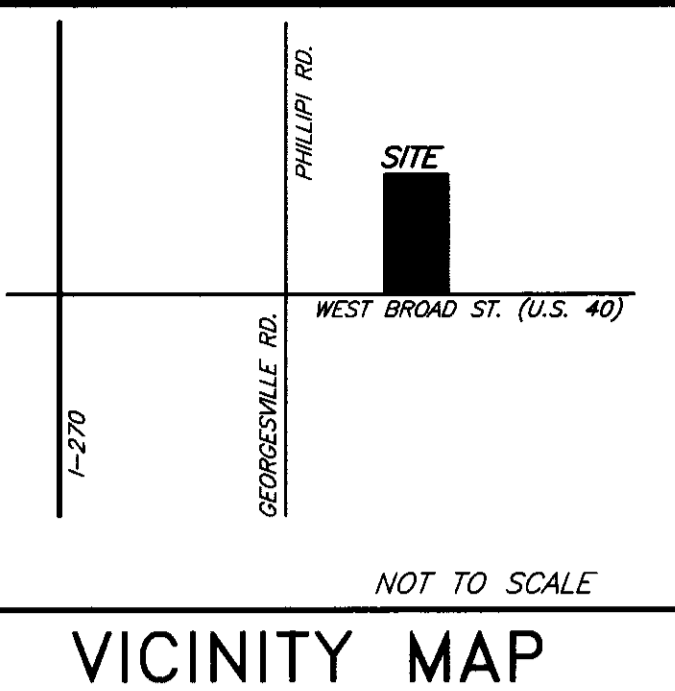


LEGEND

1	Lot Numbers
2	Lot Lines
3	Property Lines
4	Sanitary Sewer
5	Storm Sewer
6	Water Main
7	Gas Line
8	Underground Cables
9	Overhead Lines
10	Ditch Line
11	Electric Lines
12	Telephone Lines
13	Cable Television Lines
14	EL, T, & C (combined)
15	Dead Volume
16	Official Record
17	Man Hole
18	Iron Pin Set
19	Iron Pin Found
20	Manhole
21	Storm Inlet
22	Fire Hydrant
23	Utility Pole
24	Guy Wire
25	Fence
26	Sign
27	Valve Box
28	Gas Line Marker
29	Telephone Closure
30	Electric Closure
31	Light Pole
32	Ballard
33	Yard or Flood Light
34	Mail Box
35	Handicap
36	Curb Inlet
37	Drop Inlet
38	Pipe
39	Down spout Drain
40	Gas Meter
41	Electric Meter
42	Water Meter
43	Concrete
44	Ornamental
45	Cable Television
46	Clean Out
47	Pole Numbers
48	Evergreen Tree
49	Deciduous Tree

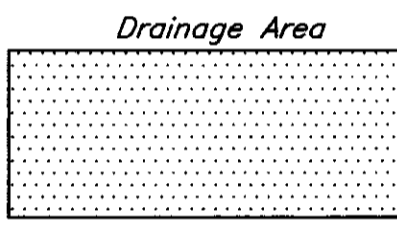


VICINITY MAP

TO MMR HOLDINGS, L.L.C., MAR MAR REALTY, L.P., CHICAGO TITLE INSURANCE COMPANY AND FORD MOTOR CREDIT COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT, AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11, 13, 14, AND 16 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A URBAN SURVEY.

John W. Wetherill 3/3/99
JOHN W. WETHERILL REG. SURV. 7811 DATE



NOT REVIEWED

- ENCROACHMENTS:**
- The 8 parking spaces along the west property line near the southwest corner of subject property are across the property line by 10.0 feet.
 - The concrete dumpster pad along west line onto easements
- FLOOD ZONE:**
- According to Flood Insurance Rate Map Number 39049C0228 G, effective date: August 2, 1995, Franklin County, Ohio, the property shown hereon lies within "Zone X" - Areas determined to be outside the 500-year floodplain.
- PARKING SPACES:**
- There are 651 regular spaces and 3 handicapped spaces.
- ZONING**
- The site is zoned rural and is not affected by zoning setbacks until new development occurs.

