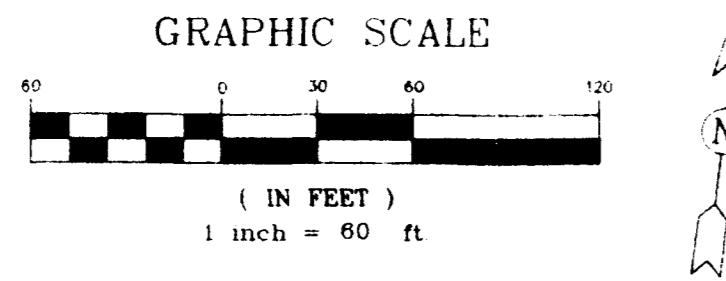
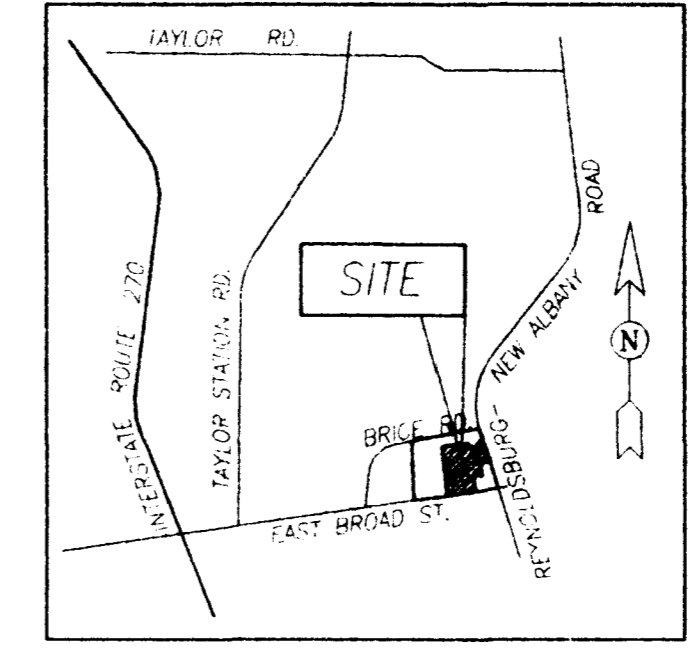


DESCRIPTION OF 16.297 ACRES OF LAND LOCATED WEST OF REYNOLDSBURG-NEW ALBANY ROAD BETWEEN EAST BROAD STREET AND BRICE ROAD, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO



Existing Zoning L-C-4
Ordinance No. 887-92
726 Regular Parking Spaces
21 Handicap Spaces
696 Total Parking Spaces

- LEGEND**
- IPF = 3/4-inch (I.D.) Iron Pipe Found
 - IPS = 3/4-inch (I.D.) Iron Pipe Set
 - PKF = Concrete Nail Found (Stamped PK)
 - PKS = Concrete Nail Set (Stamped PK)
 - 1/2" SIFP = 1/2-inch diameter Solid Iron Pin Found



EASEMENT REFERENCE

The items shown on this survey of the 16.297 acre tract of land correspond to those items with the same numbers that are shown in Schedule B - Section 2 of the Lowers Title Insurance Corporation Commitment No. 97-418-43 dated November 10, 1997.

• Insufficient information to plot this item on the map.

