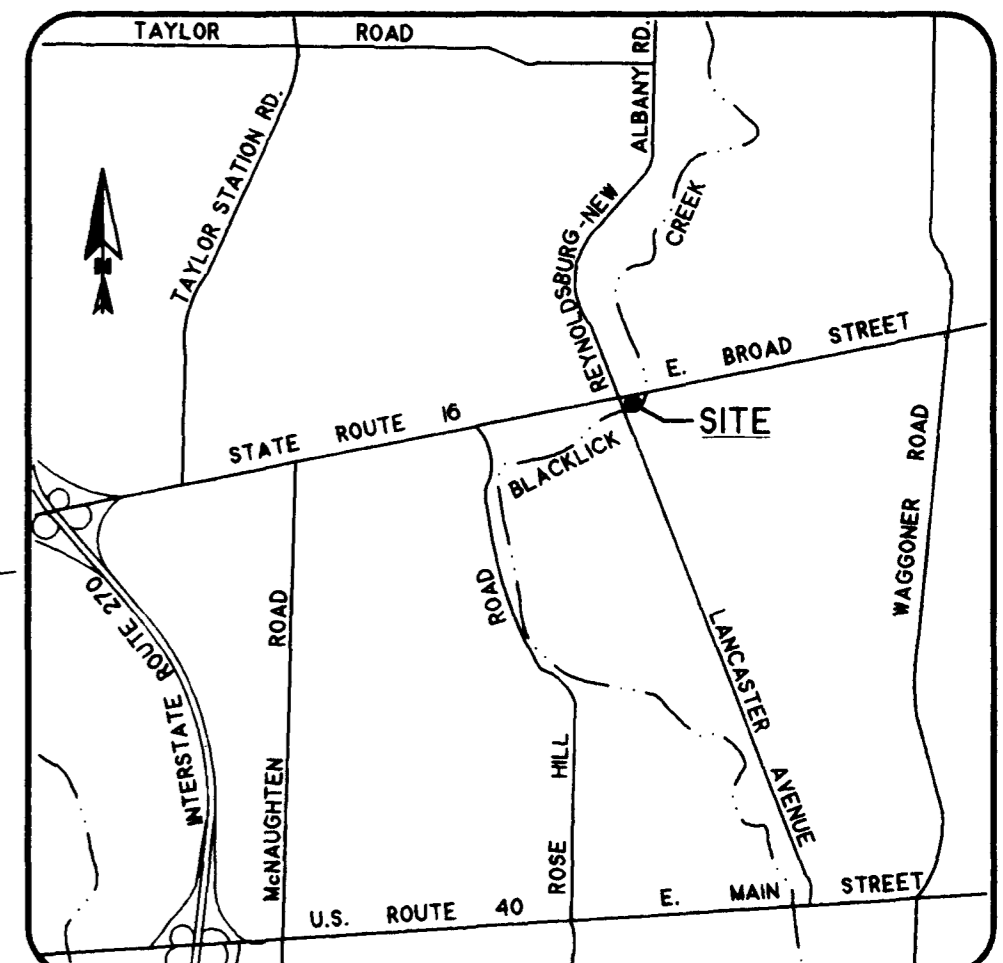


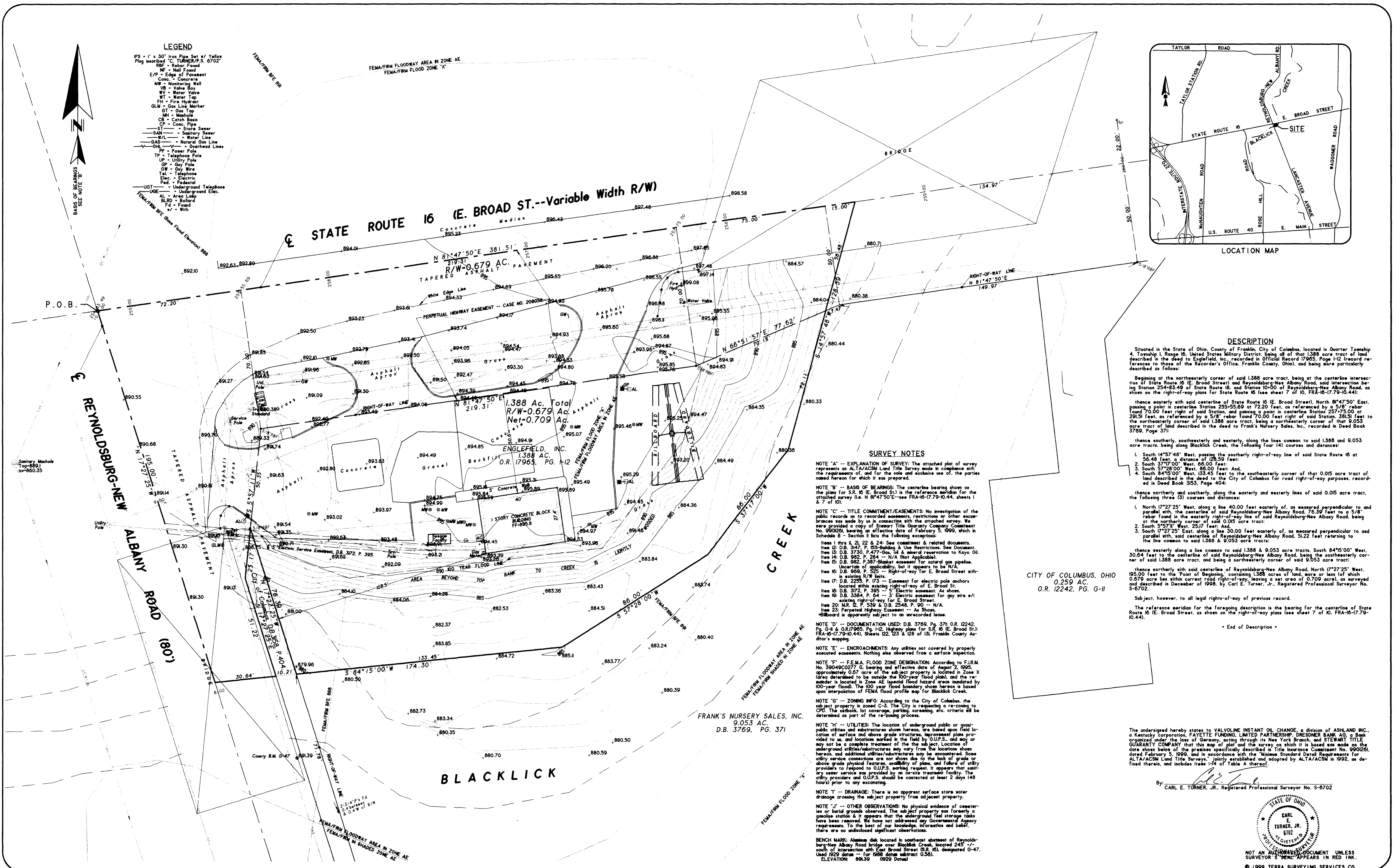
LEGEND

- 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
C/CC - Concrete
MW - Monitoring Well
V/B - Valve Box
W/V - Water Valve
WT - Water Tap
FH - Fire Hydrant
GLM - Gas Line Marker
GT - Gas Tap
MH - Manhole
CB - Catch Basin
CP - Coax Pipe
ST - Storm Sewer
SS - S sanitary Sewer
W/L - Water Line
NGL - Natural Gas Line
OHL - Overhead Lines
PP - Power Pole
TP - Telephone Pole
UP - Utility Pole
GP - Gas Pole
GW - Guy Wire
Tel. - Telephone
Elec. - Electric
Ped. - Pedestal
UOT - Underground Telephone
UOE - Underground Elec.
AL - Area Lamp
BLD - Bollen
F - Found
w/ - with



