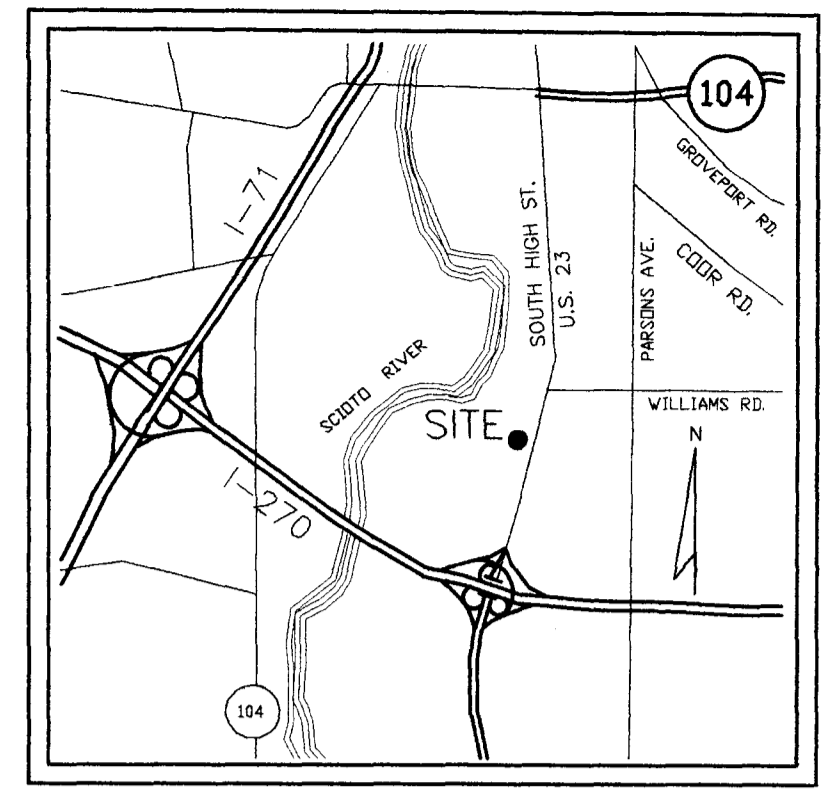
According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0265 G.

UTILITY STATEMENT:

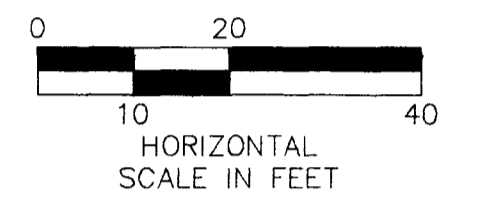
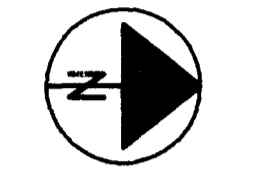
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

BASIS OF BEARINGS:

Bearings are based on the Ohio State Plane Coordinate System as per NAD 83. Control for bearings was from coordinates of monuments FRANK 134 and FRANK 33, as established by the Franklin County Engineering Department.



VICINITY MAP
NO SCALE



HORIZONTAL SCALE IN FEET

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- ▲ = R.R. SPK. SET
- = P.K. NAIL FND.
- I.P.S. Set are 13/16" I.D. Iron pipe W/ cap inscribed EMHT INC

LEGEND

- STM — = Storm Line
- SAN — = Sanitary Line
- W — = Water Line
- = Telephone Pedestal
- = Light pole Base Only
- = Gas Meter Post
- ⊙ = Unmarked Manhole
- ⊙ = Storm Manhole
- ⊙ = Sanitary Manhole
- = Cable Pedestal
- ⊗ = Fire Hydrant
- ⊗ = Water Valve
- = Bollard
- = Sprinkler
- ⊗ = Utility Pole
- ⊗ = Catch Basin
- ⊗ = Guy Wire
- ⊗ = Light pole
- ⊗ = Sign

REVISION DATE: MAY 07, 2002 MAY 21, 2002

PREPARED BY:

SURVEYED & PREPARED BY
EMT & INC.
 CONSULTING ENGINEERS & SURVEYORS
 170 MILL STREET
 GAHANNA, OHIO 43230
 (614) 471-5150

PREPARED FOR:

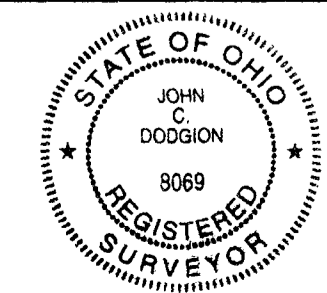
Pizza Hut of America, Inc., a California corporation, and its affiliates.



LOCATION: City of Columbus, Ohio

TRICON SITE NO: 11-9321

SCALE: 1" = 20'	DRAWN BY: MWG	1 of 1
DATE: APRIL 26, 2002	CHECKED BY: JCD	



By *John C. Dodgion*
Professional Surveyor No. 8069

Note:
Elevations are based on NAVD 88.

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