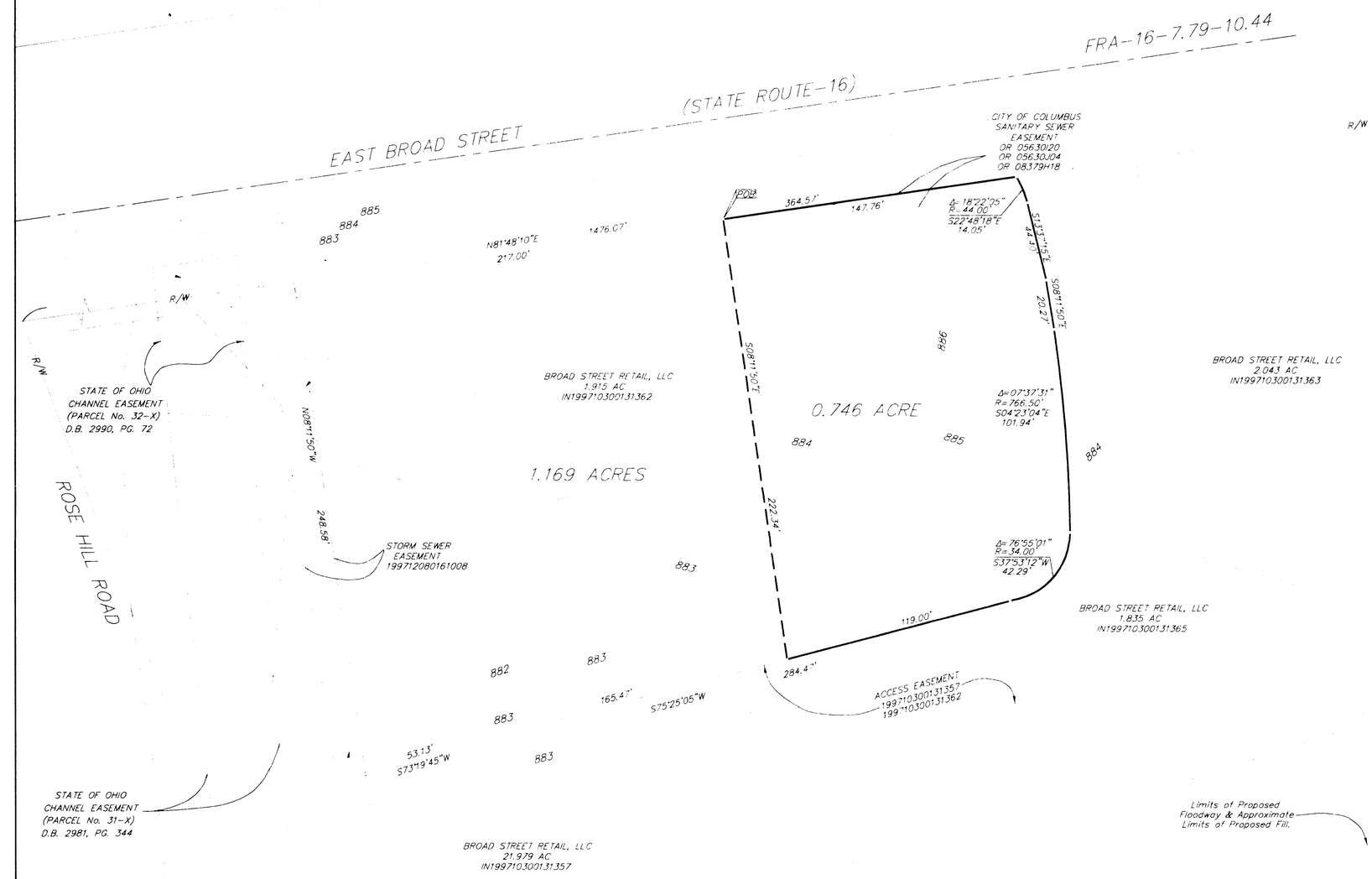
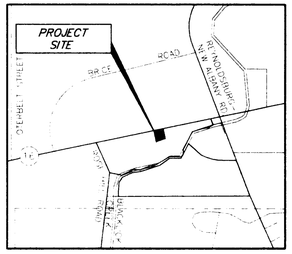
SURVEY OF ACREAGE PARCELS

