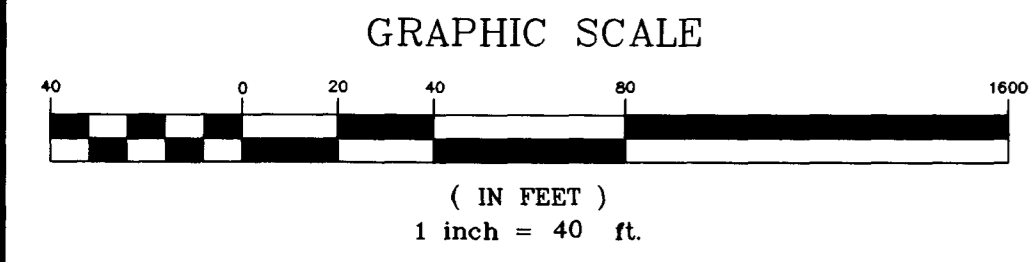
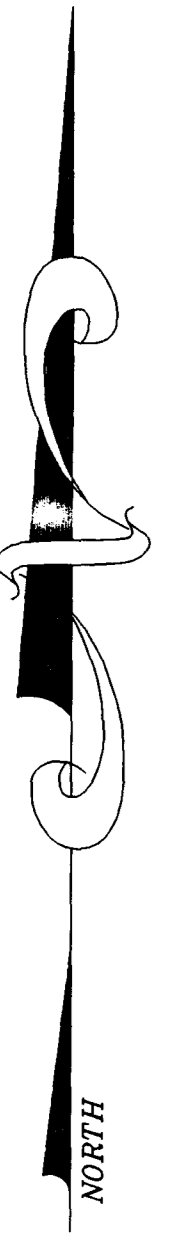


**LOCATION MAP**

**BENCHMARK**  
 ALUMINUM DISK IN CONCRETE ON THE SW CORNER OF A SIGN BASE LOCATED AT 1881 STRINGTOWN ROAD (NOW A BP STATION), AT THE SOUTHWEST CORNER OF 1-71 AND STRINGTOWN ROAD, 39.4 FEET SOUTHWEST OF THE NE CORNER OF THE BUILDING, 117 FEET SOUTH OF THE SOUTH EDGE OF CURB OF STRINGTOWN ROAD. NAVD 88 ELEV. = 777.088

**LEGEND**

- BENCH MARK
- △ RAILROAD SPIKE FOUND
- IRON PIPE FOUND
- IRON PIN SET, 5/8" REBAR W/ PLASTIC CAP STAMPED "MS CONSUL INC. COLUMBUS"
- ◇ CONCRETE MONUMENT
- ⊕ POWER POLE
- ⊙ LIGHT POLE
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ TELEPHONE PAD
- ⊕ CATCH BASIN, ROUND
- ⊕ CATCH BASIN, SQUARE
- ⊕ SATELLITE DISH
- ⊕ TREE