LOCATION MAP

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



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 17065, Page 142 record references to those of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:
Beginning at the northerly 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):
thence easterly with said centerline of State Route 16 (E. Broad Street), North 81°47'50" East, passing a point in centerline Station 255+55.69 at 72.20 feet, as referenced by a 5/8" rebar found 70.00 feet right of said Station, and passing a point in centerline Station 257+15.00 at 291.51 feet, as referenced by a 5/8" rebar found 70.00 feet right of said Station, 381.51 feet to the northerly corner of said 1.388 acre tract, being a northerly corner of that 9.053 acre tract of land described in the deed to Frank's Nursery Sales, Inc., recorded in Deed Book 3769, Page 371:
thence southerly, southeasterly and easterly, along the lines common to said 1.388 and 9.053 acre tracts, being along Blacklick Creek, the following four (4) courses and distances:
1. South 14°57'48" West, passing the southerly right-of-way line of said State Route 16 at 50.48 feet, a distance of 128.59 feet;
2. South 37°17'00" West, 66.00 feet;
3. South 57°28'00" West, 86.00 feet; and
4. South 84°15'00" West, 133.45 feet to the southeasterly corner of that 0.015 acre tract of land described in the deed to the City of Columbus for road right-of-way purposes, recorded in Deed Book 3153, Page 404:
thence northerly and southerly, along the easterly and westerly lines of said 0.015 acre tract, the following three (3) courses and distances:
1. North 17°27'25" West, along a line 40.00 feet easterly of, as measured perpendicular to and parallel with, the centerline of said Reynoldsburg-New Albany Road, 76.39 feet to a 5/8" rebar found in the easterly right-of-way line of said Reynoldsburg-New Albany Road, being at the northerly corner of said 0.015 acre tract;
2. South 57°28'00" West, 25.17 feet; and
3. South 17°27'25" East, along a line 30.00 feet easterly of, as measured perpendicular to and parallel with, said centerline of Reynoldsburg-New Albany Road, 51.22 feet returning to the line common to said 1.388 & 9.053 acre tracts:
thence easterly along a line common to said 1.388 & 9.053 acre tracts, South 84°15'00" West, 30.64 feet to the centerline of said Reynoldsburg-New Albany Road, being the southeasterly corner of said 1.388 acre tract, and being a northeasterly corner of said 9.053 acre tract:
thence northerly with said centerline of Reynoldsburg-New Albany Road, North 17°27'25" West, 195.00 feet to the Point of Beginning, containing 1.388 acres of land, more or less (of which 0.679 acre lies within current road right-of-way, leaving a net area of 0.709 acre), as surveyed and described in December of 1998, by Carl E. Turner, Jr., Registered Professional Surveyor No. 5-6702.
Subject, however, to all legal rights-of-way of previous record.
The reference meridian for the foregoing description is the bearing for the centerline of State Route 16 (E. Broad Street), as shown on the right-of-way plans (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 Steward Title Guaranty Company Commitment No. 9900261, bearing an effective date of February 5, 1999, which in Schedule B - Section II lists the following exceptions:
Items 1 thru 12, 22 & 24: See commitment & related documents.
Item 13: D.B. 347, P. 255-Building & Use Restrictions. See Document.
Item 14: D.B. 3730, P. 177-Gas, Oil & mineral reservation to Koyo Oil.
Item 15: D.B. 982, P. 284 - N/A (Not Applicable).
Item 16: D.B. 982, P. 367-Slatter assessed for natural gas pipeline. Uncertain of applicability, but it appears to be N/A.
Item 17: D.B. 959, P. 525 - Right-of-way for E. Broad Street within existing R/W limits.
Item 18: D.B. 2253, P. 173 - Easement for electric pole anchors located in the existing right-of-way of E. Broad Street.
Item 19: D.B. 3372, P. 395 - 5" Electric easement. As shown.
Item 20: D.B. 3364, P. 64 - 3" Electric easement for guy wire w/ existing right-of-way for E. Broad Street.
Item 21: N.R. 2, P. 539 & D.B. 2548, P. 00 - N/A.
Item 22: Perpetual Highway Easement - As Shown.
Item 23: Perpetual Highway Easement - As Shown.
NOTE 'D' - DOCUMENTATION USED: D.B. 3769, Pg. 371 O.R. 12242, Pg. G-1 & O.R.17065, Pg. H-2, 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 property tax assessments. Nothing else observed from a surface inspection.
NOTE 'F' - FEMA FLOOD ZONE DESIGNATION: According to F.I.R.M. No. 59049C0277 G, bearing an 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). The 100-year flood boundary shown hereon is based upon interpolation of FEMA flood profile map for Blacklick Creek.
NOTE 'G' - ZONING INFO: According to the City of Columbus, the subject property is zoned C-3. The City is requesting a 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 is 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 easements 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 Government 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. Elevation 1929 datum -- for 1986 datum subtract 0.261. ELEVATION: 894.39 (1929 Datum)

CITY OF COLUMBUS, OHIO
O.R. 12242, PG. G-11

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

BLACKLICK CREEK



238 Academy Woods Drive
Columbus, Ohio 43230-2184
614/471-0663 (Fax-6877)

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:

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

Professional seal for Carl E. Turner, Jr., Registered Professional Surveyor No. 5-6702, State of Ohio. Includes a graphic scale and sheet information.