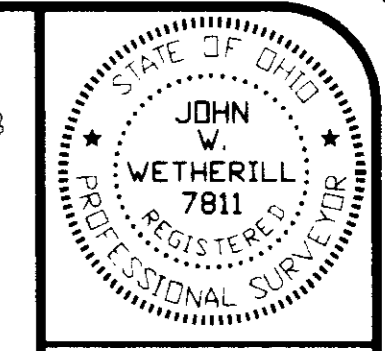


# ALTA\ACSM SURVEY OF 0.851 ACRES FOR WAFFLE HOUSE, INC.

2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE



**Description of 0.603 acres**  
Situating in the State of Ohio, County of Franklin, City of Columbus, located in Section 16, Township 4 North, Range 22 West, United States Military Lands, and being all of a 2.400 acre tract as conveyed to South High Hotel, L.L.C. as recorded in Instrument Number 20040320045748, Franklin County Recorder's Office, said 0.603 acre tract being further described as follows:  
Beginning for reference at the intersection of the centerlines of South High Street (U.S. Route 23) and Obetz Rd.;  
Thence South 17 degrees 01' 00" West 410.97 feet, along the centerline of said South High Street, to a point;  
Thence South 87 degrees 20' 00" East 55.74 feet, crossing said South High Street, to a found iron pin with cap stamped "PATRIDGE SURVEYING" said iron pin being a northwesterly corner of said 2.400 acre tract, said iron pin being the southwest corner of a 0.979 acre tract as conveyed to Brian E. & Jill Drinkwater as recorded in Instrument Number 20021223029427, said iron pin being the True Place of Beginning for the herein described 0.603 acre tract;  
Thence South 87 degrees 20' 00" East 265.00 feet, along the south line of said 0.979 acre tract, being the north line of said 2.400 acre tract, to an iron pin set;  
Thence South 02 degrees 40' 00" West 128.44 feet, crossing said 2.400 acre tract along a new division line, to an iron pin set in the south line of said 2.400 acre tract, being the north line of a 1.317 acre tract as conveyed to David L. Keller as recorded in Instrument Number 20040517012685;  
Thence North 74 degrees 03' 31" West 180.01 feet, along the south line of said 2.400 acre tract, being the north line of said 1.317 acre tract, and being the north line of a 0.253 acre tract as conveyed to Anna Lee Hager as recorded in Instrument Number 199803170061454, to a found 3/4" iron pipe in the east line of said South High Street;  
Thence North 17 degrees 01' 00" East 64.17 feet, along the east line of said South High Street, being the west line of said 2.400 acre tract, to the True Place of Beginning, containing 26278 square feet, or 0.603 acres, more or less, subject to all legal easements and right of ways of record.

This description is based on an actual field survey performed by J & J Surveying Services under the direction of John W. Wetherill, Registered Surveyor number 7811 in March, 2004. Bearings are based on the centerline of said South High Street as being North 17 degrees 01' 00" East from a previous survey performed by Patridge Surveying on file at the Franklin County Engineer's Office. Documents referred to are recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" rebar 30" long with yellow plastic cap stamped "J&J Surveying".

