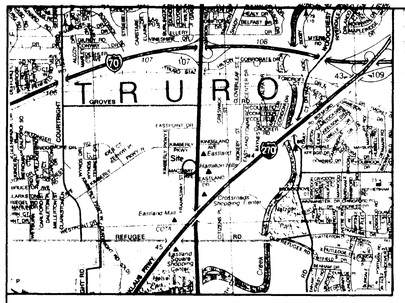


Vicinity Map

Legal Description:

(D.B. 3566, Pg. 320)

Situated in the state of Ohio, County of Franklin, City of Columbus, being part of the west half of Section 29, Township 1[illegible], Range 2[illegible], Refugee Lands and containing 1.1435 (49812.0 Sq. Ft.) acres of land, more or less, 0.7574 acres (32990.0 Sq. Ft.) of said 1.1435 acres being all that remains of that original 1.619 acre tract of land (Parcel No. 2), as described in a deed to The City National Bank and Trust Company, of record in Deed Book 3721, Page 2[illegible], 0.3861 acres (16812.0 sq. Ft.), of said 1.1435 acres being all of that 0.386 acre tract of land as described in a deed to The City National Bank and Trust Company, of record in Deed Book 3173, Page 272. (all references to Deed Books and Plat Books in this description refer to the Recorders Office, Franklin County, Ohio), said 1.1435 acres being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Frankaway Street and Macsway Avenue, as said intersection is shown on the Plat, Frankaway Street, Macsway Avenue and Service Road Dedication in Rainier Park, of record in Plat Book 45, Page 22, thence S 88° 30' 00" E, with the centerline of said Macsway Avenue, a distance of [illegible] feet to a point;

Thence N 1° 30' 00" E, a distance of [illegible] feet to a point in the northerly line of said Macsway Avenue, the southwesterly corner of said 0.386 acre tract, and the true point of beginning;

Thence, from said true point of beginning, N 1° 30' 00" E, with the westerly lines of said 0.386 acre tract and said 0.760 acre tract, a distance of 193.00 feet to the northwesterly corner of said 0.386 acre tract;

Thence S 88° 30' 00" E, with the northerly line of said 0.386 Acre tract, a distance of 277.00 feet to a point in the westerly line of the Service Road, dedicated with said plat;