REFLECTS LATEST COMMITMENT RECEIVED BY SURVEYOR EASEMENTS ARE TAKEN FROM A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT # 88160343, EFFECTIVE DATE JANUARY 7, 1998, SCHEDULE B SECTION 2, AND ARE DENOTED AS THUS-O

2-EASEMENTS TO THE OHIO BELL TELEPHONE COMPANY IN D.V. 3649, PG. 272, APPLY AND ARE PLOTTED

3-5' EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, APPLIES AND IS PLOTTED

4-10' SEWER EASEMENT IN D.V. 1727, PG. 182, APPLIES AND IS PLOTTED

5-EASEMENT FOR HIGHWAY PURPOSES IN D.V. 1149, PG. 256, APPLIES AND IS PLOTTED

6-EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, NOT PLOTTED, (NO WIDTH GIVEN) APPLIES TO POLES ALONG THE NORTH LINE OF WEST BROAD ST.

7-5' EASEMENT TO THE OHIO BELL TELEPHONE COMPANY D.V. 3143, PG. 674, APPLIES AND IS PLOTTED

8-EASEMENT TO THE OHIO FUEL GAS COMPANY, D.V. 1310, PG. 84, IS A BLANKET TYPE EASEMENT, MAY APPLY, NOT PLOTTED

9-EASEMENT FOR STORM SEWER D.V. 1239, PG. 529, APPLIES AND IS PLOTTED

10-EASEMENT IN PLAT BOOK 21, PG. 35, (SAME AS D.V. 1239, PG. 529) APPLIES AND IS PLOTTED

11-EASEMENT IN D.V. 3680, PG. 463, APPLIES TO SUBJECT PROPERTY AND IS PLOTTED (ALSO DESCRIBED IN O.R. 4529 JOB)

12-EASEMENTS TO COLUMBUS SOUTHERN POWER COMPANY IN INST # 199809240243124, APPLIES AND IS PLOTTED

15-17 NOT ADDRESSED

WESTSIDE DODGE, 4000 WEST BROAD STREET

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF FRANKLIN, BEING PART OF SURVEY NO. 1482, VIRGINIA MILITARY LANDS, AND BEING 8,960 ACRES OF LAND OUT OF THAT 29,584 ACRE TRACT CONVEYED TO THE CHAMPION AMUSEMENTS COMPANY, OF RECORD IN DEED BOOK 1488, PAGE 150, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID 29,584 ACRE TRACT, A SOUTHWEST CORNER OF THAT 218,578 ACRE TRACT CONVEYED TO WESTINGHOUSE ELECTRIC COMPANY, BEING OF RECORD IN DEED BOOK 1821, PAGE 235, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, THE CENTERLINE OF WEST BROAD STREET, AND BEING STATION 388 PLUS 03.80 AS SET FORTH IN THE 1940 NATIONAL ROAD RIGHT OF WAY SURVEY, ON FILE IN THE OFFICE OF THE OHIO DEPARTMENT OF HIGHWAY, COLUMBUS, OHIO;

THENCE S 88 DEG. 02' 00" W WITH THE CENTERLINE OF SAID WEST BROAD STREET, THE SOUTH LINE OF SAID 29,584 ACRE TRACT, A DISTANCE OF 360.00 FEET TO A POINT;

THENCE N 1 DEG. 57' 00" W WITH A LINE CROSSING SAID 29,584 ACRE TRACT, PASSING AN IRON PIN AT 70.00 FEET IN THE NORTH LINE OF SAID WEST BROAD STREET, A DISTANCE OF 1087.54 FEET TO AN IRON PIN IN THE NORTH LINE OF SAID 29,584 ACRE TRACT, A SOUTH LINE OF SAID 218,578 ACRE TRACT;

THENCE N 89 DEG. 06' 00" E WITH THE NORTH LINE OF SAID 29,584 ACRE TRACT, A WEST LINE OF SAID 218,578 ACRE TRACT, A DISTANCE OF 360.00 FEET TO AN IRON PIN, THE NORTHEAST CORNER OF SAID 29,584 ACRE TRACT, A SOUTHWEST CORNER OF SAID 218,578 ACRE TRACT;

THENCE S 1 DEG. 57' 00" E WITH THE EAST LINE OF SAID 29,584 ACRE TRACT, A WEST LINE OF SAID 218,578 ACRE TRACT PASSING A CONCRETE MONUMENT AT 1010.84 FEET IN THE NORTH LINE OF SAID WEST BROAD STREET, A DISTANCE OF 1080.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,960 ACRES OF LAND, MORE OR LESS.

