

FRANCHISE REALTY INTERSTATE CORP.
13.540 AC.
DEED BOOK 244,
PAGE 365

(REFERENCE BEARING FROM DEED BOOK 244, PAGE 365)
N 74° 26' 30" E
1815.40'

WOOD POST 2.50' NORTH OF PROPERTY LINE
3/4" PIPE & CAP FOUND
WOOD POST
N 15° 40' 38" W
224.101'
WOOD POST
N 15° 40' 38" W
608.95'
WOOD POST IN CONC.
N 15° 40' 38" W
1330.00'
WOOD POST
N 15° 40' 38" W
721.05'
WOOD POST
N 15° 40' 38" W
25.00'
WOOD POST
N 15° 40' 38" W
224.101'
WOOD POST
N 15° 40' 38" W
608.95'
WOOD POST
N 15° 40' 38" W
1330.00'
WOOD POST
N 15° 40' 38" W
721.05'

NOTE: THIS PORTION OF THE TOTAL PLAT HAS BEEN PREPARED EARLIER BY MR. NEIL BABB AND IS BEING MADE A PART HEREIN FOR THE PURPOSE OF SHOWING THE RELATIONSHIP WITH OUR SURVEY ABUTTING.
A.T. BAKER
P.S. 1122-05539

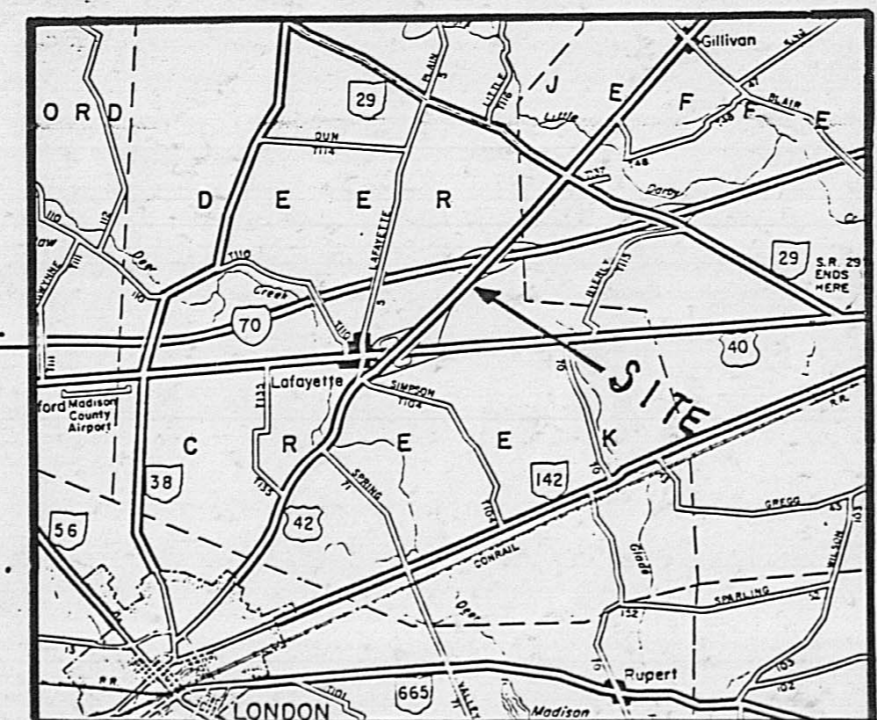
V.M.S. 8965, 10927

PIONEER TRADING COMPANY
17.64 AC.
DEED BOOK 193, PAGE 348

NOW BEN E. TOBIN, JR. D.B. 257 PG. 362

PIONEER TRADING COMPANY
16.19 AC.
DEED BOOK 187, PAGE 216

34.2146 AC.



DESCRIPTION of a strip of land containing 19,122 square feet or 0.4390 acre which strip of land is 25.00 feet in width and being the most northwesterly 25 feet of that certain 4.7478 acres conveyed to Wendy's International, Inc., as found recorded in Deed Volume 263 at Pages 675 and 677 of the Madison County Deed Records...said 0.4390 acre bounded and more particularly described as follows:

- Then: Following the common line between Tobin and Wendy's International, Inc., (marked with a wire fence existing)... N 74 deg 26 min 30 sec E a distance of 689.86 feet to a wood post inside of a ground level concrete collar... said point being S 15 deg 40 min 38 sec E 25.00 feet from a survey pipe and cap found at the northerly line of VMS 6647;
- Then: Again with a wire fence existing... and another common line between Ben Tobin, Jr. and Wendy's International, Inc. S 15 deg 40 min 38 sec E 25.000 feet to a 3/4 inch diameter iron pipe set;
- Then: Parallel with the first course herein... S 74 deg 26 min 30 sec W.... (passing a 3/4 inch diameter iron pipe set at 728.489 feet)... a total distance of 784.709 feet to a p.k. spike set in the centerline of U.S. Route # 42 (aka State Highway # 241);
- Then: Following said centerline and the recorded property boundary of Wendy's International, Inc. N 42 deg 11 min 40 sec E 46.854 feet to a p.k. spike found... the common corner of Tobin and Wendy's;
- Then: Following the aforesaid common boundary between Tobin and Wendy's... N 74 deg 26 min 30 sec E 55.170 feet to the true point of beginning;

This particular perimeter was surveyed September 8th., 1984 by the undersigned and the bearings have been derived from the recorded instrument in Vol. 263 at Pg. 675 and 677.

All markers were either found in good condition and / or were set at the time of making this field survey for Ben E. Tobin, Jr.
Rodger Irwin Baker P.S. #5539 September 10, 1984
Rodger Irwin Baker... Ohio Licensed Surveyor # S-05539
395 Old State Route # 56
London, Ohio 43140
Tel: 614-852-0347
Other references: D.B. 193 Pg. 348, D.B. 187 Pg. 216
D.B. 251 Pg. 118 and D.B. 244 Pg. 244

Description of a newly established boundary survey in VMS 6647, civil township of Deer Creek, county of Madison, state of Ohio and being a strip of land 224.101 feet wide off of the northerly end of 167.35 acres shown in the name of Joseph A. Sansotta Testametary Trustee of Stanford F. Sansotta which land is described in a Certificate of Transfer recorded in Deed Volume 251 at Pages 118, 119 and 120... said surveyed premises contains 206,816 square feet or 4.7478 acres and is bounded and more particularly described as follows:
Commence as a starting reference with a steel pin in the centerline of original Old National Road (U.S. Rt. 42) and the centerline of State Highway # 241 as was existing in year 1932... then along the centerline of State Highway # 241 and along the centerline alignment of U.S. Route # 42 (one in the same roadway) in a northeasterly direction 6,167.78 feet to a point of deflection in said roadway, then with an interior angle of 90 deg 21 min 40 sec E 2.92 feet to a 3/4 inch diameter iron pipe found with a survey cap marked S 5969 set by Surveyor Neil Babb in year 1982... said point on the northerly boundary of aforesaid Sansotta and on the southerly boundary of a 25 feet wide strip of land owned by Ben E. Tobin, Jr. and described in a General Warranty Deed recorded in Deed Vol. 257 at Page 362 & 363... said point is hereafter called the true point of beginning;
Then: Following the common line between Tobin and Sansotta and marked for the most part by a wire fence... N 74 deg 26 min 30 sec E 689.86 feet to a wood post inside of a ground level concrete collar... said point being S 15 deg 40 min 38 sec E from a pipe and survey cap found... said pipe on the northerly line of VMS 6647... (the aforementioned fence runs parallel with and 25 feet southeasterly from said VMS boundary);
Then: Again with a common line between said Tobin and Sansotta and with the easterly boundary of VMS 6647 (marked with a wire fence)... S 15 deg 40 min 38 sec E 224.101 feet to a 3/4 inch diameter iron pipe set;
Then: Crossing the aforesaid Sansotta's 167.35 acres and parallel with the first course described herein... S 74 deg 26 min 30 sec W 1,100.712 feet to a p.k. spike set in the centerline of U.S. Route # 42 (passing a 3/4 inch diameter iron pipe set on the right of way line at 1,045,542 feet);
Then: Following a boundary to Sansotta and following along the centerline of U.S. Route # 42... N 42 deg 11 min 40 sec E 420.00 feet to a p.k. spike set at the westerly corner of Ben E. Tobin, Jr. (a corner to Sansotta);
Then: With the common line between Tobin and Sansotta... N 74 deg 26 min 30 sec E 55.170 feet to the true point of beginning;
The above described 4.7478 acres is based on a current field survey made by Rodger Irwin Baker, Ohio Surveyor # S-05529 in November and December, 1983.
Said survey is a portion of the 167.35 acres described in D.B. 251 at Pg. 118 and is a portion of the County Auditor's combined acreage of 206,800 acres as per 1/4 Parcel # S-0850.00 and also delineated on County Engineer's Aerial Map # 07 as parcel # 346. Bearings have been adapted to those courses described in Deed Volume 257 at Page 362.
U.S. Route # 42 is also known by the following names: S.H. 241, Sandusky Road, London-Delaware Road, Delaware - London Road, London-Plain City Road, Sags Hill Road.
The above survey has been based on various monuments found, several spikes or pipes found and based on metal centerline monument assembly boxes found and as per a survey abstract made by Surveyor Neil Babb and as per deed of record relating to nearby field surveys and as per centerline of surveys recorded for the alignments of highways.
Rodger Irwin Baker December 14, 1983
Rodger Irwin Baker, Ohio License # S-05539
395 Old State Route # 56
London, Ohio 43140 Tel: 614-852-0347
Survey requested by: Dave Kanny