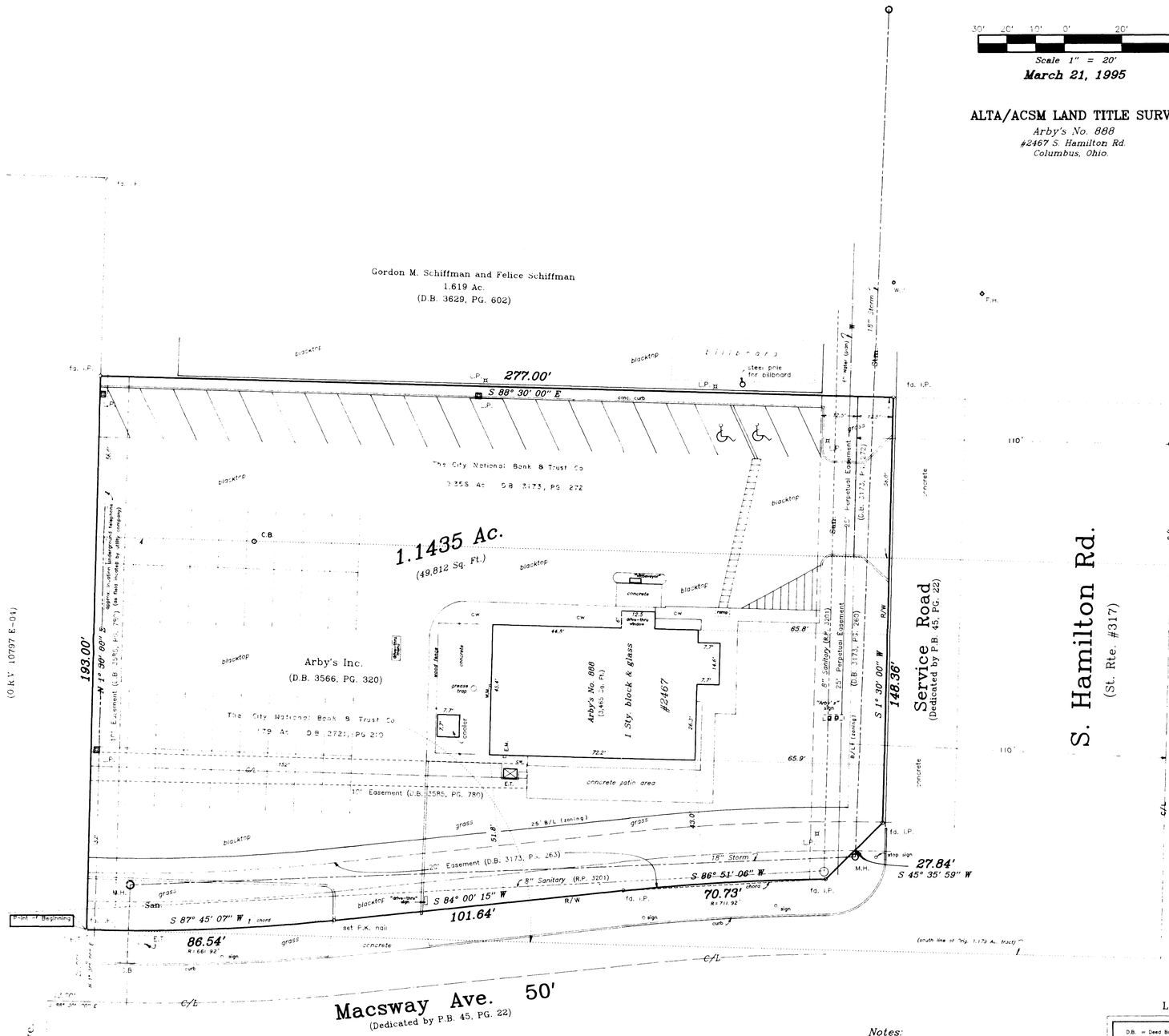
Thence S 1° 30' 00" W, with the westerly line of said Service Road, a distance of 148.36 feet to an angle point;

Thence S 45° 35' 59" W, a distance of 27.84 feet to a point in a curve in the north line of said Macsway Avenue;

Thence southwesterly with the arc of a curve to the left, having a radius of 711.92 feet, the chord of which bears S 86° 51' 06" W, a chord distance of 70.73 feet to the point of tangency;

Thence S 84° 00' 15" W, parallel with and 25.00 feet northerly from (as measured at right angles), the centerline of said Macsway Avenue, a distance of 101.64 feet to a point of curvature;

Thence southwesterly, with the arc of a curve to the right, having a radius of 666.92 feet, the chord of which bears S 87° 45' 07" W, a chord distance of 86.54 feet to the true beginning and containing 1.1435 acres (49812.0 sq. Ft.) more or less.



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Zoning Data

DISTRICT: "C-4" Commercial

MINIMUM YARD REQUIREMENTS:

Front: 110' from centerline of S. Hamilton Rd;
25' from R/W of Macsway Avenue

Side: 0'
Rear: 0'

30' 20' 10' 0' 20' 40'

Scale 1" = 20'

March 21, 1995

ALTA/ACSM LAND TITLE SURVEY

Arby's No. 888
#2467 S. Hamilton Rd.
Columbus, Ohio.

REVISIONS:			
1.	April 13, 1995	certification	mdf
No.	Date	Description	By

Easements:

Lawyers Title Insurance Corporation
Commitment No. 577[illegible] Effective Date March [illegible], 1995

UNDERSIGNED EXCEPTIONS

Item 1[illegible]: Easement reserved by deed, including as recorded in Deed Book 2173, page 29[illegible]. Plotted.

