

GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE BEARING OF N85°04'04"E ON U.S. 33/S.R. 161, AS SHOWN ON THE CENTERLINE SURVEY PLAT FOR FRANKLIN COUNTY, OHIO, INSTRUMENT NO. 200305300161799, ON FILE WITH THE OHIO DEPARTMENT OF TRANSPORTATION, DISTRICT 6.
2. THIS PROPERTY CONTAINS 1.28 ACRES (55756.8 S.F.) OF LAND.
3. THIS PROPERTY IS DESIGNATED BY CIVIL COUNTY, AS TAX MAP PARCEL NO. 273-002460.
4. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.
5. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS, NO CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AND NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SCHEDULE B TITLE EXCEPTION NOTES

THIS SURVEY IS BASED ON TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-60242-T-CLE, DATED NOVEMBER 25, 2003 AT 7:29 AM. ITEMS NOT LISTED BELOW ARE STANDARD TITLE EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

8. THE PLAT OF POST ROAD SUBDIVISION, RECORDED IN PLAT BOOK 62, PAGE 16, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AFFECTS SUBJECT PROPERTY, AS SHOWN ON PLAT.)
9. DEED OF EASEMENT FROM CLARA WEBER TO OHIO-MIDLAND AND POWER COMPANY OFFICE, FRANKLIN COUNTY, OHIO. (UNABLE TO DETERMINE LOCATION WITH INFO. SUPPLIED.)
10. HIGHWAY RESERVATION AGREEMENT BY JOHN L. MCKITTRICK TO STATE OF OHIO, RECORDED IN VOLUME 1598, PAGE 435, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (DOES NOT AFFECT SITE)
11. EASEMENT FOR HIGHWAY PURPOSES FROM JOHN L. MCKITTRICK TO STATE OF OHIO, RECORDED IN VOLUME 1598, PAGE 409, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (DOES NOT AFFECT SITE)
12. HIGHWAY RESERVATION AGREEMENT BY JOHN L. MCKITTRICK AND DEPARTMENT OF HIGHWAYS, RECORDED IN VOLUME 1598, PAGE 429, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (DOES NOT AFFECT SITE)
13. EASEMENT FROM JOHN L. MCKITTRICK AND PAULINE M. MCKITTRICK TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, RECORDED IN VOLUME 2685, PAGE 1, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (DOES NOT AFFECT SITE)
14. EASEMENT FROM JOHN L. MCKITTRICK AND PAULINE M. MCKITTRICK TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, RECORDED IN VOLUME 2705, PAGE 163, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (DOES NOT AFFECT SITE)
15. DEED OF EASEMENT FROM JOHN L. MCKITTRICK TO VILLAGE OF DUBLIN, OHIO, RECORDED IN VOLUME 2805, PAGE 317, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (DOES NOT AFFECT SITE)
16. EASEMENT CONTAINED IN JOURNAL ENTRY SETTLEMENT NO. 231,728, RECORDED IN VOLUME 3020, PAGE 180, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (DOES NOT AFFECT SITE)
17. EASEMENT FOR HIGHWAY PURPOSES FROM JOHN L. MCKITTRICK TO COUNTY OF FRANKLIN, RECORDED IN VOLUME 3106, PAGE 157, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (DOES NOT AFFECT SITE)
18. DECLARATION OF USE RESTRICTIONS BY JOHN W. MCKITTRICK AND ANN M. MCKITTRICK, TRUSTEES, RECORDED IN ORIGINAL RECORDS VOLUME 4831, PAGE D10, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)
19. DECLARATION OF USE RESTRICTIONS BY JOHN W. MCKITTRICK AND ANN M. MCKITTRICK, RECORDED IN ORIGINAL RECORDS VOLUME 5018, PAGE F17, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)
20. EASEMENT FROM CHI-CHI'S OF OHIO, INC. TO JOHN W. MCKITTRICK, TRUSTEE, ET AL., RECORDED IN ORIGINAL RECORDS VOLUME 5027, PAGE E15, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AFFECTS LOT 1 AND BENEFITS SUBJECT PROPERTY AS INGRESS/EGRESS.)
21. EASEMENT AGREEMENT BY BOB EVANS FARMS, INC., AND JOHN W. MCKITTRICK, TRUSTEE, ET AL., RECORDED IN ORIGINAL RECORDS VOLUME 5298, PAGE D06, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AFFECTS LOT 2 AND BENEFITS SUBJECT PROPERTY AS INGRESS/EGRESS.)
22. DECLARATION OF RESTRICTIONS BY JOHN W. MCKITTRICK AND ANN M. MCKITTRICK, TRUSTEES, RECORDED IN ORIGINAL RECORDS VOLUME 5298, PAGE D10, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AFFECTS SUBJECT PROPERTY, RESTAURANT RESTRICTIONS)
23. EASEMENT AGREEMENT BY BOB EVANS FARMS, INC., AND JOHN L. MCKITTRICK, TRUSTEE, ET AL., RECORDED IN ORIGINAL RECORDS VOLUME 5298, PAGE D14, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AFFECTS LOT 2 AND BENEFITS SUBJECT PROPERTY AS SANITARY EASEMENT.)
24. RIGHT OF WAY EASEMENT FOR CELLULAR ONE SALES AND SERVICE COMPANY TO COLUMBUS SOUTHERN POWER COMPANY, RECORDED IN ORIGINAL RECORDS VOLUME 21599, PAGE C11, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (EXHIBIT OF RECORD INDISTINGUISHABLE LOCATION PURPOSES, DETERMINATION OF EASEMENT WIDTH CANNOT BE MADE, AFFECTS SUBJECT PROPERTY)
25. EASEMENT CONTAINED IN DEED FROM CELLULAR ONE SALES AND SERVICE CO. NKA NEW PA: DBA AIRTOUCH CELLULAR TO CITY OF DUBLIN, RECORDED IN INSTRUMENT #199710240126794, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (EASEMENT IS LOCATED IN NEW RIGHT OF WAY AS SHOWN ON DRAWING, AND THE TEMPORARY EASEMENT WAS TERMINATED 10 DAYS AFTER CONSTRUCTION.)