**Description of 0.851 acres**  
Situating in the State of Ohio, County of Franklin, City of Columbus, located in Section 16, Township 4 North, Range 22 West, United States Military Lands, and being all of a 2.400 acre tract as conveyed to South High Hotel, L.L.C. as recorded in Instrument Number 20040320045748, and being all of a 0.253 acre tract as conveyed to Anna Lee Hager as recorded in Instrument Number 199803170061454, Franklin County Recorder's Office, said 0.851 acre tract being further described as follows:  
Beginning for reference at the intersection of the centerlines of South High Street (U.S. Route 23) and Obetz Rd.;  
Thence South 17 degrees 01' 00" West 410.97 feet, along the centerline of said South High Street, to a point;  
Thence South 87 degrees 20' 00" East 55.74 feet, crossing said South High Street, to a 3/4" iron pipe found with cap stamped "PATRIDGE SURVEYING" said iron pin being a northwesterly corner of said 2.400 acre tract, said iron pin being the southwest corner of a 0.979 acre tract as conveyed to Brian E. & Jill Drinkwater as recorded in Instrument Number 20021223029427, said iron pin being the True Place of Beginning for the herein described 0.851 acre tract;  
Thence South 87 degrees 20' 00" East 265.00 feet, along the south line of said 0.979 acre tract, being the north line of said 2.400 acre tract, to an iron pin set;  
Thence South 02 degrees 40' 00" West 128.44 feet, crossing said 2.400 acre tract along a new division line, to an iron pin set in the south line of said 2.400 acre tract, being the north line of a 1.317 acre tract as conveyed to David L. Keller as recorded in Instrument Number 20040517012685;  
Thence North 74 degrees 03' 31" West 180.01 feet, along the south line of said 2.400 acre tract, being the north line of said 1.317 acre tract, and being the north line of a 0.253 acre tract as conveyed to Anna Lee Hager as recorded in Instrument Number 199803170061454, to a found 3/4" iron pipe with cap stamped "HDI" located 1.97 feet south and 0.24 feet west, said iron pin set being the northeast corner of said 0.253 acre tract;  
Thence South 17 degrees 01' 00" West 60.06 feet, along the east line of said 0.253 acre tract, being the west line of said 1.317 acre tract, to an iron pin set, said iron pin being referred by a found 3/4" iron pipe with cap stamped "HDI" located 1.88 feet south and 0.13 feet west, said iron pin set being the southeast corner of said 0.253 acre tract;  
Thence North 74 degrees 03' 31" West 180.01 feet (passing a found 3/4" iron pipe at 150.06 feet), along the south line of said 0.253 acre tract, being a northerly line of said 1.317 acre tract, to a Mag Nail set in the old centerline of said South High Street;  
Thence North 17 degrees 01' 00" East 60.06 feet, along the old centerline of said South High Street, to a Mag Nail set, said Mag Nail being the northwest corner of said 0.253 acre tract;  
Thence South 74 degrees 03' 31" East 30.01 feet, along the north line of said 0.253 acre tract, to a 3/4" iron pipe found in the east line of said South High Street, said iron pipe being the southwest corner of said 2.400 acre tract;  
Thence North 17 degrees 01' 00" East 64.17 feet, along the east line of said South High Street, to the True Place of Beginning, containing 37087 square feet, or 0.851 acres, more or less, which 0.041 acres lie in the existing right of way of South High Street. Subject to all legal easements and right of ways of record.

This description is based on an actual field survey performed by J & J Surveying Services under the direction of John W. Wetherill, Registered Surveyor number 7811 in March, 2004. Bearings are based on the centerline of said South High Street as being North 17 degrees 01' 00" East from a previous survey performed by Patridge Surveying on file at the Franklin County Engineer's Office. Documents referred to are recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" rebar 30" long with yellow plastic cap stamped "J&J Surveying".

**WIRE HEIGHTS**  
POLE #1 BOTTOM WIRE 8.3" MIDDLE WIRE 17.5" TOP WIRE 33"  
POLE #2 BOTTOM WIRE 13.4" MIDDLE WIRE 14.7" TOP WIRE 29.5"  
POLE #3 TOP OF LIGHT POLE 22.7"  
POLE #4 BOTTOM WIRE 24.5" TOP OF POLE 24.5"