SURVEY DATED APRIL 7, 1970, BY WILLIAM W. MERCHANT, REGISTERED SURVEYOR NO. 4843.

ALTA AS-BUILT SURVEY OF 4000 WEST BROAD ST. COLUMBUS, OHIO

BEING AN EASEMENT 25.0 FT. IN WIDTH, THE CENTER LINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF PHILLIP ROAD, SAID POINT BEING S 1 DEG. 57' 30" E A DISTANCE OF 17.50 FT. FROM THE NORTHWESTERLY CORNER OF SAID 29,584 ACRE TRACT AND THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED 20,639 ACRE TRACT;

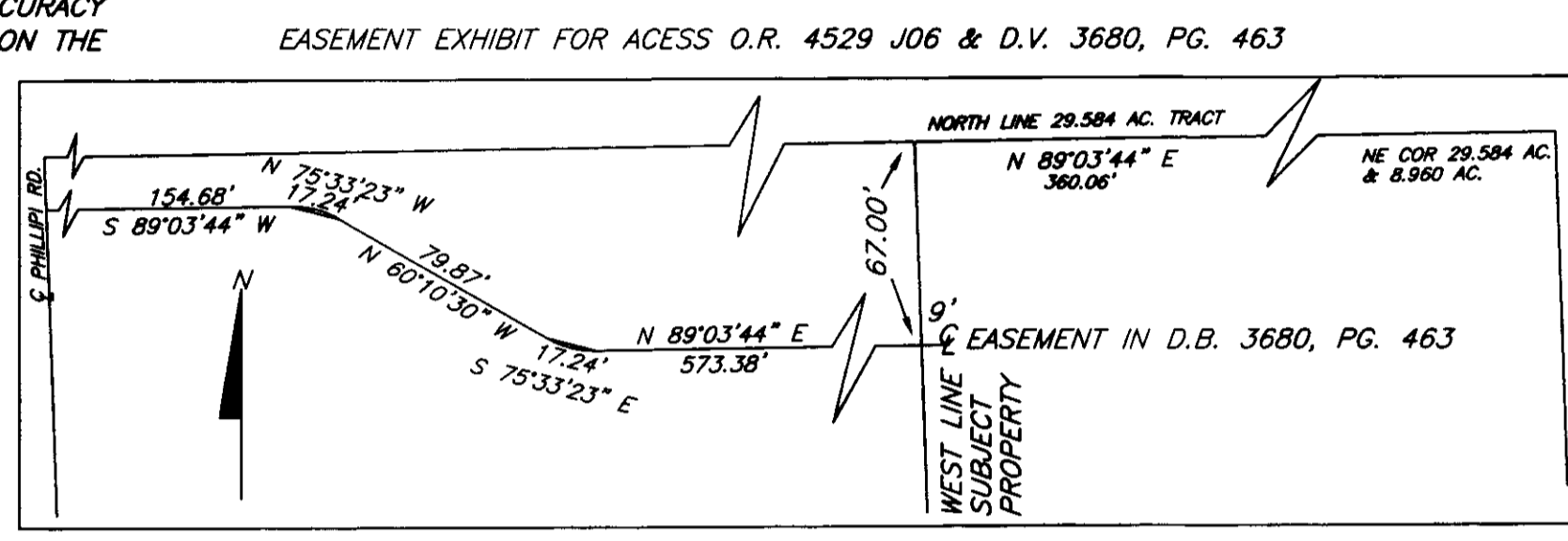
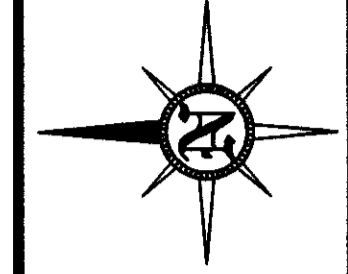
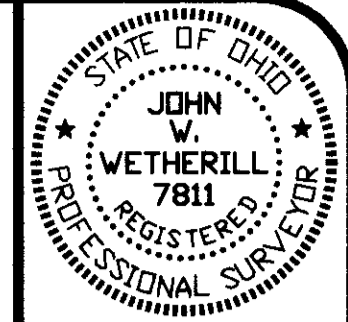
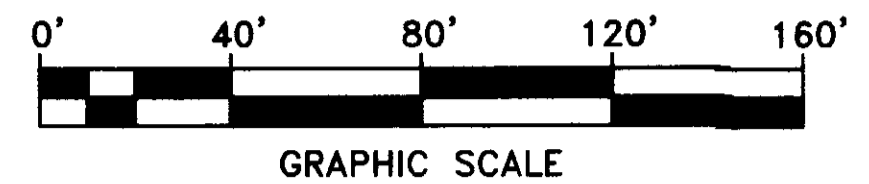
THENCE FROM SAID POINT OF BEGINNING, N 89 DEG. 03' 44" E AND PARALLEL TO AND 17.50 FT. SOUTHERLY FROM THE NORTHERLY LINE OF THE AFOREMENTIONED 29,584 ACRE AND THE ABOVE MENTIONED 20,639 ACRE TRACTS, A DISTANCE OF 154.68 FT. TO THE POINT OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 32.5 FT.;

