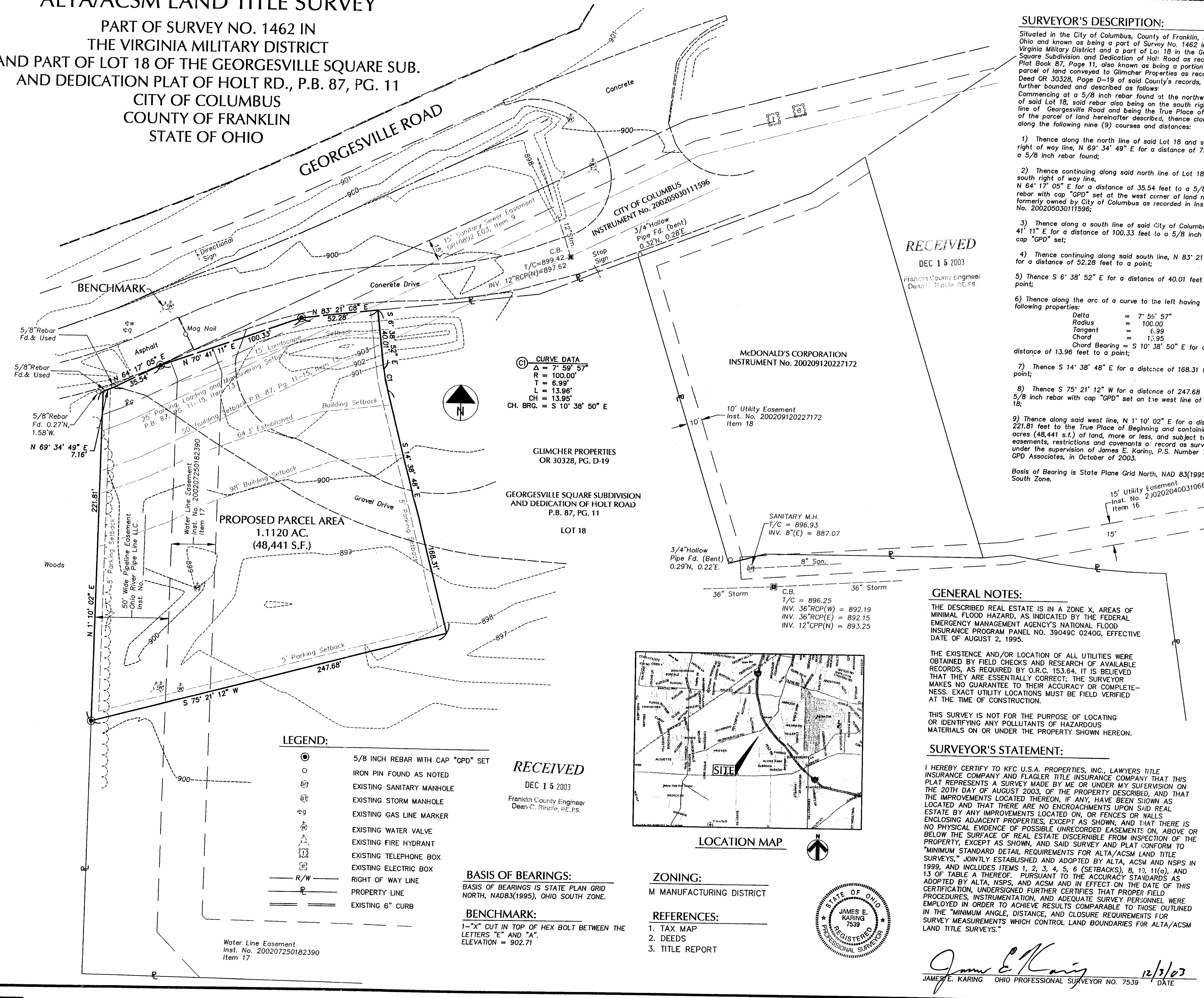


ALTA/ACSM LAND TITLE SURVEY

PART OF SURVEY NO. 1462 IN
THE VIRGINIA MILITARY DISTRICT
AND PART OF LOT 18 OF THE GEORGEVILLE SQUARE SUB.
AND DEDICATION PLAT OF HOLT RD., P.B. 87, PG. 11
CITY OF COLUMBUS
COUNTY OF FRANKLIN
STATE OF OHIO