POTENTIAL ENCROACHMENT NOTES

NO POTENTIAL ENCROACHMENTS AT THE TIME OF SURVEY

ZONING NOTES

ZONING:
ZONING DISTRICT: CC COMMUNITY COMMERCIAL
EXISTING SITE CONDITIONS FALL WITHIN PERMITTED USES AS LISTED IN THE CITY OF DUBLIN'S ZONING REGULATIONS SECTION 153. ZONING REGULATIONS ARE SUBJECT TO CHANGE AND INTERPRETATION. FOR FURTHER INFORMATION CONTACT: PLANNER OF THE DAY, DIVISION OF PLANNING AT (614)410-4600.

BULK REGULATIONS:

1. MINIMUM YARD REQUIREMENTS:
REGULATIONS SET FORTH BY THE CITY OF DUBLIN ORDINANCE CHAPTER 153 SECTION 76 DO NOT SUPERCEDE THE REQUIREMENTS SET FORTH PER PLAT BOOK 62 PAGE 16, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. THEREFORE YARD SETBACKS SHALL BE DETERMINED AS NOTED ON RECORD ON POST ROAD SUBDIVISION PLAT AND SHOWN ON DRAWING PER SAID PLAT.

PARKING TABULATION:
23 REGULAR PARKING SPACES REQUIRED - 38 SPACES PROVIDED
2 HANDICAP PARKING SPACES REQUIRED - 3 PROVIDED
25 SPACES REQUIRED - 41 SPACES PROVIDED

