

LOCATION MAP
No Scale

UTILITY SERVICES

Gas Service:
Columbia Gas of Ohio, Inc.
852-2332

Electric Service:
Ohio Edison
67 W. High Street
London, Ohio 43140

Telephone Service:
Ameritech
1-800-660-3000

Sanitary Sewer-Storm Sewer-Water Service:
Deer Creek Township
Lafayette, Ohio, 43140
852-3393

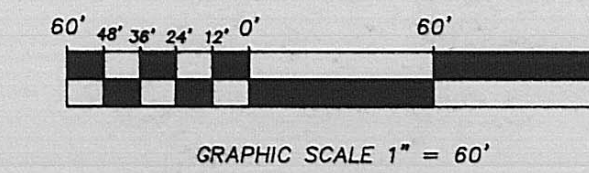
Ohio Utility Protection Services:
1-800-362-2764

NOTES:

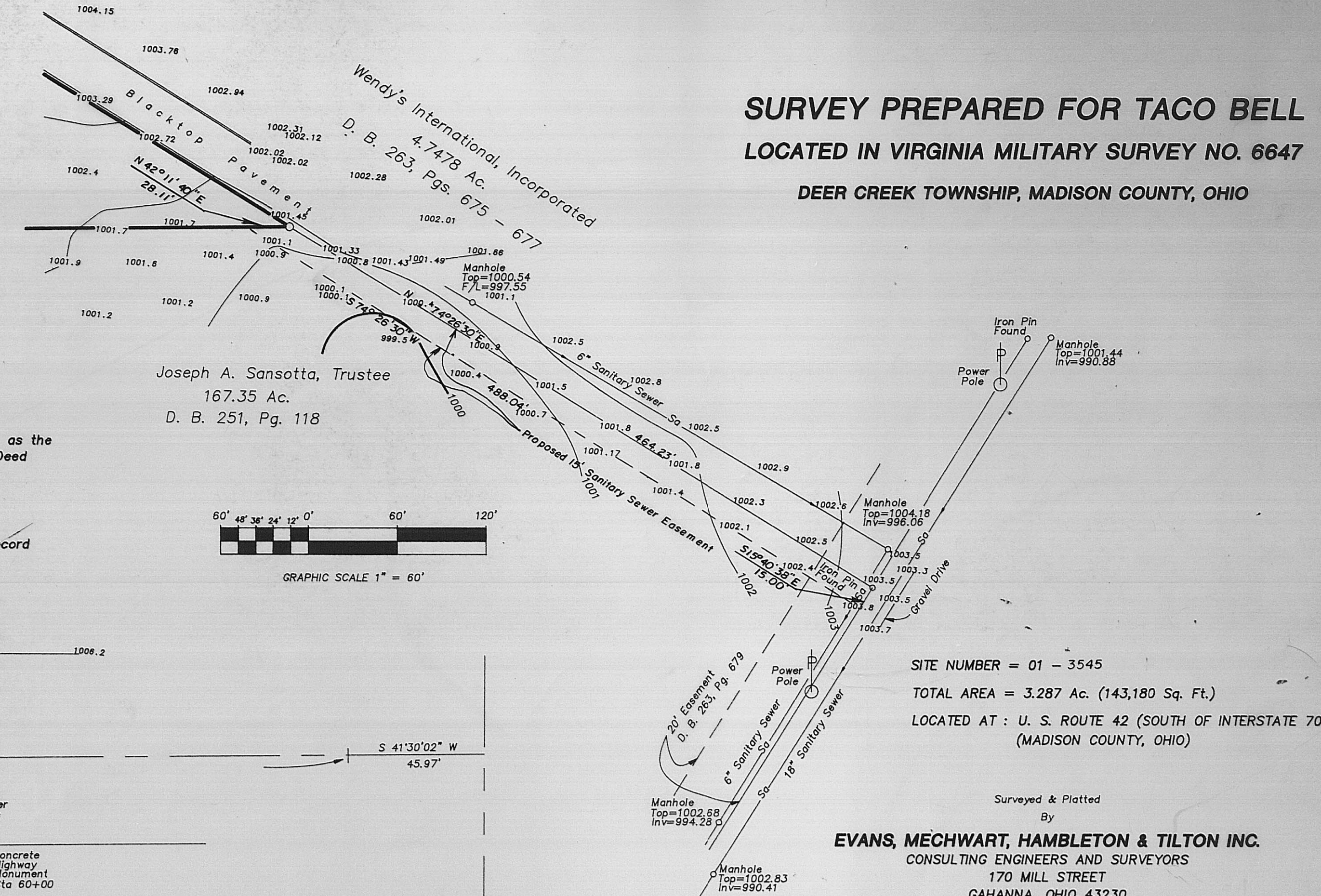
The bearings shown hereon are based on the same meridian as the centerline of U.S. Route 42 (N 42° 11' 40" E) of record in Deed Book 263, Pages 675-677.