Item 1[illegible]: Right of entry to the State of Ohio of record in Deed Book 2721, page [illegible]

Item 14: Easement, the [illegible] including as recorded in Deed Book 3173, page 263; Deed Book 3173, page 26[illegible] and as shown on the recorded plat. Plotted.

Item 1[illegible]: Easement for drainage and utilities, Ohio Electric Company, of record in Deed Book 3[illegible], page 78[illegible]. Plotted.

Item 1[illegible]: Limited vehicular access as shown in Plat Book 4[illegible], page [illegible]

TO

Lawyers Title Insurance Corporation
Franchise Finance Corporation of America
Arby's Restaurant Development Corporation
FFCA Acquisition Corporation

Certification:

This is to certify that this map or plat of survey of the premises specifically described in Lawyers Title Insurance Title Commitment No. 577[illegible] dated March 2[illegible], 1995, (1) is based on a field survey made on March 21, 1995, by me or directly under my supervision or supervision with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, and meets the accuracy requirements for an "Urban" survey as defined therein; (2) was prepared in accordance with and includes all items and information required by the document title "Survey Requirements for Franchise Finance Corporation of America and FFCA ACQUISITION CORPORATION dated September 1[illegible], 1992" and (3) to the best of my professional knowledge, information and belief:

(a) This survey Map correctly represents the facts found at the time of the survey;

(b) There are no discrepancies between the boundary lines of the subject property, as shown on this Survey Map and as described in the legal description presented in the above-referenced Title Commitment;

(c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within [illegible] feet; and

(d) The boundary lines of the subject property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this certification in incurring financial obligations with respect to the subject property and that this Survey Map has been prepared for their respective benefits in anticipation of their reliance therein.

By: Matthew D. Farley

Registration No.: 7566

Within the State of: Ohio

STATE OF OHIO
MATTHEW D. FARLEY 7566 REGISTERED PROFESSIONAL SURVEYOR

Notes:

1. Said described property is located within an area having a Zone Designation "C" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0095 G, with a date of identification of January 16, 1987, for Community No. 390170, in Franklin County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
2. The Property has direct access to Macsway Avenue, a dedicated public street, and a dedicated Service Road.
3. The number of striped parking spaces located on the property is 57, including 2 handicapped spaces.
4. Basis of bearings is the centerline of S. Hamilton Road as South 1° 30' 00" West.
5. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579", unless otherwise noted.

Legend

D.B. = Deed Book
O.R.V. = Official Records Volume
I.P. = Iron Pin
RR Spk. = Railroad Spike
C/L = Centerline
R/W = Right-of-Way
L.A. R/W = Limited Access Right-of-Way
M.H. = Manhole
C.B. = Catch Basin
F.H. = Fire Hydrant
P.P. = Power Pole
L.P. = Light Pole
E = Electric
E.M. = Electric Meter
E.T. = Electric Transformer
G = Gas
G.M. = Gas Meter
G.V. = Gas Valve
W = Water
W.M. = Water Meter
W.V. = Water Valve
T = Telephone
CATV = Cable Television
R.P. = Record Plan
San. = Sanitary Sewer
Stm. = Storm Sewer
Comb. = Combination Sewer
c.w. = concrete walk
B.T. = blacktop
C.O. = Cleanout
O.B.T. = Ohio Bell Telephone

SURVEY COORDINATOR

SMITH-ROBERTS
NATIONAL CORPORATION
2212 N.W. 50th Street • Suite 246
Oklahoma City, OK 73112
PH: (405) 840-7094
FAX (405) 840-9116

MyersSurveying COMPANY
2740 East Main Street
Bexley, Ohio 43209-2577
(614) - 235 - 8677

mo# 26-03-09-95 26030995.570 | X - 1631 | T -