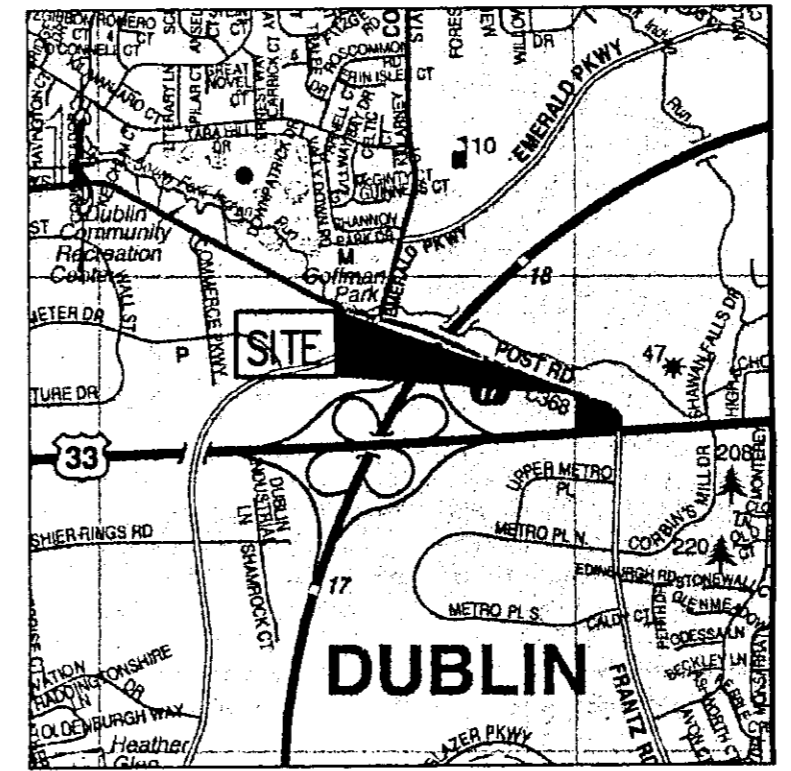
FLOOD ZONE NOTES

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3904900107, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1995 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" REPRESENTS AN AREA OUTSIDE THE 500 YEAR FLOODPLAIN.

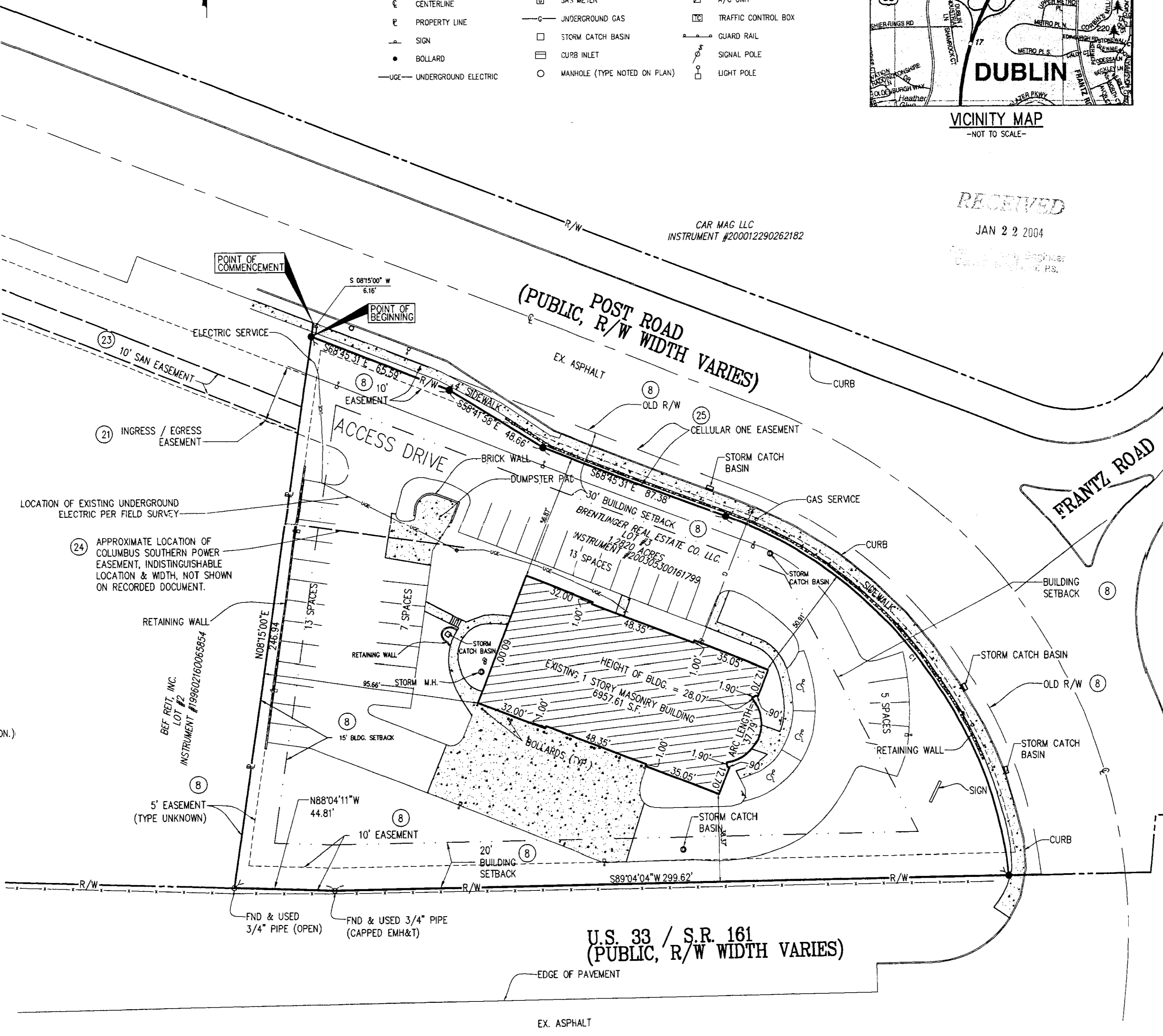
CURVE TABLE					
Curve	Length	Radius	Center Angle	Chord	Ch. Bearing
C1	213.32	198.00'	61°43'42"	203.15'	S 37°53'40" E

