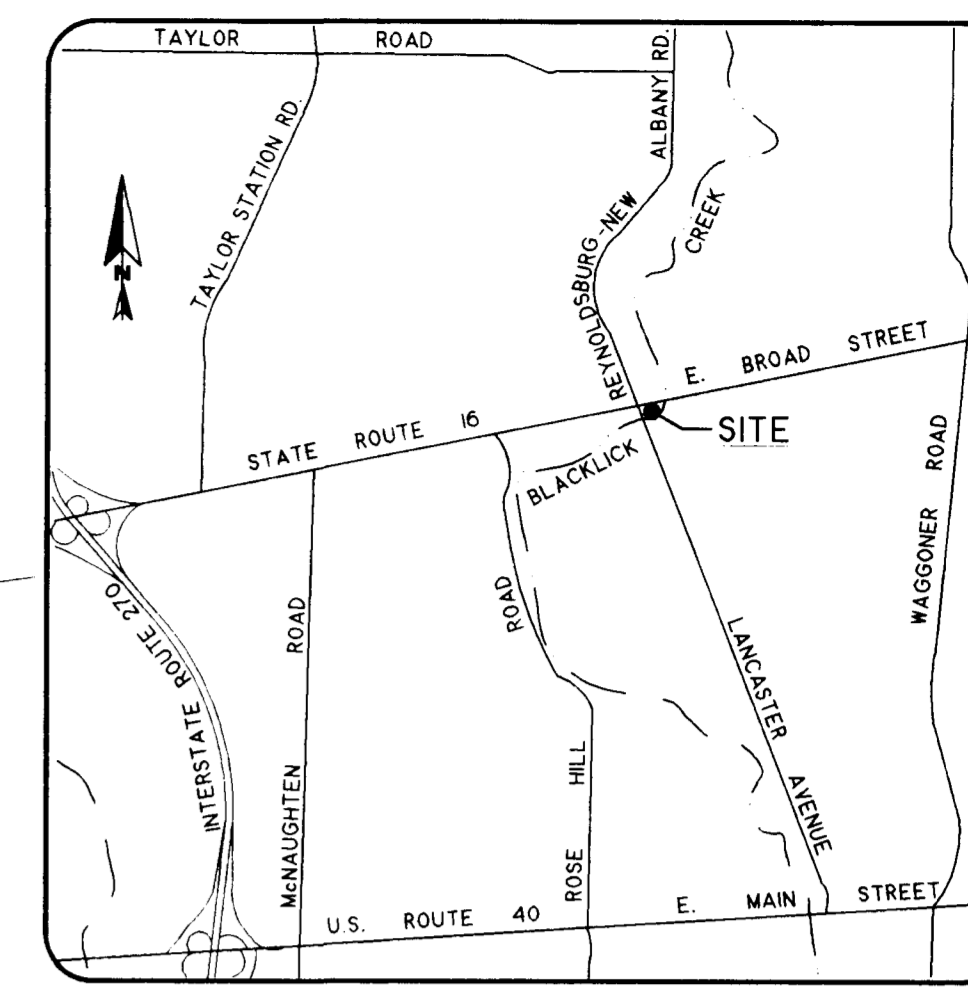


LEGEND

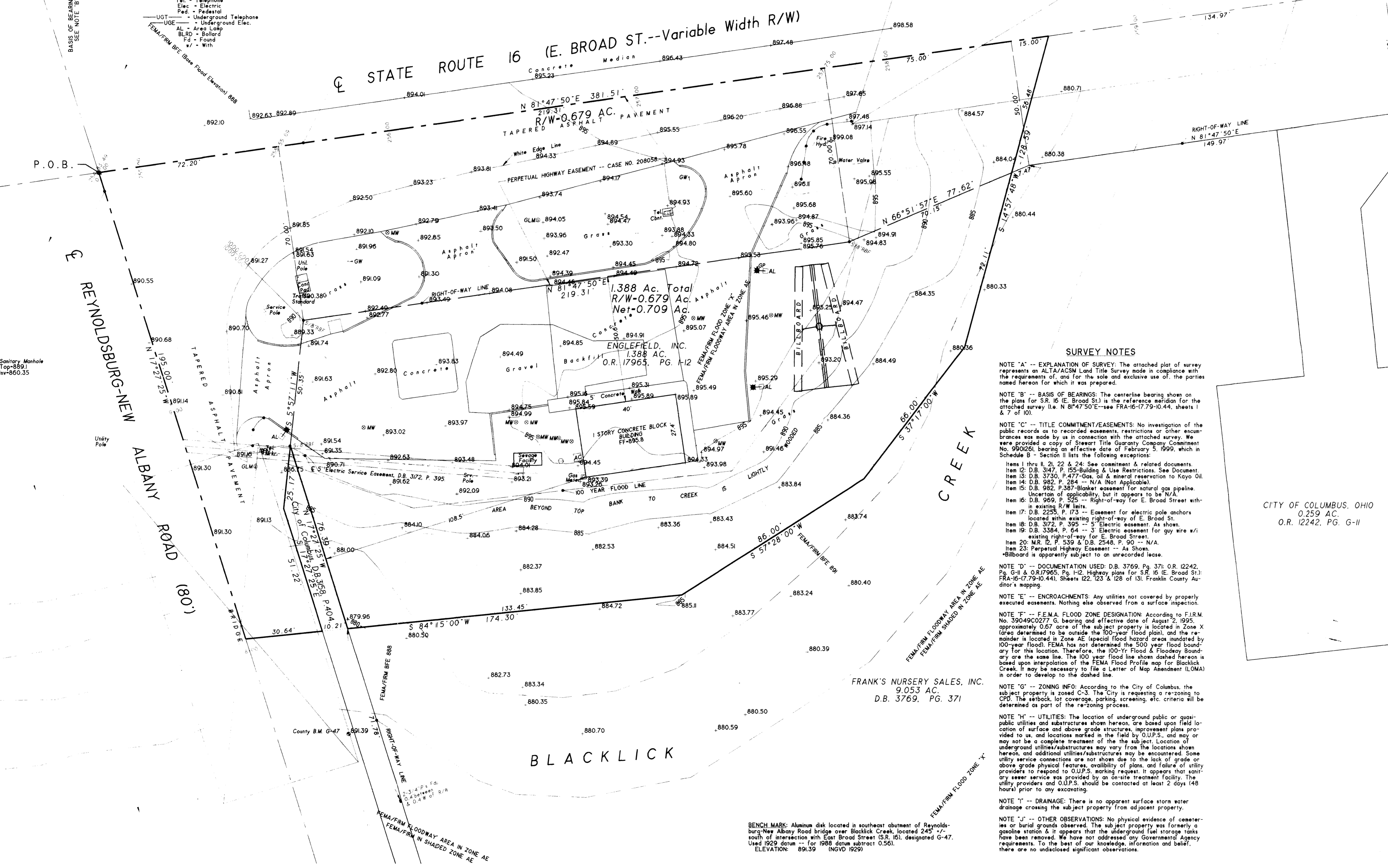
- IPS - 1" x 30" Iron Pipe Set w/ Yellow Plug Inscribed "C. TURNER/P.S. 6702"
RBF - Rebar Found
NF - Nail Found
E/P - Edge of Pavement
Conc - Concrete
MW - Monitoring Well
VB - Valve Box
WV - Water Valve
WT - Water Tap
FH - Fire Hydrant
GLM - Gas Line Marker
GT - Gas Tap
M - Manhole
CB - Catch Basin
CP - Conc. Pipe
ST - Storm Sewer
SAN - Sanitary Sewer
W/L - Water Line
GAS - Natural Gas Line
OHL - Overhead Lines
PP - Power Pole
TP - Telephone Pole
GP - Guy Pole
W - Wire
Tel. - Telephone
Elec. - Electric
Rad. - Pedestal
UGT - Underground Telephone
AL - Area Loop
BLRD - Bolard
F - Found
w/ - With