**Description of 0.248 acres**  
Situating in the State of Ohio, County of Franklin, City of Columbus, located in Section 16, Township 4 North, Range 22 West, United States Military Lands, and being all of a 0.248 acre tract (0.253 acres by deed) as conveyed to Anna Lee Hager as recorded in Instrument Number 199803170061454, Franklin County Recorder's Office, said 0.248 acre tract being further described as follows:  
Beginning for reference at the intersection of the centerlines of South High Street (U.S. Route 23) and Obetz Rd.;  
Thence South 17 degrees 01' 00" West 462.34 feet, along the centerline of said South High Street, to a point;  
Thence South 74 degrees 03' 31" East 24.00 feet, crossing said South High Street, to a Mag Nail set, said Mag Nail being in the old centerline of said South High Street, said Mag Nail being the northeast corner of said 0.253 acre tract, said Mag Nail being the True Place of Beginning for the herein described 0.248 acre tract;  
Thence South 74 degrees 03' 31" East 180.01 feet, (passing a 3/4" iron pipe found at 30.01 feet), along the south line of a 2.400 acre tract as conveyed to South High Hotel, L.L.C. as recorded in Instrument Number 20040320045748, to an iron pin set, said iron pin being referred by a found 3/4" iron pipe with cap stamped "HDI" located 1.97 feet south and 0.24 feet west, said iron pin set being the northeast corner of said 0.253 acre tract and being the northwest corner of a 1.317 acre tract as conveyed to Joyce F. Cosobol as recorded in Instrument Number 19991022026664;  
Thence South 17 degrees 01' 00" West 60.06 feet, along the east line of said 0.253 acre tract, being the west line of said 1.317 acre tract, to an iron pin set, said iron pin being referred by a found 3/4" iron pipe with cap stamped "HDI", located 1.88 feet south and 0.13 feet west, said iron pin set being the southeast corner of said 0.253 acre tract and being a northwesterly corner of said 1.317 acre tract;  
Thence North 74 degrees 03' 31" West 180.01 feet, (passing a 3/4" iron pipe found at 150.06 feet), along the south line of said 0.253 acre tract, being the north line of said 1.317 acre tract, to a Mag Nail set in the old centerline of said South High Street, said Mag Nail being the southwest corner of said 0.253 acre tract;  
Thence North 17 degrees 01' 00" East 60.06 feet, along the old centerline of said South High Street, to the True Place of Beginning, containing 10809 square feet, or 0.248 acres, more or less, which 0.041 acres lie in the existing right of way of South High Street. Subject to all legal easements and right of ways of record.

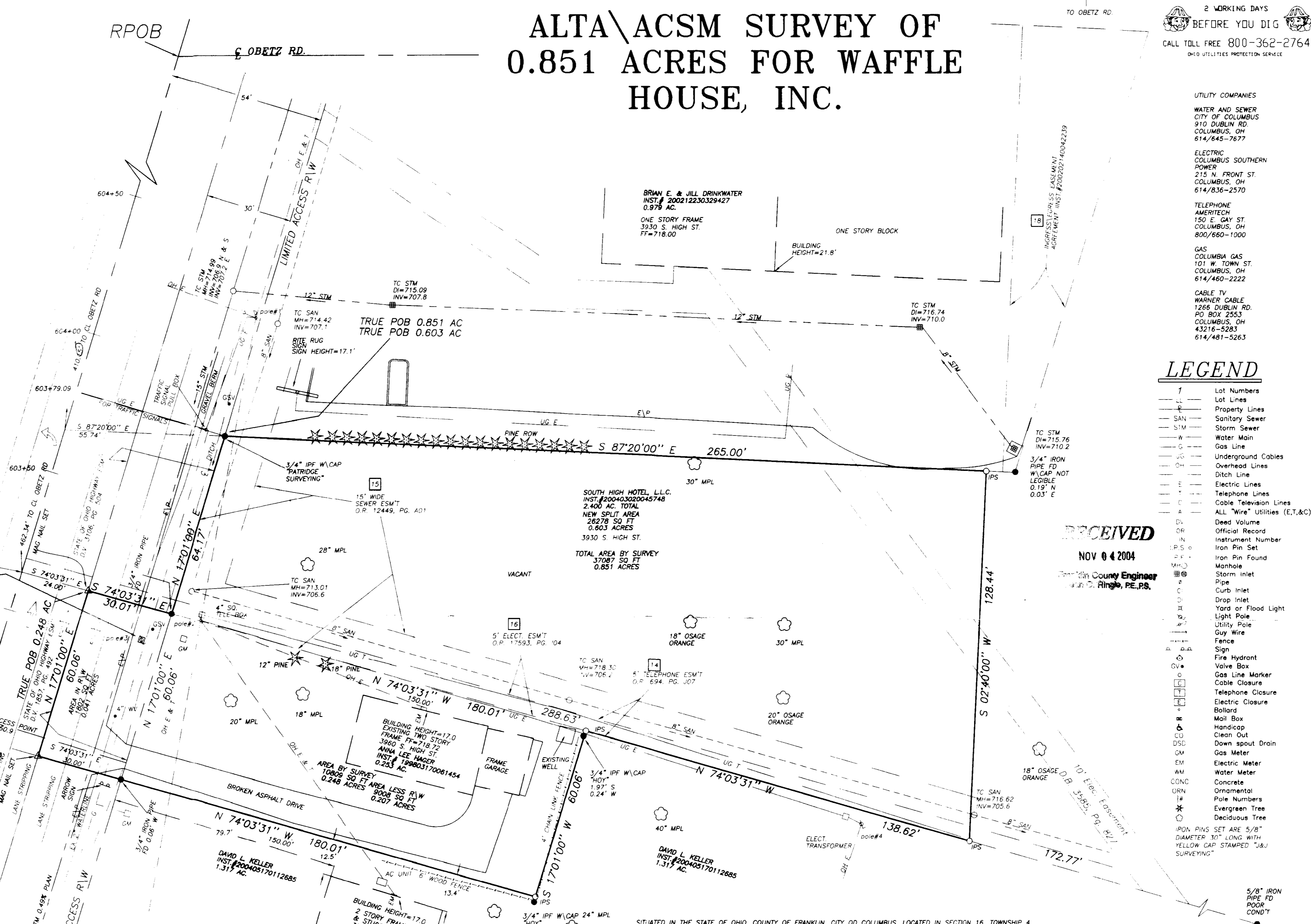
This description is based on an actual field survey performed by J & J Surveying Services under the direction of John W. Wetherill, Registered Surveyor number 7811 in March, 2004. Bearings are based on the centerline of said South High Street as being North 17 degrees 01' 00" East from a previous survey performed by Patridge Surveying on file at the Franklin County Engineer's Office. Documents referred to are recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" rebar 30" long with yellow plastic cap stamped "J&J Surveying".

