

NOTES

1. OUPS REFERENCE NUMBER: 1210-032-038-00
2. PROPERTY IS WITHIN FLOOD ZONE "X" AS PER F.I.R.M. MAP #39049C 0270 G EFFECTIVE AS OF AUGUST 2, 1995.
3. THIS BOUNDARY SURVEY IS BASED UPON RECORDED DATA, AN ACTUAL FIELD SURVEY OF THE SITE, AND INFORMATION FURNISHED BY CHICAGO TITLE INSURANCE COMPANY AS LISTED IN TITLE COMMITMENT NUMBER 97-335, DATED DECEMBER 8, 1997 AT 7:00 A.M.
5. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT, HOWEVER THE CONTRACTOR SHALL INVESTIGATE AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. NON-MEMBERS WILL BE CALLED DIRECTLY.
6. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN THE TITLE BLOCK OR CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITY WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITY.
7. BENCHMARKS
 - REFERENCE: Q192 RESET BY N.G.S. DATUM NAVD 29 (ADJ. 1970). BRASS PLATE SET VERTICALLY IN NORTH FACE OF MIDWEST FENDER BUILDING APPROX. 1,300' SOUTH OF I-70/HAMILTON RD. INTERSECTION BEING APPROX. 3,050' NORTH OF SITE. ELEV. 773.96
 - SITE: NORTH BOLT OF FIRE HYDRANT ALONG EAST SIDE OF SERVICE ROAD ACROSS FROM EXISTING VACANT BUILDING. ELEVATION BASED ON Q192 RESET MONUMENT BY N.G.S. DATUM NAVD 29 (ADJ. 1970) ELEV. 764.27
8. THIS SITE IS CURRENTLY ZONED: C-4, COMMERCIAL DISTRICT PER ARTICLE NINE, CHAPTER 3355 (COMMUNITY SCALE COMMERCIAL DEVELOPMENT) OF THE CITY OF COLUMBUS ZONING ORDINANCE.
9. EASEMENT OF RECORD IN DEED BOOK 1033, PAGE 326 TO THE COLUMBUS RAILWAY POWER AND LIGHTING COMPANY DOES NOT APPLY TO THIS PROPERTY.
10. EASEMENT OF RECORD IN DEED BOOK 1136, PAGE 148 TO FRANKLIN COUNTY, OHIO DOES NOT APPLY TO THIS PROPERTY.
11. EASEMENT OF RECORD IN DEED BOOK 3697, PAGE 23 TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY DOES NOT APPLY TO THIS PROPERTY.
12. EASEMENT OF RECORD IN DEED BOOK 3217, PAGE 561 TO THE STATE OF OHIO DOES NOT APPLY TO THIS PROPERTY.

13. UTILITIES
 - ELECTRIC - AMERICAN ELECTRIC POWER
215 NORTH FRONT STREET
COLUMBUS, OH 43215-2291
614-464-7700
 - GAS - COLUMBIA GAS OF OHIO, INC.
920 WEST GOODALE BLVD.
COLUMBUS, OH 43212
1-800-440-6111
 - TELEPHONE - AMERITECH
150 EAST GAY STREET, ROOM 7B
COLUMBUS, OH 43215
614-223-4784 (ANN SCHMIDT)
 - WATER - CITY OF COLUMBUS
WATER DIVISION
910 DUBLIN ROAD
COLUMBUS, OH
614-645-7330
 - SEWER - CITY OF COLUMBUS
SEWERAGE AND DRAINAGE DIVISION
910 DUBLIN ROAD
COLUMBUS, OH
614-645-7490

CERTIFICATION:

THIS IS TO CERTIFY THE CHICAGO TITLE INSURANCE COMPANY AND STEAK 'N SHAKE, INC. THAT P & L SYSTEMS, LTD. CONDUCTED ON DECEMBER 17, 1997 A BOUNDARY-TOPOGRAPHIC SURVEY OF THE PROPERTY DESCRIBED HEREIN; THAT THE PROPERTY DESCRIPTION ACCURATELY DESCRIBES SAID DEPICTED PROPERTY; THAT THE RESULTS OF SAID FIELD SURVEY ARE SHOWN; AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS AS REFERENCED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 97-335 DATED DECEMBER 8, 1997 AT 7:00 A.M., ARE AS SHOWN OR NOTED HEREON.