NOTE: BEARINGS USE HEREIN HAVE BEEN BASED ON A CURRENT SURVEY ABUTTING WHICH SURVEY WAS MADE BY NEIL BABB 4596 IN JUNE, 1982 FOR PIONEER TRADING CO. AND/OR BEN E. TOBIN, JR. WITH THE DESCRIPTION FOUND IN A GENERAL WARRANTY DEED FILED JULY 7, 1982 IN DEED VOL. 257 AT PAGE 362-363

THE NEWLY ESTABLISHED BOUNDARY SURVEY PLATTED HEREON WAS MADE IN NOVEMBER & DECEMBER, 1983 BY RODGER IRWIN BAKER OHIO SURVEYOR REGISTRATION N°S-05539.

I CERTIFY TO WENDY'S INTERNATIONAL, INC., TO THE TITLE COMPANY INSURING THEIR INTEREST, AND TO ALL PERSONS HAVING AND INTEREST IN THE TITLE THEREOF THAT I HAVE MADE THIS FIELD SURVEY AND HAVE FOUND AND SET CORNER MARKERS AND THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE AND THE AMERICAN CONGRESS OF SURVEYING AND MAPPING IN YEAR 1962. THIS SITE IS NOT WITHIN A FLOOD PRONE AREA. IN MY OPINION THE BOUNDARY LINES ARE CORRECT AND THE ATTACHED TOPOGRAPHIC SURVEY PLATTING CORRECTLY DELINEATES THE EXISTING FIELD CONDITIONS AS OF DECEMBER 12, 1983.