THENCE WITH A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 32.5 FT. AND A CENTRAL ANGLE OF 30 DEG. 45' 48" THE LONG CHORD WHICH BEARS S 75 DEG. 33' 23" E A DISTANCE OF 17.24 FT. TO A POINT AT THE END OF SAID CURVE; THENCE WITH A TANGENT TO LAST MENTIONED CURVE, S 80 DEG. 10' 30" E A DISTANCE OF 78.87 FT. TO A POINT OF A CURVE BEARING TO THE LEFT;

THENCE WITH A CURVE BEARING TO THE LEFT HAVING A RADIUS OF 32.5 FT. AND A CENTRAL ANGLE OF 30 DEG. 45' 48" THE LONG CHORD WHICH BEARS S 75 DEG. 33' 23" E A DISTANCE OF 17.24 FT. TO A POINT AT THE END OF SAID CURVE;

THENCE N 89 DEG. 03' 44" E AND 87.5 FT. SOUTHERLY FROM AND PARALLEL TO THE NORTHERLY LINE OF THE ABOVE MENTIONED 29,584 ACRE TRACT AND THE NORTHERLY LINE OF SAID 20,639 ACRE TRACT, A DISTANCE OF 573.38 FT. TO A POINT IN THE EASTERLY LINE OF THE ABOVE MENTIONED 20,639 ACRE TRACT, SAID POINT BEING S 2 DEG. 00' 30" E A DISTANCE OF 67.5 FT. FROM THE NORTHEASTERLY CORNER OF SAID 20,639 ACRE TRACT, AND THE TERMINUS OF THE HEREIN DESCRIBED EASEMENT, 25.0 FT. IN WIDTH AND EXTENDING 12.5 FT. BOTH NORTHERLY AND SOUTHERLY FROM THE ABOVE DESCRIBED CENTER LINE.

THE ABOVE SIDE LINE EASEMENT TO HAVE AN INTERSECTING RADIUS WITH THE EASTERLY RIGHT-OF-WAY LINE OF PHILLIP ROAD 20.0 FT.