P & L SYSTEMS, LTD.

PROPERTY DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 28, Township 12, Range 21, Refugee Lands and being all of that tract of land known as Parcel III as conveyed to SCIT, Inc. in Official Record 25924B05, all references herein being to the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning for reference at the centerline intersection of Hamilton Road (State Route 317) and Kimberly Parkway;

Thence South 01°30'00" West, along the centerline of Hamilton Road, a record distance of 200.00 feet to a point;

Thence North 88°30'00" West, crossing said Hamilton Road and along the north line of a Service Road dedicated in Plat Book 45, Page 22, a record distance of 117.69 feet to an iron pin set at the northwesterly corner of said Service Road and bearing North 86°37'41" West and 0.90 feet from an iron pin found, said iron pin set being the true point of beginning of the parcel herein described;

Thence South 12°19'43" East, along the westerly line of said Service Road, a distance of 82.39 feet to an iron pin set;

Thence S 01°30'00" West, continuing along said westerly line of the Service Road, a distance of 122.00 feet to an iron pin found at the northeasterly corner of a 1.619 acre tract conveyed to Gordon M. and Felice Schiffman in Deed Volume 3629 Page 602;

Thence North 88°28'18" West, leaving said westerly line of the Service Road and along the northerly line of said Schiffman 1.619 acre tract, a distance of 201.61 feet to an iron pin found at a southeasterly corner of a 1.256 acre tract conveyed to Scandinavian Health Spa, Inc. in Official Record 3267B1;

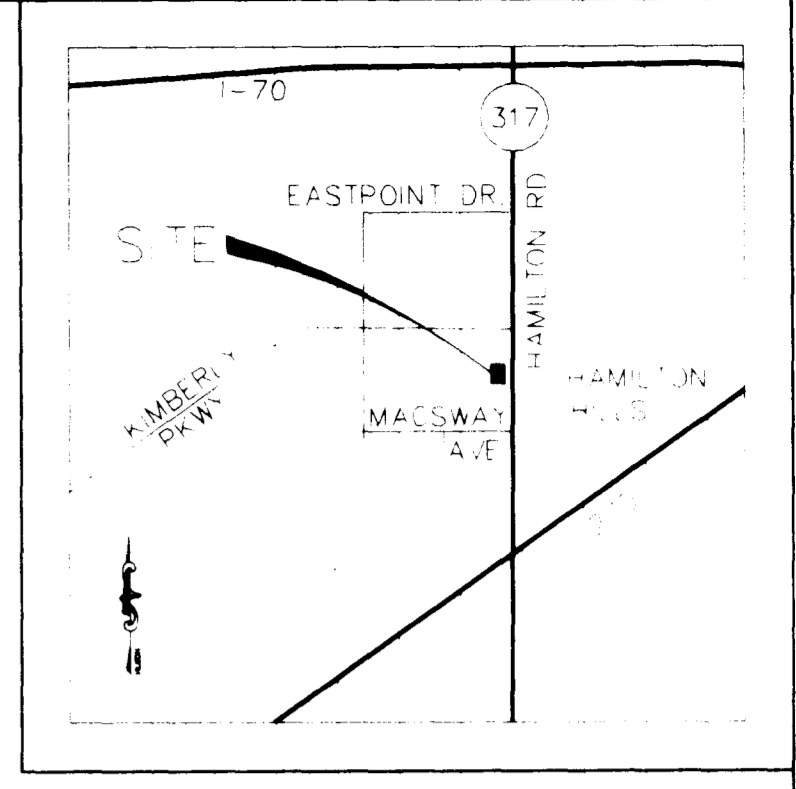
Thence North 01°38'48" East, leaving said northerly line of the Schiffman 1.619 acre tract and along the easterly line of said Scandinavian Health Spa, Inc. 1.256 acre tract and a 0.6887 acre tract conveyed to Mark E. Wolfe in Official Record 29254A10, passing an iron pin found at 157.05 feet at the southeasterly corner of said Wolfe 0.6887 acre tract, a distance of 202.00 feet to an iron pin set at the southeasterly corner of a 0.605 acre tract known as Parcel II as conveyed to Schurtz Properties, Inc. in Official Record 23888F06;