QTR TWP 4 TWP 1 RNG 16 USML

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





LOCATION MAP

NO SCALE

0.746 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 1, Range 16, United States Military Lands, and being 0.746 acre of land all out of that 1.915 acre tract as conveyed to Broad Street Retail, LLC by deed of record in Instrument Number 199703001313 62, all references refer to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning, for reference, at an iron pin set at the intersection of the southerly right-of-way line of East Broad Street (State Route 16) with the easterly right-of-way line of Rose Hill Road;

thence North 81° 48' 10" East, with said southerly right-of-way line, a distance of 1476.07 feet to an iron pin set at the true point of beginning for this description;

thence North 81° 48' 10" East, continuing with said right-of-way line, a distance of 147.76 feet to an iron pin set at a point on a curve of a curve to the right at a corner of a 1.835 acre tract as conveyed to Broad Street Retail, LLC, of record in Instrument Number 199703001313 68;

thence with the perimeter of said 1.835 acre tract, the following courses and distances:

With the arc of a curve to the right (Delta = 18° 22' 05", Radius = 44.00 feet), a chord bearing and distance of South 22° 48' 18" East, 14.05 feet to an iron pin set at the point of tangency;

South 13° 37' 15" East, a distance of 44.40 feet to an iron pin set;

South 8° 11' 50" East, a distance of 20.27 feet to an iron pin set at a point of curvature of a curve to the right;

With the arc of a curve to the right (Delta = 7° 37' 31", Radius = 766.50 feet), a chord bearing and distance of South 4° 23' 04" East, 101.94 feet to an iron pin set at a point of compound curvature;

With the arc of a curve to the right (Delta = 76° 55' 01", Radius = 34.00 feet), a chord bearing and distance of South 37° 53" 12" West, 42.29 feet to an iron pin set at the point of tangency;

South 75° 25' 05" West, a distance of 119.00 feet to an iron pin set;

North 8° 11' 50" West, with a new division line across said 1.915 acre tract, a distance of 222.34 feet to the true point of beginning and containing 0.746 acre of land, more or less.

THE FOLLOWING ITEMS FROM TITLE COMMITMENT NO. 97160582COM ARE NOT LOCATED ON THE SUBJECT PARCEL:
DB 1079 PG 91
DB 2981 PG 344
OR 55220D08
OR 5369G13
DB 2990 PG 72
IN 199712080161008
IN 199712080161010
IN 199710300131355

I hereby certify to Chicago Title Insurance Company, Donato's Pizza, Inc. Broad Street Retail, LLC.

That the survey prepared by me entitled "Survey of Acreage Parcels", was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that there are no buildings; that there are no easements from Title Commitment 97160657 COM or encroachments affecting this property appearing from a careful physical inspection of the same of the same, other than those shown and depicted thereon; and that the parcels described hereon are in Flood Zone Area X as shown in F.E.M.A. FIRM map number 390490277 effective date August 2, 1995. This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by ALTA and ACSM in 1992, and includes items 1,2,3,4,9 and 11 of Table "A" and meets the the accuracy requirements of an "Suburban Class" survey, as defined therein.

E.M.H.&T. INC.

STATE OF OHIO JEFFREY A. MILLER 7211 REGISTERED PROFESSIONAL SURVEYOR

1-14-98

Professional Surveyor No. 7211

▲ = R.R. SPK FND.
△ = R.R. SPK SET
● = I.P. FND.
○ = I.P. SET

I.P.S Set are 13/16" I.D. iron pipe W/ cap inscribed EMH&T.

Utilities shown hereon are from survey and observation dated 10-14-97

THE BASIS OF BEARING FOR THIS DRAWING IS N 81°48'10" E FOR THE CENTERLINE OF EAST BROAD STREET (STATE ROUTE 16) AS THE SAME IS SHOWN ON FRANKLIN COUNTY RIGHT-OF-WAY PLANS FRA-16-7.79-10.44

THE PREMISES IS SUBJECT TO EASEMENTS RESTRICTIONS, TERMS AND CONDITIONS OF RECORD IN IN199710300131357 AND IN199710300131362

SEE ATTACHED DRAWING LABELED "OVERALL SURVEY" FOR LOCATION OF EXCEPTIONS TO PARCEL II FROM TITLE COMMITMENT

Surveyed & Prepared By
EVANS, MECHWART, HAMBLETON & TILTON INC.
CONSULTING ENGINEERS & SURVEYORS
170 MILL STREET
GAHANNA, OHIO 43230
614/471-5150

SCALE: 1" = 30' JANUARY 13, 1998

1998021/80021AS2