**ON SITE BENCHMARK: CONCRETE BASE FOR LIGHT POLE ELEV. 713.46**

**DESCRIPTION OF 0.248 ACRES**  
Situating in the State of Ohio, County of Franklin, City of Columbus, located in Section 16, Township 4 North, Range 22 West, United States Military Lands, and being all of a 0.248 acre tract (0.253 acres by deed) as conveyed to Anna Lee Hager as recorded in Instrument Number 199803170061454, Franklin County Recorder's Office, said 0.248 acre tract being further described as follows:  
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Thence South 74 degrees 03' 31" East 180.01 feet, (passing a 3/4" iron pipe found at 30.01 feet), along the south line of a 2.400 acre tract as conveyed to South High Hotel, L.L.C. as recorded in Instrument Number 20040320045748, to an iron pin set, said iron pin being referred by a found 3/4" iron pipe with cap stamped "HDI" located 1.97 feet south and 0.24 feet west, said iron pin set being the northeast corner of said 0.253 acre tract and being the northwest corner of a 1.317 acre tract as conveyed to Joyce F. Cosobol as recorded in Instrument Number 19991022026664;  
Thence South 17 degrees 01' 00" West 60.06 feet, along the east line of said 0.253 acre tract, being the west line of said 1.317 acre tract, to an iron pin set, said iron pin being referred by a found 3/4" iron pipe with cap stamped "HDI", located 1.88 feet south and 0.13 feet west, said iron pin set being the southeast corner of said 0.253 acre tract and being a northwesterly corner of said 1.317 acre tract;  
Thence North 74 degrees 03' 31" West 180.01 feet, (passing a found 3/4" iron pipe at 150.06 feet), along the south line of said 0.253 acre tract, being the north line of said 1.317 acre tract, to a Mag Nail set in the old centerline of said South High Street, said Mag Nail being the southwest corner of said 0.253 acre tract;  
Thence North 17 degrees 01' 00" East 60.06 feet, along the old centerline of said South High Street, to a Mag Nail set, said Mag Nail being the northwest corner of said 0.253 acre tract;  
Thence South 74 degrees 03' 31" East 30.01 feet, along the north line of said 0.253 acre tract, to a 3/4" iron pipe found in the east line of said South High Street, said iron pipe being the southwest corner of said 2.400 acre tract;  
Thence North 17 degrees 01' 00" East 64.17 feet, along the east line of said South High Street, to the True Place of Beginning, containing 37087 square feet, or 0.851 acres, more or less, which 0.041 acres lie in the existing right of way of South High Street. Subject to all legal easements and right of ways of record.