Thence South 88°28'09" East, leaving said easterly line of the Wolfe 0.6887 acre tract and along the southerly line of said Schurtz Properties, Inc. 0.605 acre tract, a distance of 181.40 feet to the true point of beginning, containing 0.916 acres, more or less, subject to all legal rights-of-way and/or easements of previous record;

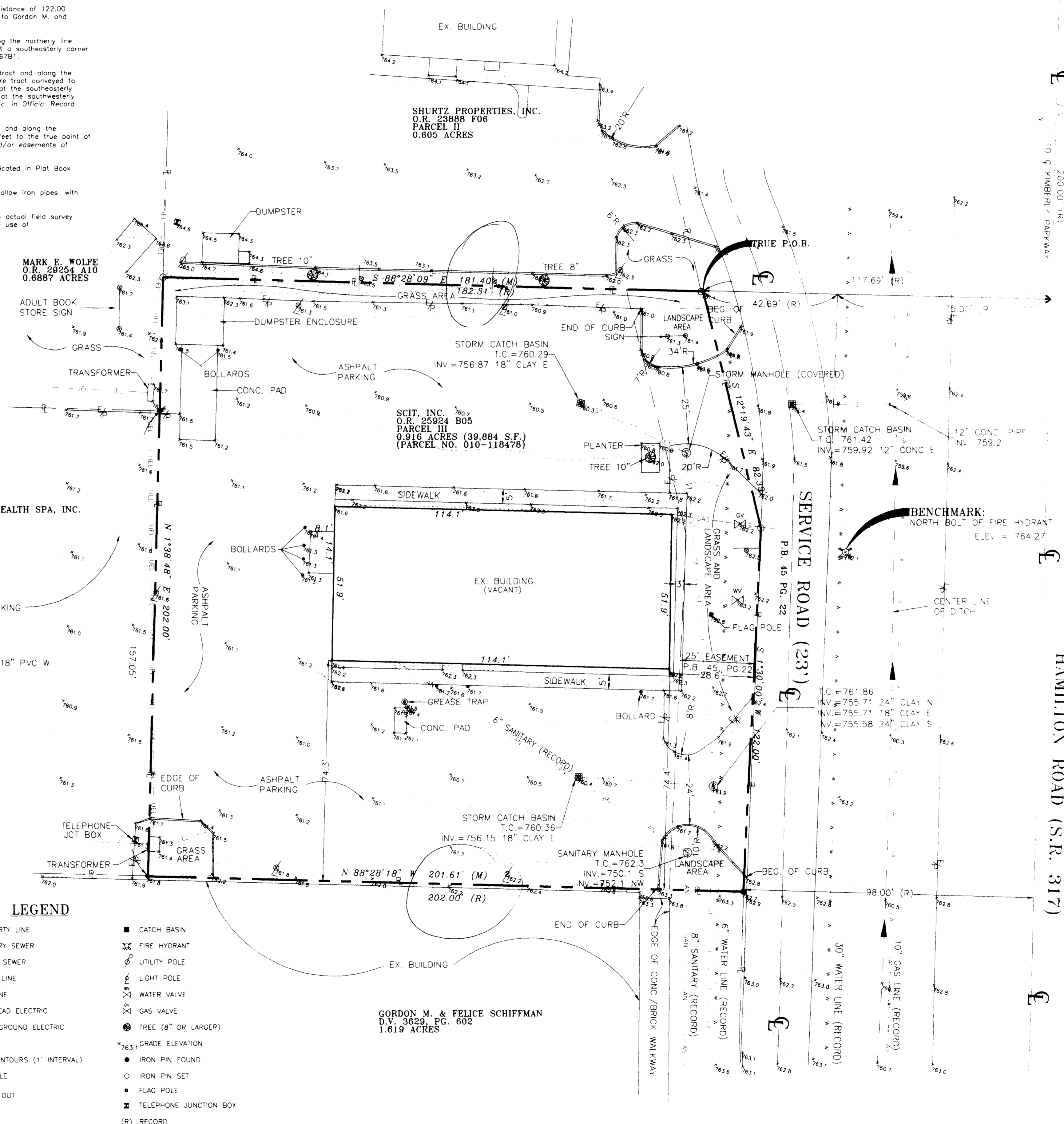
The basis of bearings for this description is the west line of the Service Road as dedicated in Plat Book 45, Page 22, being North 01°30'00" East;

The "iron pins set" as described herein are 3/4 inch in length, 3/4" inside diameter, hollow iron pipes, with plastic caps stamped "P & L Syst. P.S. 6841";

This description was prepared by P & L Systems, Ltd. from record information and an actual field survey of the premises conducted in December of 1997. This description is for the exclusive use of Steak 'n Shake, Inc.