- Item 9 Plot Book 58, Page 38, Platted Public Setbacks and Easements (Plotted)
- Item 10 Official Record 18305619 (1991); Reservation by Eastpointe Shopping Center Limited Partnership of an access easement for a sanitary sewer in 20,400 Acre Tract.
- Official Record 22965002 (1993) Declaration of Restrictive Covenant between owner of 20,400 acre tract and Taco Bell Corp.
- Official Record 22965002 (1993) Declaration of Restrictive Covenant between owner of 20,400 acre tract and Taco Bell Corp.
- Official Record 27084J07 Restrictive Covenant between the owner of the 20.374 acre tract and McDonald's Corporation - Does Not Apply to the 16.297 acre tract.
- Item 11 Deed Book 3224, Page 3, Columbia Gas of Ohio gas line Right-of-way. Official Record 12775111; 20.00 foot wide Columbia Gas of Ohio Easements. (Plotted)
- Item 12 Deed Book 982, Page 284, Ohio Fuel Gas Company Rights-of-way.
- Deed Book 2548, Page 90, Ohio Fuel Gas Company Rights-of-way.
- Item 13 Official Record 21601.07, 10.00 foot wide Ohio Bell Telephone Easement (Plotted)
- Item 14 Official Record 20499F19, 20.00 foot wide City of Columbus Storm Water Drainage Easement (Plotted)
- Official Record 20074005, 15.00 foot wide (0.960 Ac.) City of Columbus Sanitary Sewer Easement (Plotted)
- Item 15 Official Record 18305070, Reciprocal Access Easement Agreement and Restrictions between owners of 20,400 acre tract and 20,374 acre tract. Official Record 2654J07, First Amendment between Reynoldsburg Partners and East + Pointe Shopping Center Limited Partnership. Official Record 2654J01, Declaration of Second Amendment to Reciprocal Easement Agreement by Reynoldsburg Partners between 20,400 acre and 20,374 acre tracts.
- Official Record 28778002; Amended and Restated Reciprocal Easement Agreement between 20,256 acre (part of original 20,400 acre tract) and 8,352 acre tract (part of original 20,374 acre tract).
- Item 16 Official Record 33357A07, 20.00 foot wide Columbia Gas of Ohio Easement. (Plotted)
- Item 22 Deed Book 3325, Page 340; City of Columbus Sanitary trunk sewer easement agreement.
- Official Record 13524E05; Various City of Columbus Storm Water Drainage Easements as described does not fall within the 16,297 acre tract.
- Official Record 13524E11; City of Columbus access easement area as described does not fall within the 16,297 acre tract.
- Official Record 13524E19; 80.00 foot wide City of Columbus Temporary Storm Drainage Easement; as described does not fall within the 16,297 acre tract.
- Item 23 Official Record 14420A10, 10.00 foot wide Columbia Southern Power Company Right-of-way and Anchor Easement (Plotted)
- Item 25 Official Record 14420A10, 10.00 foot wide Columbia Southern Power Company Right-of-way and Anchor Easement (Plotted)
- Inst. No. 199708060064905; 10.00 foot wide Columbia Southern Power Company Easement, the centerline of the easement being the centerline of the cable as installed.
- Item 26 Official Record 22965016; Ingress-Egress Easement Agreement between Reynoldsburg Partners, Wendy's International and Taco Bell. (Plotted)
- Official Record 21981C03; Ingress-Egress Easement Agreement between Reynoldsburg Partners, Wendy's International and Taco Bell. (Plotted)
- Official Record 22064F17; Ingress-Egress Easement Agreement between Reynoldsburg Partners, Wendy's International and Taco Bell. (Plotted)
- Item 27 Official Record 27446E12; 15.00 foot wide City of Columbus Sanitary Sewer Easement as described does not fall within the limits of the 16,297 acre tract.

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 4, Township 1 North, Range 16 West, United States Military Lands, being in Lot Number 1 of "EAST BROAD BUSINESS CENTER" as shown in record in Plot Book 58, Pages 38 and 39, containing 16,297 acres of land, more or less, said 16,297 acres being part of that 20,400 acre tract of land referred to as PARCEL I and described in the deed Reynoldsburg Partners, of record in Official Record 18305619, 0.707 acre of said 16,297 acres being all of that 0.707 acre tract of land referred to as Parcel I and described in the deed Reynoldsburg Partners, of record in Official Record 21922G20, 0.858 acre of said 16,297 acres being all of that 0.858 acre tract of land referred to as Parcel II and described in said deed Reynoldsburg Partners, of record in Official Record 21922G20, 1.418 acres of said 16,297 acres being all of that 1.418 acre tract of land referred to as PARCEL III and described in the deed Reynoldsburg Partners, of record in Official Record 29237G14, and 1.165 acres of said 16,297 acres being all of that 1.165 acre tract of land referred to as PARCEL I in Exhibit "A" and described in the deed to Reynoldsburg Partners, of record in Official Record 29237G14 all being in record in the Recorder's Office, Franklin County, Ohio, said 16,297 acres of land being more particularly described as follows:

Beginning, for reference, at the point of intersection of the centerline of Reynoldsburg-New Albany Road with the centerline of East Broad Street as said intersection is shown and delineated upon said recorded plat of "EAST BROAD BUSINESS CENTER", thence S-81°48'00"W with the said centerline of survey of East Broad Street, a distance of 284.92 feet to a point, thence N-81°12'00"W a distance of 110.00 feet to a 3/4-inch (I.D.) iron pipe found at the true point of beginning in the northerly right-of-way line of said East Broad Street, the same being in the southerly line of said 20,400 acre tract and in the southerly line of said Lot 1, said true point of beginning also being the southerly corner of said 1.165 acre tract.