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POLE #2 BOTTOM WIRE 13.4" MIDDLE WIRE 14.7" TOP WIRE 29.5"  
POLE #3 TOP OF LIGHT POLE 22.7"  
POLE #4 BOTTOM WIRE 24.5" TOP OF POLE 24.5"



**EASEMENTS:**  
EASEMENTS ARE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY EFFECTIVE DATE OF MARCH 18, 2004 AND AMENDED ON MARCH 25, 2004, COMMITMENT NUMBER 78187072, SCHEDULE B-SECTION 2  
PARCEL ONE  
10-1- EASEMENT TO STATE OF OHIO RECORDED IN D.V. 1857, PG. 492 APPLIES TO THE SUBJECT TRACT (EXTENDING RIGHT OF WAY OF U.S. 23)  
13-1- EASEMENT TO STATE OF OHIO RECORDED IN D.V. 3106, PG. 504, APPLIES TO THE SUBJECT TRACT (EXTENDING RIGHT OF WAY OF U.S. 23)  
14-1- EASEMENT TO THE OHIO BELL TELEPHONE COMPANY RECORDED IN O.R. 694, PG. J07, APPLIES TO THE SUBJECT TRACT AS SHOWN  
15-1- EASEMENT TO THE CITY OF COLUMBUS, OHIO RECORDED IN O.R. 12449, PG. A01, APPLIES TO THE SUBJECT TRACT AS SHOWN  
16-1- EASEMENT TO COLUMBUS AND SOUTHERN POWER COMPANY RECORDED IN O.R. 17593, PG. J04, APPLIES TO THE SUBJECT PROPERTY AS SHOWN  
17-1- EGRESS/EGRESS EASEMENT AGREEMENT RECORDED IN INST# 199911050279225, APPLIES TO THE SUBJECT TRACT, NOT PLOTTED  
18-1- EASEMENT AGREEMENT FOR INGRESS AND EGRESS RECORDED IN INST# 200202140042239, APPLIES TO THE 2.400 ACRE TRACT, AS SHOWN, FOR INGRESS/EGRESS TO AND FROM OBETZ RD.  
19-1- EASEMENT FOR INGRESS AND EGRESS AND RESTRICTIONS RECORDED IN INST# 199911050279224, IS FOR THE BENEFIT OF THE 2.400 ACRE TRACT, LIES ALONG THE NORTH LINE OF THE 0.979 ACRE TRACT, FOR INGRESS AND EGRESS TO AND FROM SOUTH HIGH ST. NOT PLOTTED  
20-1- EASEMENT NOT ON TITLE COMMITMENT  
21-1- EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY RECORDED IN D.B. 3585, PG. 827, APR. 15 TO THE SUBJECT PROPERTY AS SHOWN.

**FLOOD ZONE:**  
ACCORDING TO FIRM MAP OF FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS PANELS 245 AND PANEL 265 OF 387, MAP NUMBERS 39049C0245 G AND 39049C0245 G, EFFECTIVE DATE OF AUGUST 2, 1995 THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.  
**ZONING:**  
3960 S. HIGH ST. IS ZONED RURAL RESIDENTIAL  
3930 S. HIGH ST. IS ZONED C-4 GENERAL COMMERCIAL  
**BENCHMARKS:**  
ON SITE BENCHMARK=713.46 LOCATED ON THE NORTHEAST CORNER OF THE CONCRETE PAD FOR THE LIGHT POLE  
REFERENCE BENCHMARK  
FRANKLIN COUNTY MONUMENT M310 ELEV=747.49 NAVD 29 DATUM BRASS PLATE NEAR THE INTERSECTION OF SOUTH HIGH ST. & HOSACK ST.  
"This survey was made on the ground under my direction. It is a true representation of the land plotted and accurately portrays the conditions existing at the date of March 23, 2004. I hereby certify to WH CAPITAL, LLC and LAWERS TITLE INSURANCE CORPORATION that the survey and the information, courses and distances shown thereon are correct, that the title lines and lines of actual possession are the same, that the size, location and type of buildings and structural improvements are as shown and all are within the boundary lines and applicable setback lines of the property, that I have no notice of any violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements, that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon, that the survey shows the point of entry and location of any utilities which pass through this property, that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the described property hereon does not lie within flood hazard areas shown on any maps entitled "Flood Insurance Rate Map", "Flood Hazard Floodway Map" published by the Federal Emergency Management Agency or a Flood Hazard Boundary Map published by the U.S. Department of Housing and Urban Development. This survey is accurate and complete and it indicates all matters required thereon pursuant to Waffle House Survey Agreement dated June 1, 2009, which accompanies this survey drawing."