CURVE DATA
 $\Delta = 7^{\circ} 59' 57''$
 $R = 100.00'$
 $T = 6.99'$
 $L = 13.98'$
 $CH = 13.95'$
CH. BRG. = S 10° 38' 50" E

GLIMCHER PROPERTIES
OR 30328, PG. D-19

GEORGEVILLE SQUARE SUBDIVISION
AND DEDICATION OF HOLT ROAD
P.B. 87, PG. 11

LOT 18

MCDONALD'S CORPORATION
INSTRUMENT No. 200209120227172

10' Utility Easement
Inst. No. 200209120227172
Item 18

SANITARY M.H.
T/C = 896.93
INV. 8"(E) = 887.07

3/4" Hollow Pipe Fd. (Bent)
0.29°N, 0.22°E

C.B. = 896.25
T/C = 896.25
INV. 36" RCP(W) = 892.19
INV. 36" RCP(E) = 892.15
INV. 12" CPP(N) = 893.25

GENERAL NOTES:

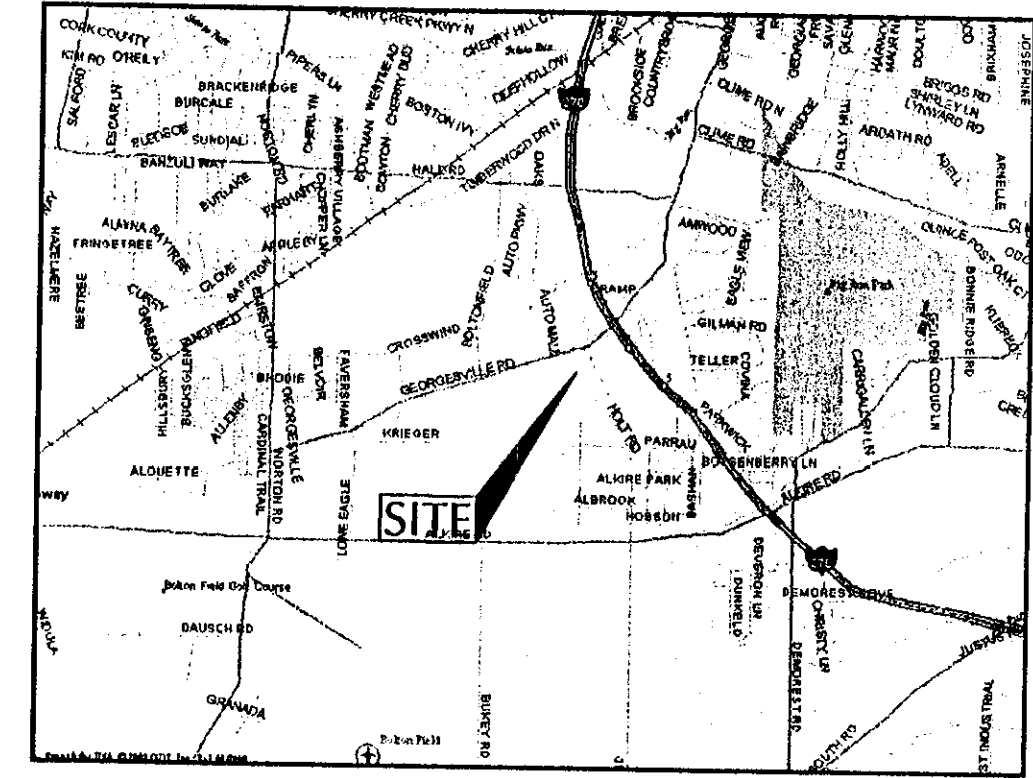
THE DESCRIBED REAL ESTATE IS IN A ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS INDICATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM PANEL NO. 39049C 0240G, EFFECTIVE DATE OF AUGUST 2, 1995.