NO.	DATE	DESCRIPTION	BY

**FLOOD PLAIN NOTE**

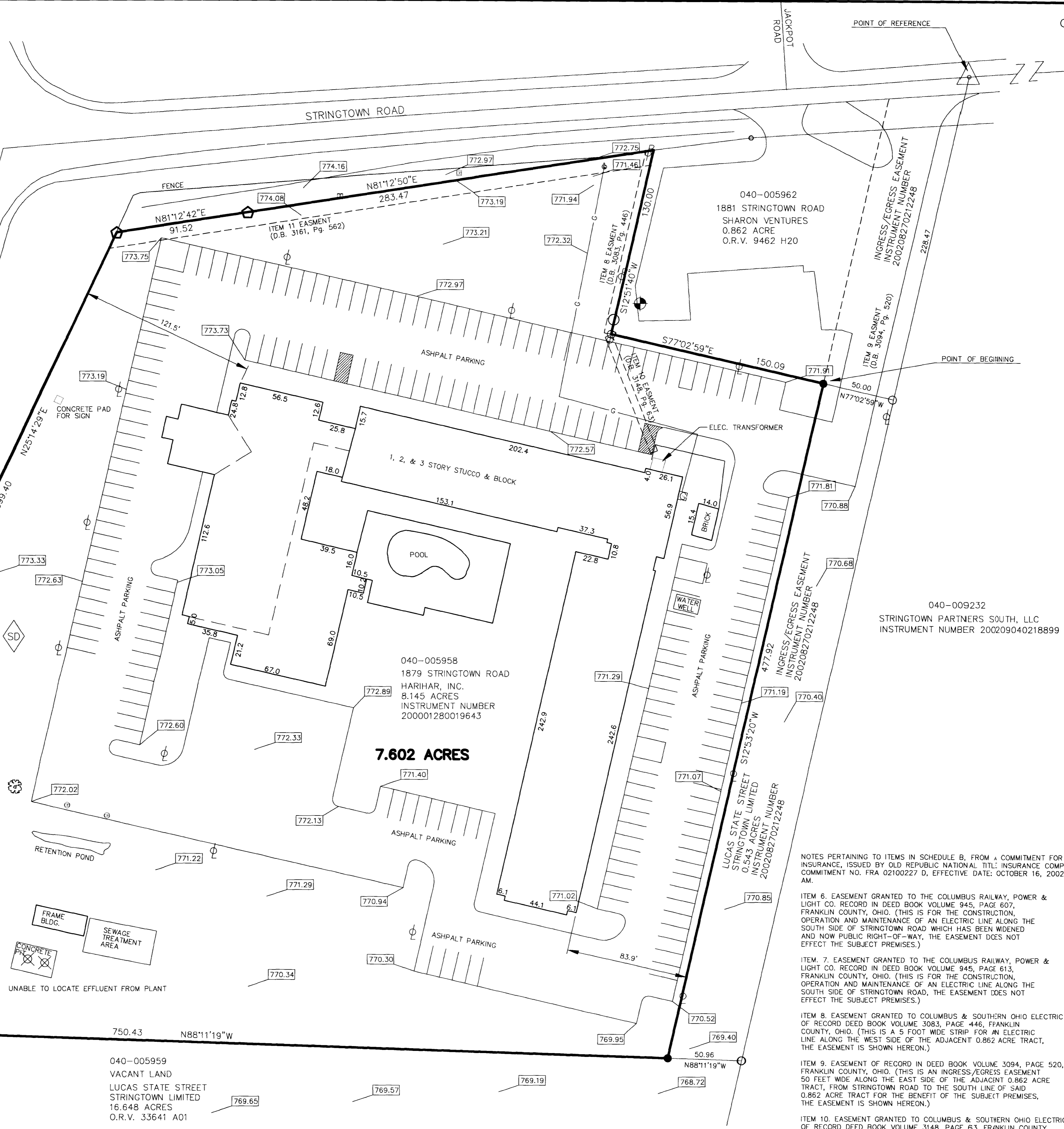
BY GRAPHICAL PLOTTING ONLY, THE SUBJECT PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AND SHOWN ON THE FLOOD INSURANCE RATE MAP, 39049C0243 G, EFFECTIVE DATE: AUGUST 2, 1995.

**PARKING NOTE**

REG. SPACES = 191  
 HANDICAP = 3

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS DESCRIPTION ARE BASED ON A BEARING OF SOUTH 12°33'20" WEST ALONG THE WESTERLY LINE OF THAT 0.543 ACRE TRACT AS DESCRIBED IN A DEED TO LUCAS STATE STREET STRINGTOWN LIMITED, OF RECORD IN INSTRUMENT NUMBER 200208270212248 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND THE NORTH AMERICAN DATUM OF 1983, TRANSFERRED FROM FRANKLIN COUNTY SURVEY CONTROL MONUMENTS "FRANK 25" AND "FRANK 125".



NOTES PERTAINING TO ITEMS IN SCHEDULE B, FROM A COMMITMENT FOR TITLE INSURANCE, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FRA 02100227 D, EFFECTIVE DATE: OCTOBER 16, 2002 AT 7:00 AM.

ITEM 6. EASEMENT GRANTED TO THE COLUMBUS RAILWAY, POWER & LIGHT CO. RECORD IN DEED BOOK VOLUME 945, PAGE 607, FRANKLIN COUNTY, OHIO. (THIS IS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF AN ELECTRIC LINE ALONG THE SOUTH SIDE OF STRINGTOWN ROAD WHICH HAS BEEN WIDENED AND NOW PUBLIC RIGHT-OF-WAY, THE EASEMENT DOES NOT AFFECT THE SUBJECT PREMISES.)