Current Zoning Classification is C-2 (Commercial)

Blanket Easement granted to Wendy's International Inc. of record in Deed Book 263, Page 686 for Surface Water Drainage.



SURVEY PREPARED FOR TACO BELL
LOCATED IN VIRGINIA MILITARY SURVEY NO. 6647
DEER CREEK TOWNSHIP, MADISON COUNTY, OHIO



SITE NUMBER = 01 - 3545
TOTAL AREA = 3.287 Ac. (143,180 Sq. Ft.)
LOCATED AT : U. S. ROUTE 42 (SOUTH OF INTERSTATE 70)
(MADISON COUNTY, OHIO)

Surveyed & Platted
By
EVANS, MECHWART, HAMBLETON & TILTON INC.
CONSULTING ENGINEERS AND SURVEYORS
170 MILL STREET
GAHANNA, OHIO 43230
614/471-5150

I hereby certify to Taco Bell Corp., a California corporation and Chicago Title Insurance Company, a Corporation of Missouri, that the plat shown hereon accurately represents a survey made by me on the 4th day of February 1994 of the real estate described as follows:

Situated in the State of Ohio, County of Madison, Township of Deer Creek, being located in Virginia Military Survey No. 6647 and being part of the Joseph A. Sansotta, Trustee 167.35 acre tract, of record in Deed Book 251, Page 118, all references being to records in the Recorder's Office, Madison County, Ohio and bounded and described as follows:

Beginning at a P.K. Nail found in the centerline of U. S. Route 42 at the south-westerly corner of the Wendy's International, Inc. 4.7478 acre tract, of record in Deed Book 263, Page 675, said P.K. Nail also being located South 41° 30' 02" West, 45.97 feet and South 42° 11' 40" West, 420.00 feet from the intersection of said centerline of U. S. Route 42 with the northerly line of Virginia Military Survey Number 6674;

thence North 74° 26' 30" East, along the southerly line of said Wendy's International, Inc. 4.7478 acre tract, passing an iron pin at 55.17 feet, a distance of 636.48 feet to an iron pin set;

thence South 42° 11' 40" West, a distance of 690.76 feet to an iron pin set;

thence North 47° 48' 20" West, passing an iron pin set at 309.61 feet, a distance of 339.61 feet to a point in the centerline of U. S. Route 42;

thence North 42° 11' 40" East, along said centerline of U.S. Route 42, a distance of 152.45 feet to the point of beginning, containing 3.287 acres, more or less.

The foregoing description was prepared from a field survey by Thomas D. Sibbalds, Registered Surveyor No. 5908 on February 4, 1994.

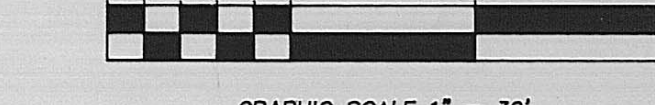
I further certify that said real estate is vacant and unimproved.

I further certify that there are no encroachments upon said real estate by any improvements located on, or fences or walls enclosing, adjacent properties and that there is no physical evidence of possible unrecorded easements on, above or below the surface of the real estate discernible from inspection of the property, except as shown hereon.

I further certify that this survey was made in accordance with Taco Bell "ALTA" Survey Requirements.

By *Thomas D. Sibbalds*
Thomas D. Sibbalds
Registered Surveyor No. 5908

SCALE 1" = 30' FEBRUARY 8, 1994
Revised February 11, 1994
Revised March 31, 1994



DRAWN BY: WJL CHECKED BY: TDS

Joseph A. Sansotta, Trustee
167.35 Ac.
D. B. 251, Pg. 118

Situated in the State of Ohio, County of Madison, Township of Deer Creek, being located in Virginia Military Survey No. 6647 and being part of the Joseph A. Sansotta, Trustee 167.35 acre tract, of record in Deed Book 251, Page 118, all references being to records in the Recorder's Office, Madison County, Ohio, and bounded and described as follows:

Beginning at a P.K. Nail found in the centerline of U.S. Route 42 at the southwesterly corner of the Wendy's International, Inc., 4.7478 acre tract, of record in Deed Book 263, Page 675, said P.K. Nail also being located South $41^{\circ}30'02''$ West, 45.97 feet and South $42^{\circ}11'40''$ West, 420.00 feet from the intersection of said centerline of U.S. Route 42 with the northerly line of Virginia Military Survey Number 6674;

thence North $74^{\circ}26'30''$ East, along the southerly line of said Wendy's International, Inc., 4.7478 acre tract, passing an iron pin at 55.17 feet, a distance of 636.48 feet to an iron pin set;

thence South $42^{\circ}11'40''$ West, a distance of 690.76 feet to an iron pin set;

thence North $47^{\circ}48'20''$ West, passing an iron pin set at 309.61 feet, a distance of 339.61 feet to a point in the centerline of U.S. Route 42;

thence North $42^{\circ}11'40''$ East, along said centerline of U.S. Route 42, a distance of 152.45 feet to the point of beginning, containing 3.287 acres, more or less.