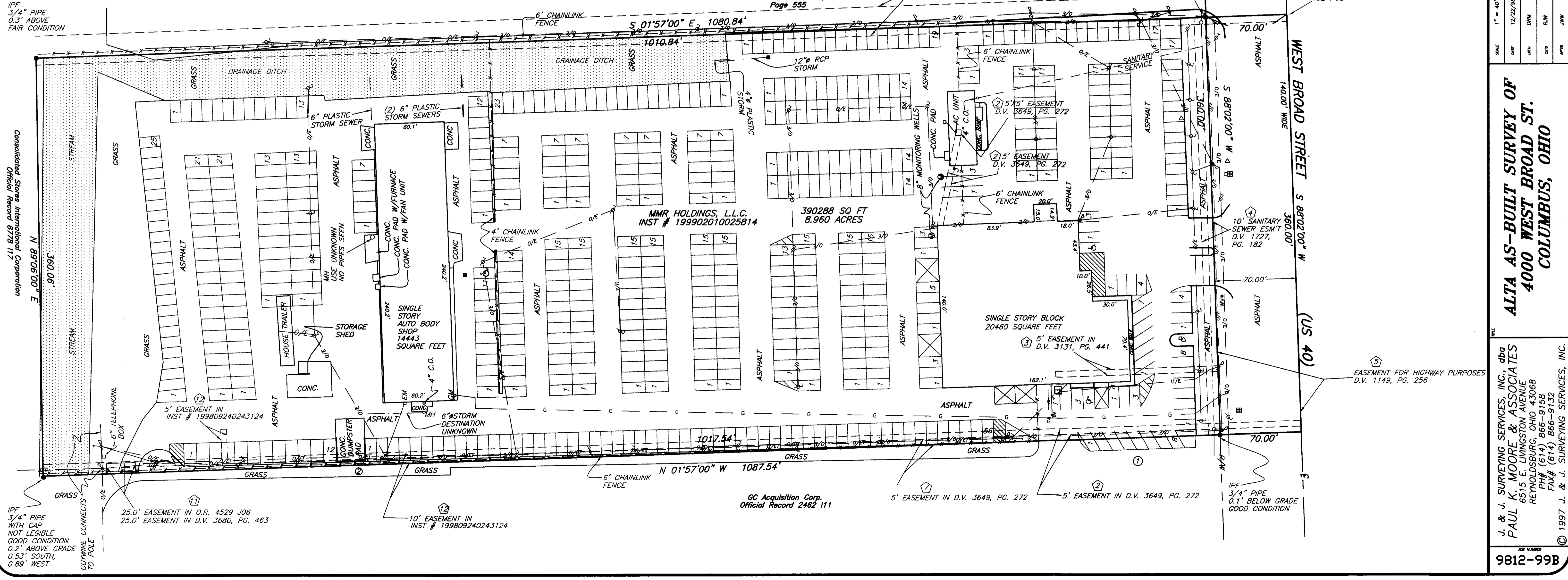
TOGETHER WITH EASEMENT FOR ACCESS OVER THE FOLLOWING DESCRIBED PROPERTY:

SITUATED IN THE STATE OF OHIO THE COUNTY OF FRANKLIN AND THE TOWNSHIP OF FRANKLIN AND BEING A PART OF SURVEY NO. 1482, VIRGINIA MILITARY LANDS, ALSO BEING A PART OF A 20,639 ACRE TRACT OF THE WESTERLY END OF A CERTAIN 29,584 ACRE TRACT AS CONVEYED BY EDWARD C. TURNER TO CHAMPION AMUSEMENT COMPANY, BY DEED OF RECORD IN DEED BOOK 1488, PAGE 150 AND OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

25' WIDE STORM EASEMENT D.V. 1239, PG. 529 & P.B. 21, PG. 35

Robert a Layman and Patricia J. Layman
Deed Volume 3630, Page 555

BRASS PLATE FOUND WITH CENTER PUNCH 0.4' BELOW GRADE GOOD CONDITION



DATE	1/29/99
BY	JWW
DATE	2/22/99
BY	JWW
DATE	3/3/99
BY	JWW

ALTA AS-BUILT SURVEY OF 4000 WEST BROAD ST. COLUMBUS, OHIO

J. & J. SURVEYING SERVICES, INC. dba
PAUL K. MOORE & ASSOCIATES
8675 E. LIVINGSTON AVENUE
REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
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