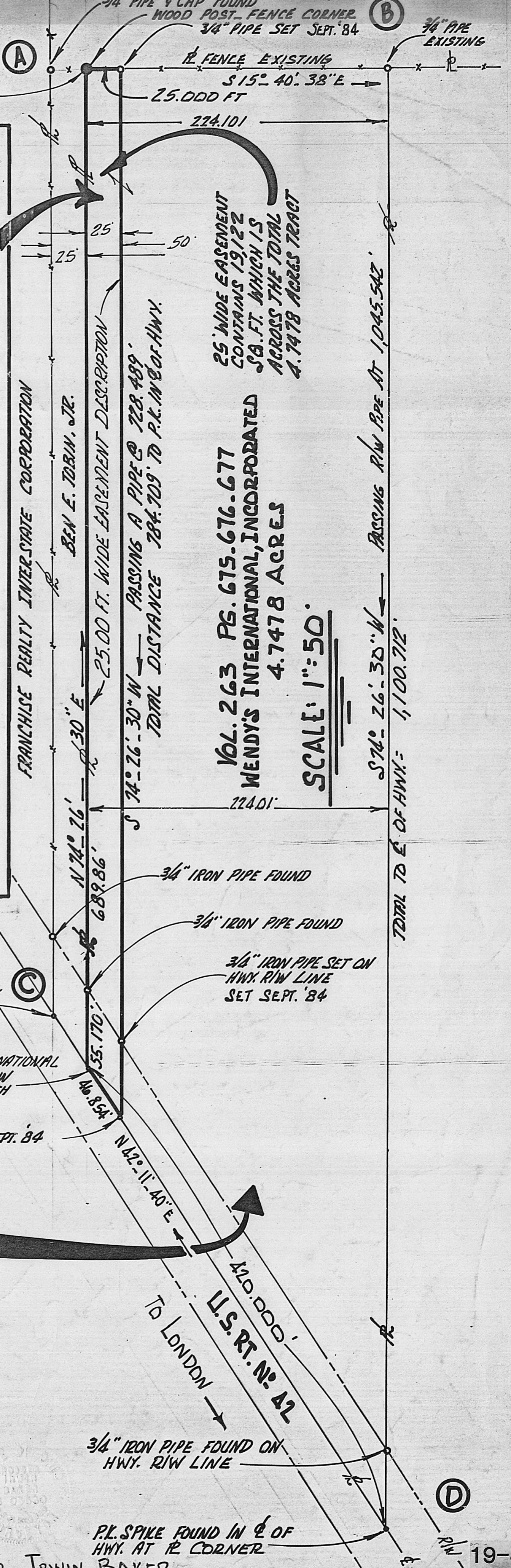
Rodger Irwin Baker Dec. 14, 1983
RODGER IRWIN BAKER P.S. N°S-05539
395 OLD ST. RT. 56 LONDON, OHIO 43140
TEL: 614-852-0347

DEERCREEK TOWNSHIP
MADISON COUNTY, OHIO

NOTE: POINT OF DESCRIPTION BEGINNING ON U.S. RT. 42 2.92 FT. FROM R/W MONT.



THIS PLAT IS FOR THE PURPOSE OF SHOWING THE RELATIONSHIP OF THE 4.7478 ACRES AND THE 25' WIDE EASEMENT CROSSING SAID PREMISES. SITUATED IN DEER CREEK CIVIL TOWNSHIP MADISON COUNTY, OHIO
SEPTEMBER - 10 TH. - 1984
BY: RODGER IRWIN BAKER



FRANCHISE REALTY INTERSTATE CORPORATION
BEN E. TOBIN, JR.
25.00 FT. WIDE EASEMENT DESCRIPTION
PASSING A PIPE @ 728.489'
TOTAL DISTANCE 784.709' TO P.K. IN COR. HWY.

25' WIDE EASEMENT
CONTAINS 19,122
SQ. FT. WHICH IS
ACROSS THE TOTAL
4.7478 ACRES TRACT

VOL. 263 PG. 675-676-677
WENDY'S INTERNATIONAL, INCORPORATED
4.7478 ACRES
SCALE: 1" = 50'

S 74° 26' 30" W
TOTAL TO E. OF HWY. = 1,100.712'

3/4" IRON PIPE FOUND
3/4" IRON PIPE FOUND
3/4" IRON PIPE SET ON HWY. R/W LINE SET SEPT. 84
R.R. SPIKE EXISTING 0.23' FROM TRUE R. CORNER
R. COR. OF WENDY'S INTERNATIONAL R.R. SPIKE EXISTING BELOW PARALLEL SURFACE WITH A NEW P.K. SPIKE SET
P.K. SPIKE SET SEPT. 84
3/4" IRON PIPE FOUND ON HWY. R/W LINE
P.K. SPIKE FOUND IN E. OF HWY. AT R. CORNER