FEMA/FIRM FLOODWAY AREA IN ZONE AE
FEMA/FIRM FLOOD ZONE "X"



LOCATION MAP

STATE ROUTE 16 (E. BROAD ST.--Variable Width R/W)



1.388 Ac. Total
R/W-0.679 Ac.
Net-0.709 Ac.

ENGLEFIELD, INC.
1.388 AC.
O.R. 17965, PG. 1-12

FRANK'S NURSERY SALES, INC.
9.053 AC.
D.B. 3769, PG. 371

DESCRIPTION

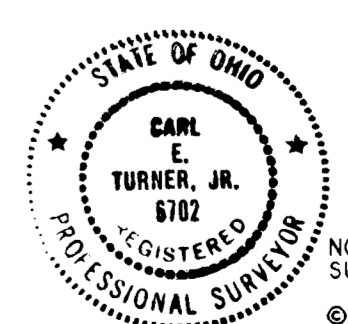
Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 4, Township 1, Range 16, United States Military District, being all of that 1.388 acre tract of land described in the deed to Englefield, Inc., recorded in Official Record 17965, Page 1-12 (record references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:
Beginning at the northeasterly corner of said 1.388 acre tract, being at the centerline intersection of State Route 16 (E. Broad Street) and Reynoldsburg-New Albany Road, said intersection being Station 254+83.49 of State Route 16, and Station 10+00 of Reynoldsburg-New Albany Road, as shown on the right-of-way plans for State Route 16 (see sheet 7 of 10, FRA-16-17-79-10-44);