LEGEND

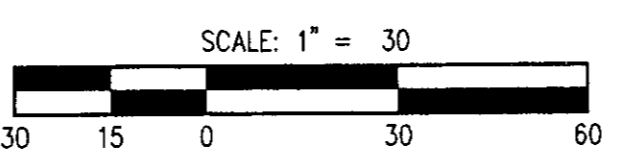
- 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "HLG ENGR. & SURVEYING"
- ▲ RAILROAD SPIKE SET
- MAG NAIL SET
- FOUND, AS LABELED
- △ RAILROAD SPIKE FOUND
- ⊗ MONUMENT FOUND
- ⊕ CENTERLINE
- ⊖ PROPERTY LINE
- SIGN
- BOLLARD
- UNDERGROUND ELECTRIC
- ⊕ FIRE HYDRANT
- ⊖ WATER VALVE
- ⊕ WATER METER
- ⊕ WATER SPRINKLER
- ⊕ SIAMASE CONNECTION
- ⊕ CLEAN OUT
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ UNDERGROUND GAS
- ⊕ STORM CATCH BASIN
- ⊕ CURB INLET
- MANHOLE (TYPE NOTED ON PLAN)
- ⊕ TELEPHONE PEDESTAL
- ⊕ TELEPHONE POLE
- ⊕ TELEPHONE MARKER
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRICAL PULL BOX
- ⊕ A/C UNIT
- ⊕ TRAFFIC CONTROL BOX
- ⊕ GUARD RAIL
- ⊕ SIGNAL POLE
- ⊕ LIGHT POLE



VICINITY MAP - NOT TO SCALE



U.S. 33 / S.R. 161 (PUBLIC, R/W WIDTH VARIES)



— PLAN PREPARED BY —
HLG, ENGINEERING AND SURVEYING, INC.
705-F LAKEVIEW PLAZA BLVD.
WORTHINGTON, OH 43085
(614) 841-0053 (PHONE)
(614) 841-0170 (FAX)

DRAWING DATA	REVISION DATES
SCALE: 1"=30'	12/29/03
DRAWN BY: JWG	
CHECKED BY: CAR	
DWG. No.: 31159	

LEGAL DESCRIPTION

A Description of Sublot 3 of the Post Road Subdivision, Plat Book 62, Page 16, Brentlinger Real Estate Co., LLC, Instrument No. 200305300161799, Franklin County, Ohio.

Beginning for the point of commencement at the Northwest corner of said Lot 3, said corner also being the Northeast corner of Lot 2 of said subdivision;

Thence along the Westerly line of Lot 3, South 8 degrees 15 minutes 00 seconds West 6.16 feet to a 5/8" rebar set, being the Point of Beginning of the parcel described herein;

Thence from the Point of Beginning along the Southerly right-of-way line of Post Road, South 68 degrees 45 minutes 31 seconds East 65.59 feet to a 5/8" rebar set on an angle point therein;

Thence continuing along said right-of-way, South 58 degrees 41 minutes 58 seconds East 48.66 feet to a 5/8" rebar set at an angle point therein;

Thence continuing along said right-of-way, South 68 degrees 45 minutes 31 seconds East 87.38 feet to a 5/8" rebar set at a point of curvature therein;