**RECEIVED**  
NOV 04 2004  
Franklin County Engineer  
John P. Ringo, PE, FS

- LEGEND**
- 1 Lot Numbers
  - 2 Lot Lines
  - 3 Property Lines
  - 4 Sanitary Sewer
  - 5 Storm Sewer
  - 6 Gas Line
  - 7 Underground Cables
  - 8 Overhead Lines
  - 9 Ditch Line
  - 10 Electric Lines
  - 11 Telephone Lines
  - 12 Cable Television Lines
  - 13 ALL "Wire" Utilities (E,T,&C)
  - 14 Dead Volume
  - 15 Official Record
  - 16 Instrument Number
  - 17 Iron Pin Set
  - 18 Iron Pin Found
  - 19 Manhole
  - 20 Storm Inlet
  - 21 Pipe
  - 22 Curb Inlet
  - 23 Drop Inlet
  - 24 Yard or Flood Light
  - 25 Light Pole
  - 26 Utility Pole
  - 27 Guy Wire
  - 28 Fence
  - 29 Sign
  - 30 Fire Hydrant
  - 31 Valve Box
  - 32 Gas Line Marker
  - 33 Cable Closure
  - 34 Telephone Closure
  - 35 Electric Closure
  - 36 Bollard
  - 37 Mail Box
  - 38 Handicap
  - 39 Clean Out
  - 40 Down spout Drain
  - 41 Gas Meter
  - 42 Electrical Meter
  - 43 Water Meter
  - 44 Concrete
  - 45 Ornamental
  - 46 Pole Numbers
  - 47 Evergreen Tree
  - 48 Deciduous Tree
  - 49 IRON PINS SET ARE 5/8" DIAMETER 30" LONG WITH YELLOW CAP STAMPED "J&J SURVEYING"
  - 50 5/8" IRON PIPE FD POOR COND'T

**UTILITY COMPANIES**  
WATER AND SEWER  
CITY OF COLUMBUS  
910 DUBLIN RD.  
COLUMBUS, OH  
614/645-7677  
ELECTRIC SOUTHERN  
COLUMBUS SOUTHERN  
POWER  
215 N. FRONT ST.  
COLUMBUS, OH  
614/836-2570  
TELEPHONE  
AMERTECH  
150 E. GAY ST.  
COLUMBUS, OH  
800/660-1000  
GAS  
COLUMBIA GAS  
101 W. TOWN ST.  
COLUMBUS, OH  
614/460-2222  
CABLE TV  
WARNER CABLE  
1266 DUBLIN RD.  
PO BOX 2553  
COLUMBUS, OH  
43216-5283  
614/481-5263

DATE	BY	REVISION
03/31/04	JWW	REVISION 1 - LAYOUT
04/16/04	JWW	REVISION 2 - LAYOUT
09/01/04	JWW	REVISION 3 - LAYOUT
09/16/04	JWW	REVISION 4 - LAYOUT
09/23/04	JWW	REVISION 5 - LAYOUT
10/06/04	JWW	REVISION 6 - LAYOUT

**TREE LEGEND**

ASH	ASH
CAT	CATAPPA
CEAR	CEAR
COT	COTTONTWOOD
CRAB	CRABAPPLE
HACK	HACKBERRY
HICK	HICKORY
LOC	LOCUST
MUL	MULBERRY
DOG	DOGWOOD
DNM	DOGWOOD
DRUM	DRUMMAST
FLOR	FLORIDA
SPR	SPRUCE
WAL	WALNUT
WLD	WILD CHERRY
WIL	WILLOW

## ALTA\ACSM SURVEY OF 0.893 ACRES FOR WAFFLE HOUSE, INC.

J. & J. SURVEYING SERVICES, INC., dba  
PAUL K. MOORE & ASSOCIATES  
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