Thence, from said true point of beginning, S-81°48'00"W with the northerly right-of-way line of said East Broad Street and with the southerly lines of said 20,400 acre tract, 1.165 acre tract, 0.707 acre tract, 0.858 acre tract and said Lot 1, a distance of 775.43 feet to a 1/2-inch solid iron pin found at the southwesterly corner of said 20,400 acre tract, the same being the southwesterly corner of that 20,374 acre tract of land described in the deed to Reynoldsburg Partners, of record in Official Record 2654J17, and at the southerly corner of that 1.102 acre tract of land described in the deed to the McDonald's Corporation, of record in Official Record 27084J17, both being of record in Recorder's Office, Franklin County, Ohio.

Thence N-81°12'00"W with the westerly line of said 20,400 acre tract with the easterly line of said 20,374 acre tract, and with the easterly line of said 1.102 acre tract, a distance of 807.00 feet to a 3/4-inch (I.D.) iron pipe found in the westerly corner of that 2.765 acre tract of land conveyed to Reynoldsburg Partners, of record in Official Record 29704E09, Recorder's Office, Franklin County, Ohio.

Thence N-81°48'00"E with the southerly line of said 2.765 acre tract, a distance of 682.95 feet to a 3/4-inch (I.D.) iron pipe found in a southerly line of that 1.194 acre tract of land described in the deed to CPA Investments, Inc., of record in Official Record 22088B12, Recorder's Office, Franklin County, Ohio.

Thence with the southwesterly southerly and southeasterly lines of said 1.194 acre tract of land, the following three (3) courses and distances:

- 1.) S-50°54'20"E, a distance of 27.35 feet to P.K. nail set.
- 2.) S-72°42'00"E, a distance of 22.21 feet to a P.K. nail set.
- 3.) N-39°05'40"E, a distance of 166.76 feet to a 3/4-inch (I.D.) iron pipe set at a point located 50.00 feet westerly from, as measured at right angles, the centerline of said Reynoldsburg-New Albany Road, the same being the northwesterly corner of that 0.144 acre tract of land described in the deed to The City of Columbus, Ohio, of record in Official Record 27969Q06, Recorder's Office, Franklin County, Ohio.

Thence S-17°31'00"E with the westerly line of said 0.144 acre tract and with the easterly line of said parcel with and 50.00 feet westerly from, as measured at right angles, the centerline of said Reynoldsburg-New Albany Road, a distance of 702.43 feet to 3/4-inch (I.D.) iron pipe found at the southeasterly corner of said 1.418 acre tract.

Thence S 81°48'00"W with the southerly line of said 1.418 acre tract, and with the northerly line of that 1.818 acre tract of land described in the deed to Ted E. Fields and Donna J. Fields of record in Official Record 02558H14, Recorder's Office, Franklin County, Ohio, a distance of 179.76 feet to a 3/4-inch (I.D.) iron pipe found at the northwesterly corner of said 1.818 acre tract, the same being the northwesterly corner of said 1.165 acre tract.

Thence S 72°24'E with the westerly line of said 1.818 acre tract and with the easterly line of said 1.165 acre tract, a distance of 197.30 feet to the true point of beginning and containing 16.297 acres of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc. in February of 1992 and in July of 1995 and January of 1998.

The bearings given in the foregoing description correspond to the bearing S-81°48'00"W, as shown for the northerly right-of-way line of East Broad Street on said recorded plat of "EAST BROAD BUSINESS CENTER", of record in Plot Book 58, Pages 38 and 39, Recorder's Office, Franklin County, Ohio.

