

DESCRIPTION OF A 0.707 ACRE TRACT OF LAND LOCATED NORTH OF EAST BROAD STREET (STATE ROUTE 16) AND WEST OF REYNOLDSBURG-NEW ALBANY ROAD, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

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, containing 0.707 acre of land, more or less, said 0.707 acre tract being in Lot Number 1 as the same is numbered and delineated upon the recorded plat of "EAST BROAD BUSINESS CENTER", of record in Plat Book 58, Pages 38 and 39, said 0.707 acre tract also being part of that 20.400 acre tract of land, referred to as PARCEL I and described in the deed to Reynoldsburg Partners, of record in Official Record 18305G19, both being of record in the Recorder's Office, Franklin County, Ohio, said 0.707 acre tract being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Reynoldsburg-New Albany Road with the centerline survey of East Broad Street as said intersection is shown and delineated upon the recorded plat of said "EAST BROAD BUSINESS CENTER"; thence S-81°48'00" W, with the said centerline of survey of East Broad Street, a distance of 680.89 feet to a point, thence N-81°20'00" W, a distance of 110.00 feet to a 3/4-inch (I.D.) iron pipe set at the true point of beginning in the northerly right-of-way line of said East Broad Street;

Thence, from said true point of beginning, S-81°48'00" W, with the southerly line of said PARCEL I, with the southerly line of said Lot 1 and with the northerly right-of-way line of said East Broad Street, a distance of 140.00 feet to a 3/4-inch (I.D.) iron pipe set, said iron pipe being located N-81°48'00" E, a distance of 238.00 feet from the southeasterly corner of said PARCEL I and the southeasterly corner of that 20.374 acre tract of land referred to as PARCEL II and described in the deed to EastPointe Shopping Center Limited Partnership, of record in Official Record 13213C18, Recorder's Office, Franklin County, Ohio;

Thence N-81°20'00" W, parallel with and 238.00 feet easterly from, as measured at right angles, the westerly line of said PARCEL I, a distance of 220.00 feet to a 3/4-inch (I.D.) iron pipe set;

Thence N-81°48'00" E, parallel with and 220.00 feet northerly from, as measured at right angles, the southerly line of said PARCEL I, a distance of 140.00 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-81°20'00" E, parallel with and 378.00 feet easterly from, as measured at right angles, the westerly line of said PARCEL I, a distance of 220.00 feet to the true point of beginning and containing 0.707 acre tract 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 an actual field survey conducted by Bauer, Davidson & Merchant, Inc. in February and July of 1992.

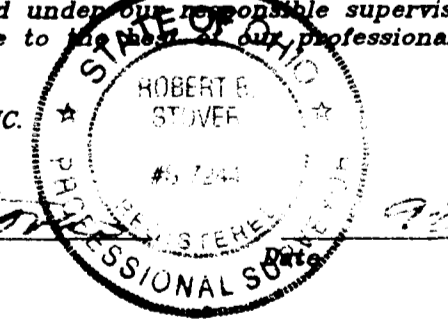
The bearings given in the foregoing description correspond to the bearing S-81°48'00" W, as shown for the northerly right-of-way line of East Broad Street on said recorded plat of "EAST BROAD BUSINESS CENTER", of record in Plat Book 58, Pages 38 and 39, Recorder's Office, Franklin County, Ohio.

We hereby state to Taco Bell, Inc. and to Chicago Title Insurance Company and/or its agents that:

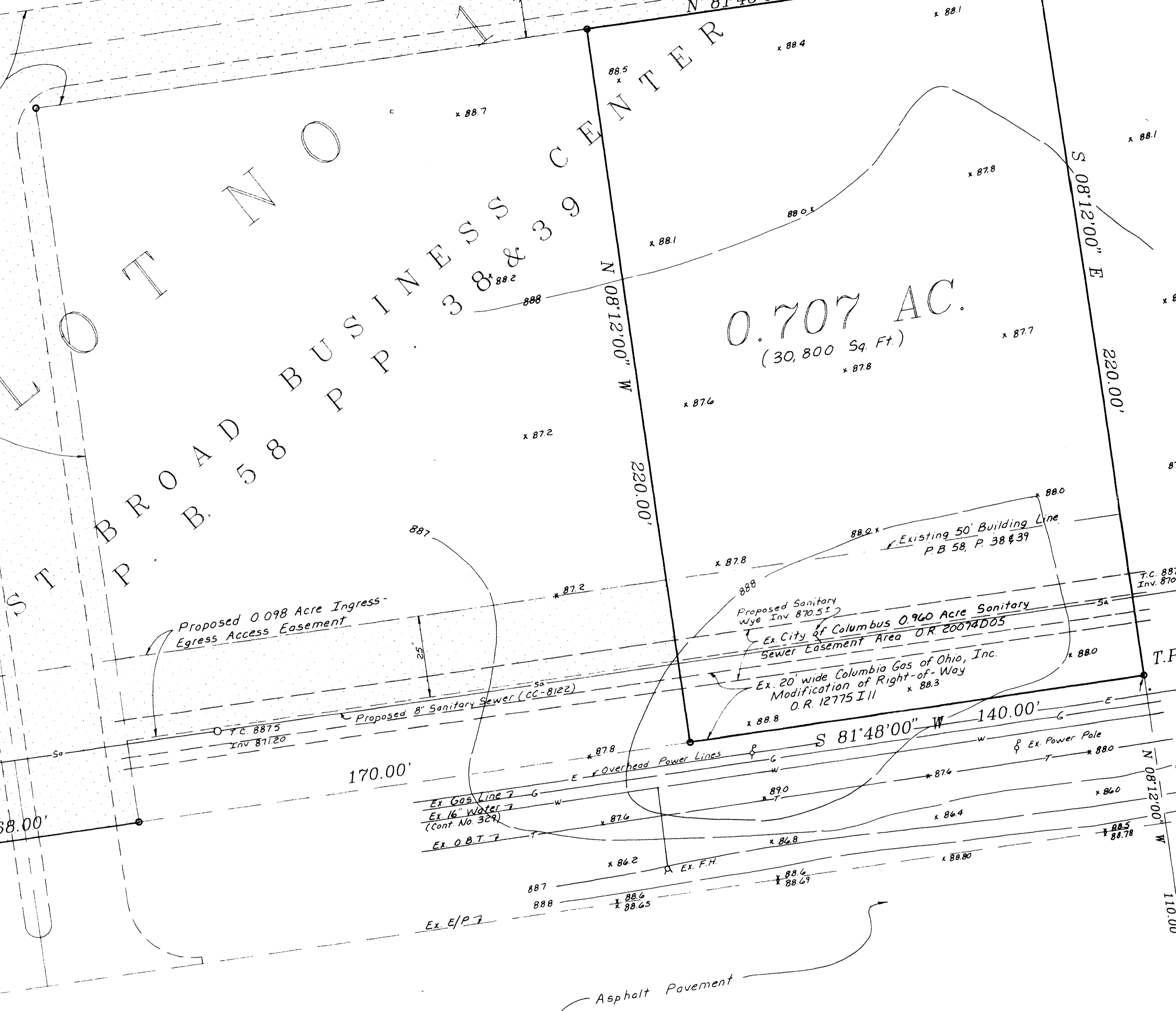
The foregoing drawing represents the result of an actual field survey of the premises performed under the responsible supervision and that the said drawing is accurate to the best of our professional knowledge and belief.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

By *Robert B. Stover*
Robert B. Stover
Professional Surveyor No. 7244



REYNOLDSBURG PARTNERS PARCEL I (20.40 AC.)
O.R. 18305G19



LIMITATION TEXT FOR PROPERTY LOCATED AT 8850 EAST BROAD STREET LIMITED C-4 ZONING COMMERCIAL DISTRICT

The use and/or development of the above referenced property shall be limited in the following manner:

Vehicular access to the subject site will be limited to two points on East Broad Street (provided a right-in, right-out may also be permitted if approved by City Traffic and Engineering Divisions); one point on Reynoldsburg-New Albany Road and two points on Brice Road as shown on Exhibit "A". Construction of any of these access points shall include the construction of off-site left turn storage lanes in the adjacent public street to the specifications of the City of Columbus. Brice Road will be constructed to city specifications along that portion of the north border of the subject site which is being developed, as shown on Exhibit "A".

Section 2. That the existing Section 3 of Ordinance #895-87, passed May 11, 1987 is hereby repealed.

Section 3. That Ordinance #3035-88, passed January 9, 1989 is hereby repealed.

NOTES

- 1.) All linear dimensions are in feet and decimal parts thereof, unless otherwise indicated.
- 2.) The utility locations shown hereon are based upon observable field evidence, and utility company plans as available. Underground lines were not physically located.
- 3.) The 0.707 acre tract of land shown hereon is located in Zone C (areas of minimal flooding) as shown on the Flood Insurance Rate Map for the City of Columbus, Ohio, Community Panel Number 380170 0075C effective date January 15, 1987.

Bench Marks

- BM #1 Brass plug (G-7) 28.4' east of northeast corner of bridge, bridge is 0.1 mile east of Reynoldsburg-New Albany Road on State Route 16. Elev. 900.35
- BM #2 North bolt on fire hydrant at northwest corner of State Route 16 and Reynoldsburg-New Albany Road. Elev. 891.51
- BM #3 North bolt on fire hydrant, north side of State Route 16, second hydrant west of Reynoldsburg-New Albany Road. Elev. 889.17

Legend & Symbols

- Indicates 3/4-inch (I.D.) iron pipe
- w— Water Line
- E— Electric Line (underground)
- G— Gas Line
- s— Edge of Pavement
- 887— Existing Ground Contour
- T— Telephone Cable (underground)

Mr. Robert C. Smith
City Engineer
City of Columbus
109 North Front Street
3rd Floor
Columbus, Ohio 43215
645-8376

City of Columbus
Development Department
Building Regulations
1250 Fairwood Avenue
Columbus, Ohio 43206
Mr. William Danser
645-6419

City of Columbus
Division of Construction
1800 East 17th Avenue
Columbus, Ohio 43201
Mr. Steve Becker
645-3182

EAST BROAD STREET
(S.R. 16)

S 81°48'00" W 680.89'
TO REYNOLDSBURG-
NEW ALBANY RD.

CITY OF COLUMBUS
RECORD DRAWING
FOR
TACO BELL
© EASTPOINTE SHOPPING CENTER
BAUER, DAVIDSON & MERCHANT, INC.
255 GREEN MEADOWS DRIVE S.
P.O. BOX 370
POWELL, OHIO 43065
(614) 846-3393