SURVEY NOTES

- NOTE "A" -- EXPLANATION OF SURVEY: The attached plat of survey represents an ALTA/ACSM Land Title Survey made in compliance with the requirements of, and for the sole and exclusive use of, the parties named hereon for which it was prepared.
NOTE "B" -- BASIS OF BEARINGS: The centerline bearing shown on the plans for S.R. 16 (E. Broad St.) is the reference meridian for the attached survey (i.e. N 81°47'50"E---see FRA-16-17-79-10-44, sheets 1 & 7 of 10).
NOTE "C" -- TITLE COMMITMENT/EASEMENTS: No investigation of the public records as to recorded easements, restrictions or other encumbrances was made by us in connection with the attached survey. We were provided a copy of Stewart Title Guaranty Company Commitment No. 9901261, bearing an effective date of February 5, 1999, which in Schedule B - Section II lists the following exceptions:
Items 1 thru 11, 22 & 24: See commitment & related documents.
Item 12: D.B. 3477, P. 155-Building & Use Restrictions. See Document.
Item 13: D.B. 3720, P. 477-Dr. Oil & mineral reservation to Koyo Oil.
Item 14: D.B. 982, P. 264 - N/A (Not Applicable).
Item 15: D.B. 982, P. 387-Blanket easement for natural gas pipeline. Uncertain of applicability, but it appears to be N/A.
Item 16: D.B. 969, P. 225 - Right-of-way for E. Broad Street with existing R/W limits.
Item 17: D.B. 2295, P. 173 - Easement for electric pole anchors located within existing right-of-way of E. Broad St.
Item 18: D.B. 372, P. 395 - 5' Electric easement. As shown.
Item 19: D.B. 3384, P. 64 - 5' Electric easement for guy wire w/ existing right-of-way for E. Broad Street.
Item 20: M.R. 12, P. 539 & D.B. 2548, P. 90 - N/A.
Item 21: Perpetual Highway Easement - As Shown.
Billboard is apparently subject to an unrecorded lease.
NOTE "D" -- DOCUMENTATION USED: D.B. 3769, Pg. 371; O.R. 12242, Pg. G-11 & O.R.17965, Pg. 1-12, Highway plans for S.R. 16 (E. Broad St.); FRA-16-17-79-10-44), Sheets 122, 123 & 128 of 131, Franklin County Auditor's mapping.
NOTE "E" -- ENCROACHMENTS: Any utilities not covered by properly executed easements. Nothing else observed from a surface inspection.
NOTE "F" -- FEMA FLOOD ZONE DESIGNATION: According to F.I.R.M. No. 39049C0277, G. bearing and effective date of August 2, 1995, approximately 0.67 acre of the subject property is located in Zone X (area determined to be outside the 100-year flood plain), and the remainder is located in Zone AE (special flood hazard areas inundated by 100-year flood). FEMA has not determined the 500 year flood boundary for this location. Therefore, the 100-Yr Flood & Floodway Boundary are the same line. The 100 year flood line shown dashed hereon is based upon interpolation of the FEMA Flood Profile map for Blacklick Creek. It may be necessary to file a Letter of Map Amendment (LOMA) in order to develop to the dashed line.
NOTE "G" -- ZONING INFO: According to the City of Columbus, the subject property is zoned C-3. The City is requesting re-zoning to CPD. The setback, lot coverage, parking, screening, etc. criteria will be determined as part of the re-zoning process.
NOTE "H" -- UTILITIES: The location of underground public or quasi-public utilities and structures shown hereon, are based upon field location of surface and above grade structures, improvement plans provided to us, and locations marked in the field by O.U.P.S., and may or may not be a complete treatment of the subject. Location of underground utilities/substructures may vary from the locations shown hereon, and additional utilities/substructures may be encountered. Some utility service connections are not shown due to the lack of grade or above grade physical features, availability of plans, and failure of utility providers to respond to O.U.P.S. marking request. It appears that sanitary sewer service was provided by an on-site treatment facility. The utility providers and O.U.P.S. should be contacted at least 2 days (48 hours) prior to any excavating.
NOTE "I" -- DRAINAGE: There is no apparent surface storm water drainage crossing the subject property from adjacent property.
NOTE "J" -- OTHER OBSERVATIONS: No physical evidence of centerlines or burial grounds observed. The subject property was formerly a gasoline station. It appears that the underground fuel storage tanks have been removed. We have not addressed any Governmental Agency requirements. To the best of our knowledge, information and belief, there are no undisclosed significant observations.

BENCH MARK: Aluminum disk located in southeast abutment of Reynoldsburg-New Albany Road bridge over Blacklick Creek, located 245' +/- south of intersection with East Broad Street (S.R. 16), designated G-47. Used 1929 datum - for 1988 datum subtract 0.56'. ELEVATION: 891.59 (NGVD 1929)

By: CARL E. TURNER, JR., Registered Professional Surveyor No. 5-6702



NOT AN AUTHORIZED DOCUMENT UNLESS SURVEYOR'S SEAL APPEARS IN RED INK. © 1999 TERRA SURVEYING SERVICES CO.



238 Academy Woods Drive
Gahanna, Ohio 43230-2184
614/471-0663 (Fax-0877)

PREPARED EXCLUSIVELY FOR:
VALVOLINE INSTANT OIL CHANGE
FAYETTE FUNDING, LTD. PARTNERSHIP
DRESDNER BANK AG and
STEWART TITLE GUARANTY COMPANY

ALTA/ACSM LAND TITLE SURVEY OF 1.388 ACRE TRACT
LOCATED IN PART OF QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY DISTRICT
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Table with columns: NO., REVISION DESCRIPTION, DATE, BY. Row 1: 1, UPDATED -- No major changes, 7 Dec 1999, C.T.

SITE NAME: PROPOSED VALVOLINE INSTANT OIL CHANGE
SITE LOCATION: 7095 EAST BROAD STREET (State Route 16) COLUMBUS, OHIO 43004

GRAPHIC SCALE: 1"=20'. SHEET 1 OF 1. FIELD SURVEY DATE: DEC 1998. CLIENT PROJECT NO: 155-23/F-COL-98.