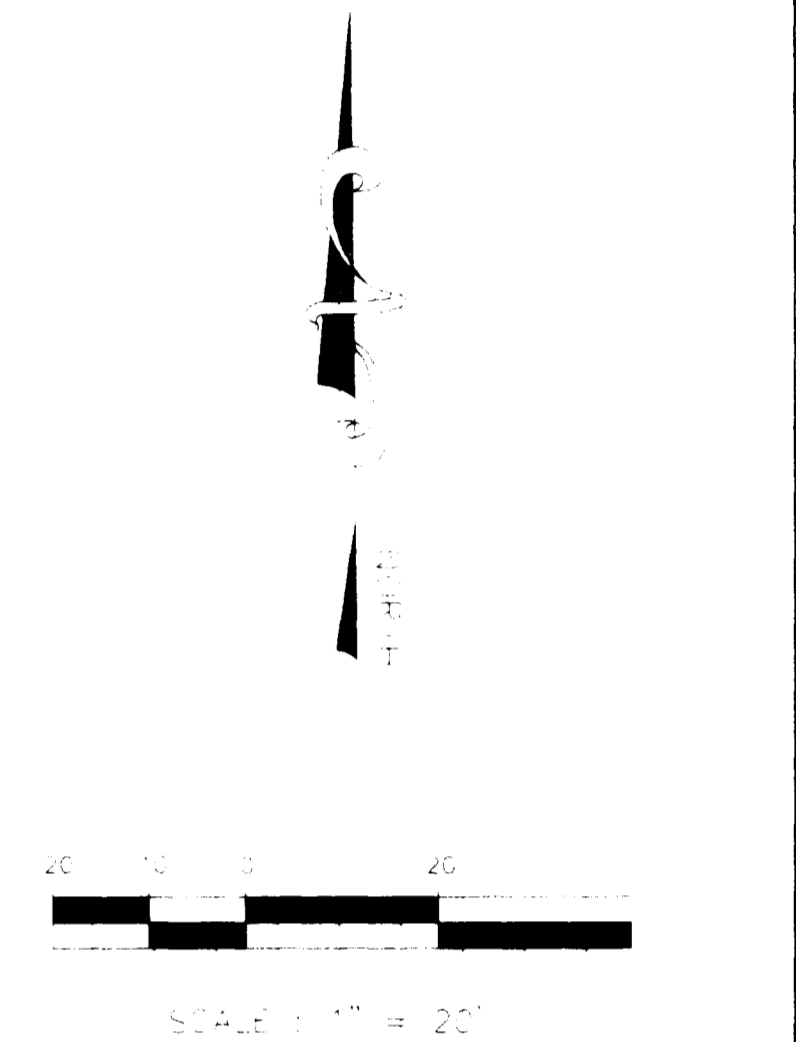


LOCATION MAP NOT TO SCALE



LEGEND

- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FENCE
- EX. CONTOURS (1' INTERVAL)
- MANHOLE
- CLEAN OUT
- SIGN
- CATCH BASIN
- ⊗ FIRE HYDRANT
- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- GAS VALVE
- TREE (8" OR LARGER)
- GRADE ELEVATION
- IRON PIN FOUND
- IRON PIN SET
- FLAG POLE
- TELEPHONE JUNCTION BOX
- (R) RECORD
- (M) MEASURED



SCALE: 1" = 20'

ALTA SURVEY FOR STEAK 'N SHAKE
2441 HAMILTON ROAD (STATE ROUTE 317) COLUMBUS, OHIO

DATE: 28 JANUARY 1998
SCALE: 1" = 20'

P & L SYSTEMS, LTD.
SURVEYORS ENGINEERS
(614) 891-4970