ITEM 7. EASEMENT GRANTED TO THE COLUMBUS RAILWAY, POWER & LIGHT CO. RECORD IN DEED BOOK VOLUME 945, PAGE 613, FRANKLIN COUNTY, OHIO. (THIS IS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF AN ELECTRIC LINE ALONG THE SOUTH SIDE OF STRINGTOWN ROAD, THE EASEMENT DOES NOT AFFECT THE SUBJECT PREMISES.)

ITEM 8. EASEMENT GRANTED TO COLUMBUS & SOUTHERN OHIO ELECTRIC OF RECORD DEED BOOK VOLUME 3083, PAGE 446, FRANKLIN COUNTY, OHIO. (THIS IS A 5 FOOT WIDE STRIP FOR AN ELECTRIC LINE ALONG THE WEST SIDE OF THE ADJACENT 0.862 ACRE TRACT, THE EASEMENT IS SHOWN HEREON.)

ITEM 9. EASEMENT OF RECORD IN DEED BOOK VOLUME 3094, PAGE 520, FRANKLIN COUNTY, OHIO. (THIS IS AN INGRESS/EGRESS EASEMENT 50 FEET WIDE ALONG THE EAST SIDE OF THE ADJACENT 0.862 ACRE TRACT, FROM STRINGTOWN ROAD TO THE SOUTH LINE OF SAID 0.862 ACRE TRACT FOR THE BENEFIT OF THE SUBJECT PREMISES, THE EASEMENT IS SHOWN HEREON.)

ITEM 10. EASEMENT GRANTED TO COLUMBUS & SOUTHERN OHIO ELECTRIC OF RECORD DEED BOOK VOLUME 3148, PAGE 63, FRANKLIN COUNTY, OHIO. (THIS IS A 5 FOOT WIDE STRIP FOR AN ELECTRIC LINE FROM NEAR THE SOUTHWEST CORNER OF THE ADJACENT 0.362 ACRE TRACT SOUTHEASTERLY TO A ELECTRIC TRANSFORMER NEXT TO THE SUBJECT PREMISES BUILDING, THE EASEMENT IS SHOWN HEREON.)

ITEM 11. RIGHT-OF-WAY TO COLUMBIA GAS OF OHIO OF RECORD IN DEED BOOK VOLUME 3163, PAGE 562, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (THIS IS A 5 FOOT WIDE STRIP FOR A GAS LINE ALONG THE SOUTH RIGHT-OF-WAY LINE OF STRINGTOWN ROAD, THE EASEMENT IS SHOWN HEREON.)

ITEM 12. LIMITED ACCESS PROVISIONS COVERING RAMP "D" OF INTERSTATE ROUTE 71 BORDERING MORTGAGED PREMISES ON THE NORTH AND WEST BOUNDARIES.

NOTE: EASEMENTS OF RECORD IN INSTRUMENT NUMBER 200208270212248, FRANKLIN COUNTY, OHIO. (THERE IS AN ACCESS/EASEMENT 50 FOOT WIDE ALONG THE EASTERLY PROPERTY LINE OF THE ADJACENT 0.862 ACRE TRACT AND AN ACCESS/EASEMENT 50 FOOT WIDE ALONG THE EASTERLY PROPERTY LINE OF THE ADJACENT 0.543 ACRE TRACT, THE EASEMENTS SHOWN HEREON.)



MS CONSULTANTS, INC.  
 JOHN L. PRICE  
 REGISTERED PROFESSIONAL SURVEYOR NO. 7159

**DESCRIPTION OF 7.602 ACRES OF LAND**

Situated in the State of Ohio, in the County of Franklin, in the City of Grove City, in Virginia Military Survey Number 8231, being a 7.602 acre tract of land out of that 8.145 acre tract as described in a deed to Harihar, Inc., of record in Instrument Number 200001280019643, all references to records are on file in the Recorder's Office, Franklin County, Ohio, said 7.602 acre tract being more particularly described as follows:

Beginning for Reference at a railroad spike found in the centerline of Stringtown Road, at the northwesterly corner of that 54.073 acre tract as described in a deed to Stringtown Partners South, LLC, of record in Instrument Number 200209040218899, at the northwesterly corner of that 0.862 acre tract as described in a deed to Hawkstone Associates, Inc., of record in Instrument Number 200203040005650, said spike being located South 86°01'03" West, 688.23 feet from the intersection of the centerline of Thistlewood Road (private) (witness a railroad spike found on the centerline of said Thistlewood Road extended southerly 0.48 feet); Thence South 125°32'07" West, along the westerly line of said 54.073 acre tract, the easterly line of said 0.862 acre tract, a distance of 228.47 feet to a point at the southeasterly corner of said 0.862 acre tract, at the most easterly-northeasterly corner of said 8.145 acre tract, at the northwesterly corner of that 0.543 acre tract as described in a deed to Lucas State Street Stringtown Limited, of record in Instrument Number 200208270212248; Thence North 77°02'59" West, along the southerly line of said 0.862 acre tract, along a northerly line of said 8.145 acre tract, the northerly line of said 0.543 acre tract, passing an iron pin found at 0.83 feet, a total distance of 50.00 feet to an iron pin set at the northwesterly corner of said 0.543 acre tract and being the True Place of Beginning of the 7.602 acre tract herein described;

Thence South 12°53'20" West, through said 8.145 acre tract, along the westerly line of said 0.543 acre tract, a distance of 477.92 feet to an iron pin set in the southerly line of said 8.145 acre tract, at the southwesterly corner of said 8.145 acre tract, in the northerly line of that 9.953 acre tract as described in a deed to Columbus Corporate Center, Inc., of record in Instrument Number 199809290244606, witness an iron pin found and used South 88°11'19" East, 50.00 feet at the southeasterly corner of said 8.145 acre tract and said 0.543 acre tract;

Thence North 88°11'19" West, along the southerly line of said 8.145 acre tract, along the northerly line of said 9.953 acre tract, a distance of 750.58 feet to a concrete monument found in the easterly right-of-way line of Ramp "D" of Interstate Route 71, at the southwesterly corner of said 8.145 acre tract, at the northwesterly corner of said 9.953 acre tract;

Thence North 47°09'38" East, along the westerly line of said 8.145 acre tract, along the easterly right-of-way line of Ramp "D" of Interstate Route 71, a distance of 270.58 feet to a concrete monument found;

Thence North 25°14'29" East, continuing along the westerly line of said 8.145 acre tract, along the easterly right-of-way line of Ramp "D" of Interstate Route 71, a distance of 399.40 feet to a concrete monument found in the southerly right-of-way line of Stringtown Road, at the northwesterly corner of said 8.145 acre tract;

Thence North 81°12'42" East, along the southerly right-of-way line of Stringtown Road, along the northerly line of said 8.145 acre tract, a distance of 91.52 feet to a concrete monument found;

Thence North 81°12'50" East, continuing along the southerly right-of-way line of Stringtown Road, along the northerly line of said 8.145 acre tract, a distance of 283.47 feet to an iron pin found at the most northerly-northeasterly corner of said 8.145 acre tract, at the northwesterly corner of said 0.862 acre tract as described in said deed to Hawkstone Associates, Inc., of record in Instrument Number 200203040005650;

Thence South 12°51'40" West, along an easterly line of said 8.145 acre tract, along the westerly line of said 0.862 acre tract, a distance of 130.00 feet to an iron pin found at the southwesterly corner of said 0.862 acre tract;

Thence South 77°02'59" East, along a northerly line of said 8.145 acre tract, along the southerly line of said 0.862 acre tract, a distance of 150.09 feet to the True Place of Beginning and containing an area of 7.602 acres of land, more or less.

The foregoing description has been prepared from an actual field survey of the premises by ms consultants, inc., iron pins set are 5/8" x 30" long rebar capped with a plastic cap stamped "7159-ms consultants".

**ACTA/ACSM LAND TITLE SURVEY**

LOCATION  
 1879 STRINGTOWN ROAD  
 EAST OF INTERSTATE ROUTE 71  
 GROVE CITY, OHIO

CLIENT  
 BOB EVANS FARMS, INC

ms consultants, inc.  
 CONSULTING ENGINEERS & PLANNERS  
 1000 W. MAIN ST., SUITE 200  
 COLUMBUS, OHIO 43260-1000  
 (614) 462-1000

DRAWN BY TJB	CHECKED BY JLP	DATE 10/21/02	PROJECT NO. 24-287.324	SHEET 1 OF 1
-----------------	-------------------	------------------	---------------------------	-----------------