Thence continuing along said right-of-way and the arc of a curve deflecting to the right, an arc distance of 213.32 feet, said arc having a central angle of 61 degrees 43 minutes 42 seconds, a radius of 198.00 feet and a chord bearing South 37 degrees 53 minutes 40 seconds East 203.15 feet to a 5/8" rebar set in the South line of Lot 3 and the North right-of-way line of U.S. 33, State Route 161;

Thence along the South line of Lot 3 and the North right-of-way line of U.S. 33, S.R. 161, South 89 degrees 04 minutes 04 seconds West 239.62 feet to a 3/4" pipe found at an angle point therein;

Thence continuing along said South line of Lot 3 and said North right-of-way line of U.S. 33, S.R. 161, North 88 degrees 04 minutes 11 seconds West 44.81 feet to a 3/4" pipe found at the Southwest corner of Lot 3, said corner being the Southeast corner of Lot 2;

Thence North 8 degrees 15 minutes 00 seconds East along the West line of Lot 3, 246.94 feet to the Point of Beginning.

Also being described as:

Situated in the State of Ohio, County of Franklin, Township of Washington, City of Dublin, being in V.M.S. 2542 and a part of Lot 3 of the Post Road Subdivision as recorded in Plat Book 62, Page 16 conveyed to Brentlinger Real Estate Co., LLC, by Instrument No. 200305300161799 of Franklin County Recorder's Office.

Being the same tract of land as described in a Title Commitment by First American Title Insurance Company, Commitment No. NCS-60242-T-CLE, dated November 25, 2003 at 7:29 AM.

ALTA/ACSM LAND TITLE SURVEY

CAPITAL AUTOMOTIVE REIT
5035 POST ROAD
DUBLIN, OHIO

Anthony J. Robinson, a registered land surveyor, License No. 8120, in and for the State of Ohio and legally doing business in Franklin County, does hereby certify to CAR MAG FER L.L.C., its successors and assigns, Capital Automotive, L.P., its successors and assigns, First American Title Insurance Company, its successors and assigns, General Motors Acceptance Corporation, its successors and assigns:

The accompanying survey ("Survey") represents a true and correct survey made by me on December 15, 2003 of the land therein particularly described; the Survey and the information, courses and distances shown thereon are correct; the title lines and lines of actual possession are the same; the land described in the Survey is the same as described in the title insurance commitment described below; the area of the subject property and the size, location and type of buildings and improvements and any other matters situated on the subject property are as shown and all buildings and improvements are within the boundary lines and applicable set-back lines of the property; there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; there are no encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted on the Survey; there are no encroachments on the adjoining properties, streets, or alleys by any of said buildings, structures and improvements, other than as shown on the Survey; there are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on adjoining property, except as shown on the Survey; all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utilities that pass through or are located on adjoining land; the Survey shows the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage; any discharge into streams, rivers or other conveyance system is shown on the Survey; the subject property does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the property lies within Zone "X" of the Flood Insurance Rate Map identified as Community Panel No. 3904900107, bearing an effective date of August 2, 1995; the subject property has access to and from a duly dedicated and accepted public street or highway; the subject property does not serve any adjoining property for drainage, utilities or ingress or egress; and the record description of the subject property forms a mathematically closed figure. The undersigned has received and examined a copy of First American Title Insurance Company's Commitment No. NCS-60242-T-CLE; and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference. The parties listed above are entitled to rely on the survey and this certificate as being true and accurate. This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1-4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 15 and 16 of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the "minimum angle, distance, and closure requirements for survey measurements which control land boundaries for ALTA/ACSM Land Title Surveys."

Anthony J. Robinson 1-8-04
ANTHONY J. ROBINSON, P.S. DATE
REGISTER LAND SURVEYOR No. 8120 DATE OF SURVEY: 12/15/03
IN THE STATE OF OHIO DATE OF LAST REVISION: 1/8/04



PROJECT NAME: CAPITAL AUTOMOTIVE REIT PROJECT No.: 1064-03-0503
ADDRESS: 5035 POST ROAD CITY: DUBLIN STATE: OHIO

MKA associates, LLC
A National Land Services Group

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
6583 COMMERCE COURT
WARRENTON, VIRGINIA 20187
PHONE: (640) 428-3560
FAX: (640) 428-3560