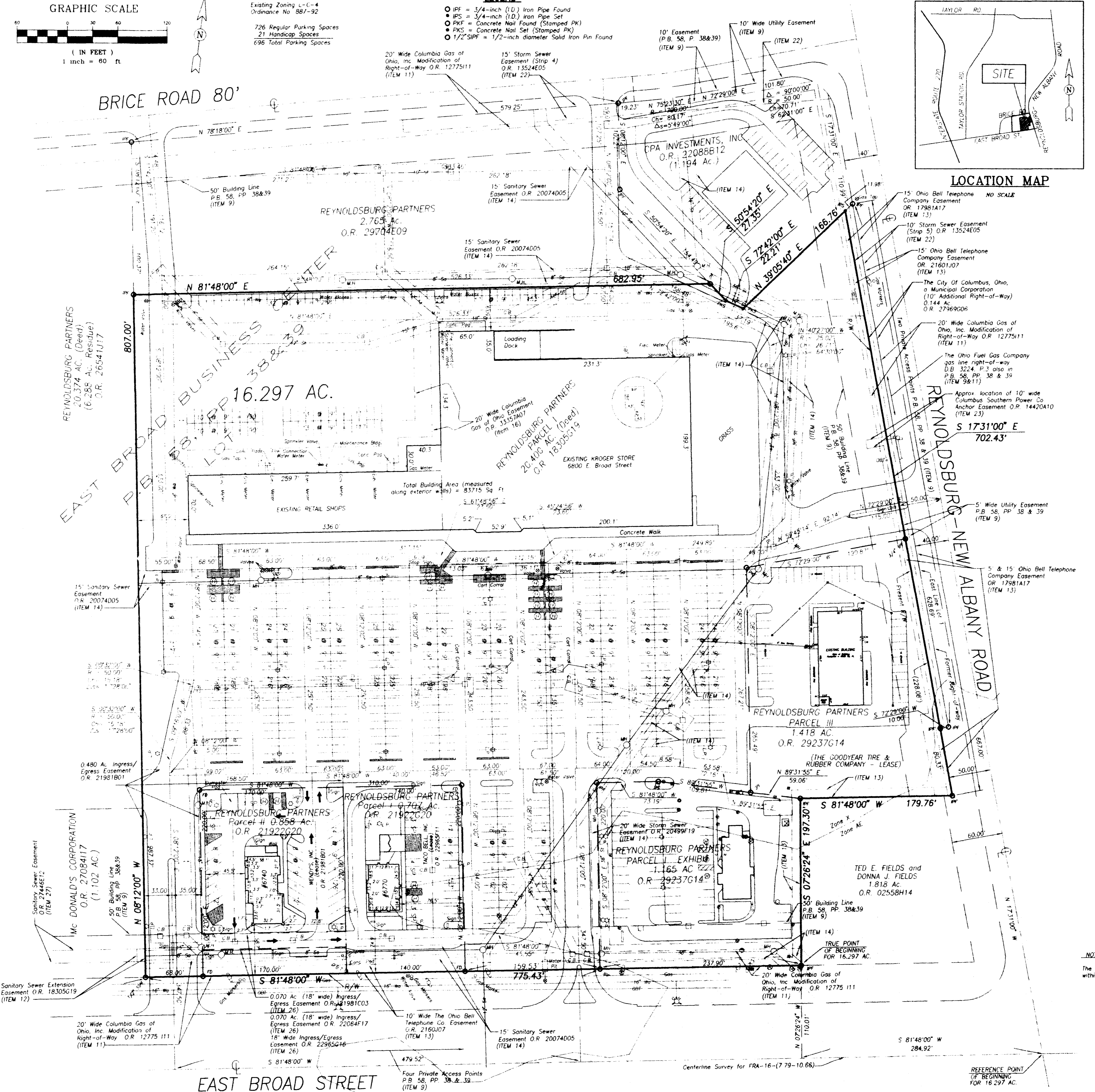
SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge and belief to Lowers Title Insurance Corporation and Registry Centers, L.P., a Delaware Limited Partnership, Factors Insurance and Annuity Association of America, Chicago Title Insurance Company as follows:

1. This survey was performed on February 11, 1998, under my direct supervision.
2. This survey was performed on the ground and is a correct representation of the subject property and that this drawing correctly shows the location of all buildings, structures, utilities and other improvements and the location of all lot lines, water courses and water bodies and monuments.
3. There are no visible easements, rights-of-way of which the undersigned has been advised, and no party walls or encroachments upon adjoining property, streets or alleys or upon any easements by any of said buildings, structures, or other improvements upon the property herein described except as shown hereon.
4. The surveyed lands abut Reynoldsburg-New Albany and East Broad Street, which are public roads which provide ingress and egress to the subject property.
5. The undersigned has reviewed the title commitment provided by Lowers Title Insurance Corporation (Commitment No. 97-418-43) and that the matters affecting title that can be located have been shown hereon.
6. The subject parcel is located within Flood Zone X & AE per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0277C, revised August 2, 1995.

This map and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992, and meet the accuracy requirements for an "urban" survey, and includes Items 1 through 4 and Items 8 through 11, inclusive, as defined therein. The survey meets the requirements of the Minimum Standards for Surveying set forth in Chapter 4733-37, State of Ohio Code.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
By: Robert B. Stow
Professional Surveyor No. 7244



Legend

- SS Storm Sewer
- Sa Sanitary Sewer
- Wa Water Line
- E Electric Line
- Tel Telephone Line
- CB Catch Basin
- MH Manhole
- WV Water Valve
- LP Light Standard
- PP Power Pole
- FH Fire Hydrant
- Handicapped Parking

RECORD DRAWING OF 16.297 ACRES OF LAND IN EASTPOINTE SHOPPING CENTER COLUMBUS, OHIO

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