THE EXISTENCE AND/OR LOCATION OF ALL UTILITIES WERE OBTAINED BY FIELD CHECKS AND RESEARCH OF AVAILABLE RECORDS, AS REQUIRED BY O.R.C. 153.64. IT IS BELIEVED THAT THEY ARE ESSENTIALLY CORRECT; THE SURVEYOR MAKES NO GUARANTEE TO THEIR ACCURACY OR COMPLETENESS. EXACT UTILITY LOCATIONS MUST BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION.

THIS SURVEY IS NOT FOR THE PURPOSE OF LOCATING OR IDENTIFYING ANY POLLUTANTS OF HAZARDOUS MATERIALS ON OR UNDER THE PROPERTY SHOWN HEREON.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY TO KFC U.S.A. PROPERTIES, INC., LAWYERS TITLE INSURANCE COMPANY AND FLAGLER TITLE INSURANCE COMPANY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE 20TH DAY OF AUGUST 2003, OF THE PROPERTY DESCRIBED, AND THAT THE IMPROVEMENTS LOCATED THEREON, IF ANY, HAVE BEEN SHOWN AS LOCATED AND THAT THERE ARE NO ENCROACHMENTS UPON SAID REAL ESTATE BY ANY IMPROVEMENTS LOCATED ON, OR FENCES OR WALLS ENCLOSED ADJACENT PROPERTIES, EXCEPT AS SHOWN, AND THAT THERE IS NO PHYSICAL EVIDENCE OF POSSIBLE UNRECORDED EASEMENTS ON, ABOVE OR BELOW THE SURFACE OF REAL ESTATE DISCERNIBLE FROM INSPECTION OF THE PROPERTY, EXCEPT AS SHOWN, AND SAID SURVEY AND PLAT CONFORM TO "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, 2, 3, 4, 5, 6 (SETBACKS), 8, 10, 11(a), AND 13 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, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."



LOCATION MAP



ZONING:
M MANUFACTURING DISTRICT

REFERENCES:
1. TAX MAP
2. DEEDS
3. TITLE REPORT

BASIS OF BEARINGS:
BASIS OF BEARINGS IS STATE PLAN GRID NORTH, NAD83(1995), OHIO SOUTH ZONE.

BENCHMARK:
1-"X" CUT IN TOP OF HEX BOLT BETWEEN THE LETTERS "E" AND "A".
ELEVATION = 902.71

LEGEND:

- 5/8 INCH REBAR WITH CAP "GPD" SET
- IRON PIN FOUND AS NOTED
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING GAS LINE MARKER
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING TELEPHONE BOX
- ⊕ EXISTING ELECTRIC BOX
- R/W — RIGHT OF WAY LINE
- P — PROPERTY LINE
- — EXISTING 6" CURB

Water Line Easement
Inst. No. 200207250182390
Item 17

SURVEYOR'S DESCRIPTION:

Situated in the City of Columbus, County of Franklin, State of Ohio and known as being a part of Survey No. 1462 in the Virginia Military District and a part of Lot 18 in the Georgesville Square Subdivision and Dedication of Holt Road as recorded in Plat Book 87, Page 11, also known as being a portion of a parcel of land conveyed to Glimcher Properties as recorded in Deed OR 30328, Page D-19 of said County's records, and being further bounded and described as follows:
Commencing at a 5/8 inch rebar found at the northwest corner of said Lot 18, said rebar also being on the south right of way line of Georgesville Road and being the True Place of Beginning of the parcel of land hereinafter described, thence clockwise along the following nine (9) courses and distances:

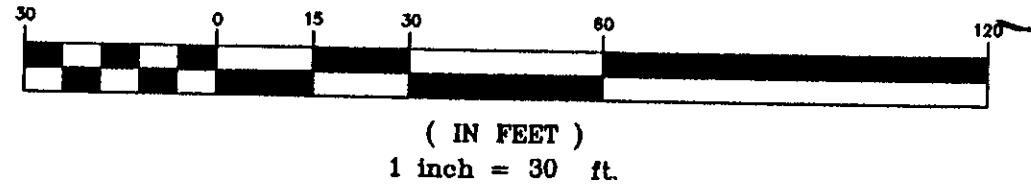
- 1) Thence along the north line of said Lot 18 and said south right of way line, N 69° 34' 49" E for a distance of 7.16 feet to a 5/8 inch rebar found;
- 2) Thence continuing along said north line of Lot 18, and said south right of way line, N 64° 17' 05" E for a distance of 35.54 feet to a 5/8 inch rebar with cap "GPD" set at the west corner of land now or formerly owned by City of Columbus as recorded in Instrument No. 200205030111596;
- 3) Thence along a south line of said City of Columbus, N 70° 41' 11" E for a distance of 100.33 feet to a 5/8 inch rebar with cap "GPD" set;
- 4) Thence continuing along said south line, N 83° 21' 08" E for a distance of 52.28 feet to a point;
- 5) Thence S 6° 38' 52" E for a distance of 40.01 feet to a point;
- 6) Thence along the arc of a curve to the left having the following properties:
Delta = 7° 59' 57"
Radius = 100.00
Tangent = 6.99
Chord = 13.95
Chord Bearing = S 10° 38' 50" E for an arc distance of 13.96 feet to a point;
- 7) Thence S 14° 38' 48" E for a distance of 168.31 feet to a point;
- 8) Thence S 75° 21' 12" W for a distance of 247.68 feet to a 5/8 inch rebar with cap "GPD" set on the west line of said Lot 18;
- 9) Thence along said west line, N 1° 10' 02" E for a distance of 221.81 feet to the True Place of Beginning and containing 1.1120 acres (48,441 s.f.) of land, more or less, and subject to all easements, restrictions and covenants of record as surveyed under the supervision of James E. Karing, P.S. Number 7539, for GPD Associates, in October of 2003.

Basis of Bearing is State Plane Grid North, NAD 83(1995), Ohio South Zone.

TITLE COMMITMENT COMMENTS:

8. Deed of Easement to the City of Columbus, a municipal corporation, dated June 8, 1970 and recorded November 23, 1971 in Deed Book 3192, Page 68 of the Recorder's Office, Franklin County, Ohio. (BLANKET EASEMENT FOR AIRSPACE, MAXIMUM BUILDING HEIGHT OF 80 FEET) UP)
9. Easement Deed by and between H & R Enterprises, an Ohio general partnership, and Bellway, Ltd., an Ohio general partnership, dated December 7, 1987 and recorded December 9, 1987 in Official Record 10892E03 in the Recorder's Office, Franklin County, Ohio. (15' SANITARY SEWER EASEMENT AFFECTS SITE, PLOTTED AND SHOWN)
10. Perpetual Avigation Easement by and between Glimcher Limited Partnership, a Delaware limited partnership, and the Columbus Municipal Airport Authority, an Ohio port authority, dated March 8, 1996 and recorded April 2, 1996 in Official Record 31578A17 of the Recorder's Office, Franklin County, Ohio. (EASEMENT FOR AIRSPACE. NO BUILDING ABOVE 60 FEET PERMITTED ON SITE)
11. Easement & Right of Way by and between Glimcher Properties Limited Partnership, a Delaware partnership, Grantor, and Columbus Southern Power Company, an Ohio corporation, Grantee, dated May 22, 1996 and recorded June 4, 1996 in Official Record 32162F01 in the Recorder's Office, Franklin County, Ohio. (BLANKET EASEMENT FOR ELECTRIC LINES, AFFECTS SITE)
12. Right of Entry Agreement by and between Warner Cable Communications, a division of Time Warner Entertainment Company, L.P., Operator, and Glimcher Properties Limited Partnership, a Delaware limited partnership, Owner, dated August 12, 1996 and recorded November 18, 1996 in Official Record 33613J01 of the Recorder's Office, Franklin County, Ohio. (DOES NOT AFFECT SITE. APPLYS TO THE GEORGEVILLE SHOPPING CENTER)
13. Building setback lines, reservations, conditions and easements for public utilities, as shown of record on the Plat of Georgesville Square Subdivision and Dedication of Holt Road, recorded September 9, 1997 in Plat Book 87, Page 11 through 15, inclusive, of the Recorder's Office, Franklin County, Ohio. (SETBACKS SUPERCEDED BY CITY OF COLUMBUS. CURRENT SETBACKS ARE PLOTTED ON DRAWING)
14. Easement and Right of Way by and between Glimcher Properties Limited Partnership, a Delaware limited partnership, Grantor, and Columbus Southern Power Company, an Ohio corporation, Grantee, dated October 22, 1999 and recorded November 16, 1999 as Instrument No. 19991160286559 in the Recorder's Office, Franklin County, Ohio. (DOES NOT AFFECT SITE)
15. Declaration of Access Easement by Glimcher Properties Limited Partnership, a Delaware limited partnership and recorded May 4, 2000 as Instrument No. 200005040087853, amended in first amendment recorded March 14, 2002 in Instrument 200203140066539, and second amendment recorded September 12, 2002 in Instrument No. 200209120227175, all in Recorder's Office, Franklin County, Ohio. (ACCESS EASEMENT, DOES NOT AFFECT SITE)
16. Deed of Easement by and between Glimcher Properties Limited Partnership, a Delaware partnership, Grantor, and The City of Columbus, Ohio, a municipal corporation, Grantee, recorded February 4, 2002 in Instrument No. 200202040031066 in the Recorder's Office, Franklin County. (UTILITY EASEMENT PLOTTED AND SHOWN. DOES NOT AFFECT SITE)
17. Deed of Easement for water line purposes by and between Glimcher Properties Limited Partnership, a Delaware partnership, Grantor, and The City of Columbus, Ohio, a municipal corporation, Grantee, dated March 13, 2002 and July 25, 2002 recorded in Instrument No. 200207250182390 in Recorder's Office, Franklin County, Ohio. (WATER LINE EASEMENT, AFFECTS SITE AS PLOTTED AND SHOWN)
18. Easement for Utility purposes in favor of McDonald's Corporation as set forth in Limited Warranty Deed by and between Glimcher Properties Limited Partnership, a Delaware partnership, and McDonald's Corporation, a Delaware corporation, date September 11, 2002 and recorded September 12, 2002 as Instrument No. 200209120227172. (DOES NOT AFFECT SITE)

GRAPHIC SCALE

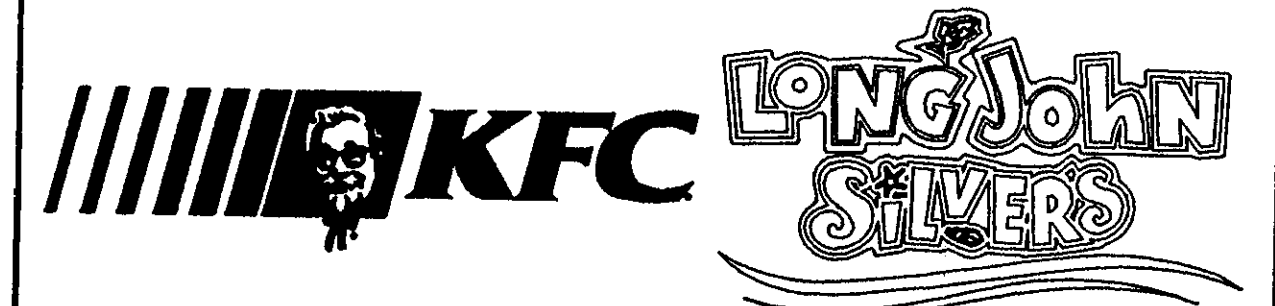


PREPARED BY:

GPD JOB NO: 2000174.43

PREPARED FOR:

KFC U.S. Properties, Inc., a Delaware corporation, and its affiliates.



LOCATION: GEORGEVILLE ROAD

TRICON SITE NO: 12-1740

SCALE:

1" = 30'

DRAWN BY:

SLR

DATE:

12/3/03

CHECKED BY:

JEK

1 of 1

James E. Karing
 JAMES E. KARING OHIO PROFESSIONAL SURVEYOR NO. 7539
 12/3/03 DATE