

**FLOOD ZONE**  
 BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE C (NOT A SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, COMMUNITY PANEL No. 3904770010015C EFFECTIVE DATE: JANUARY 3, 1986

**ZONING**  
 B-2 - COMMERCIAL  
 MAXIMUM BUILDING HEIGHT - 35'  
 BUILDING SETBACKS - FRONT: 30', SIDE & REAR: 0'  
 PARKING SETBACKS - FRONT REQUIRES LANDSCAPE APPROVAL  
 PARKING RATIO - 3 FOR EVERY 100 SQUARE FEET OF FLOOR AREA

**CHICAGO TITLE INSURANCE COMPANY  
 COMMITMENT NO. MA 55402 - SCHEDULE A**  
 Situated in the City of Mansfield, County of Richland, State of Ohio and being Lot Number Twenty-two Thousand Five Hundred Fifteen (#22515) as shown in Plat Records Book 25, Page Permanent Parcel #056-92-238-98-001

**CHICAGO TITLE INSURANCE COMPANY  
 COMMITMENT NO. MA 55402 - SCHEDULE B SECT. 2**

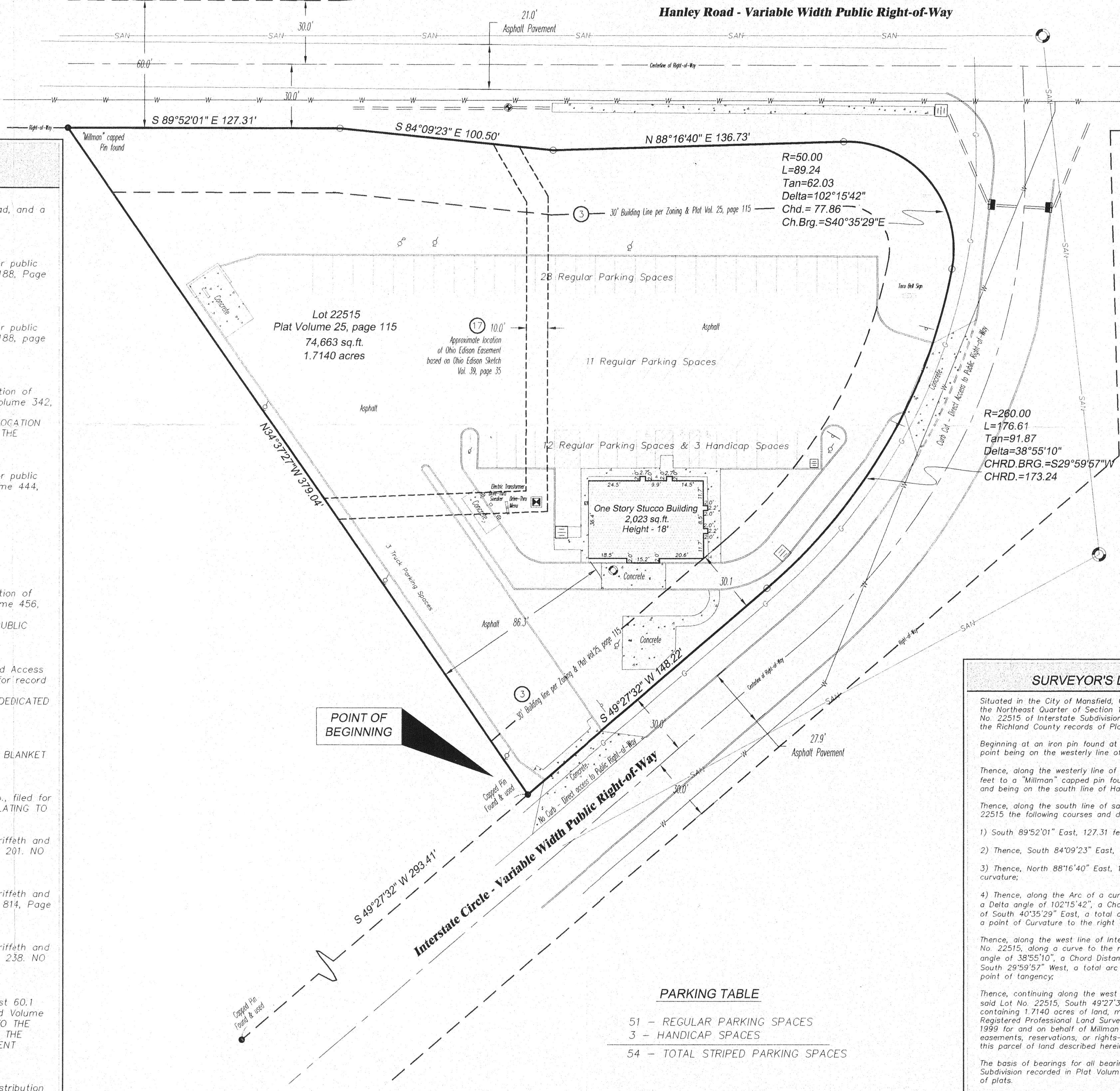
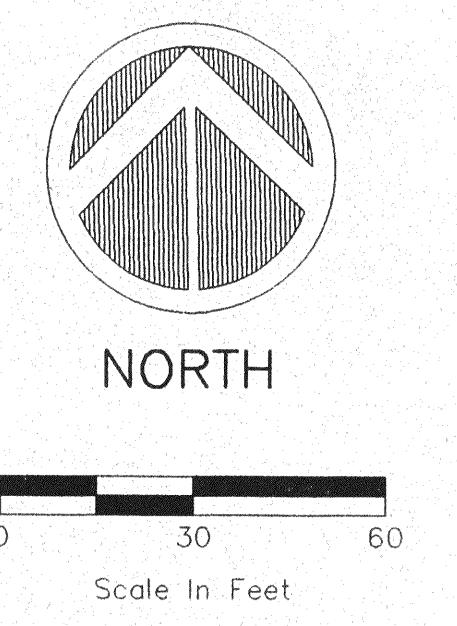
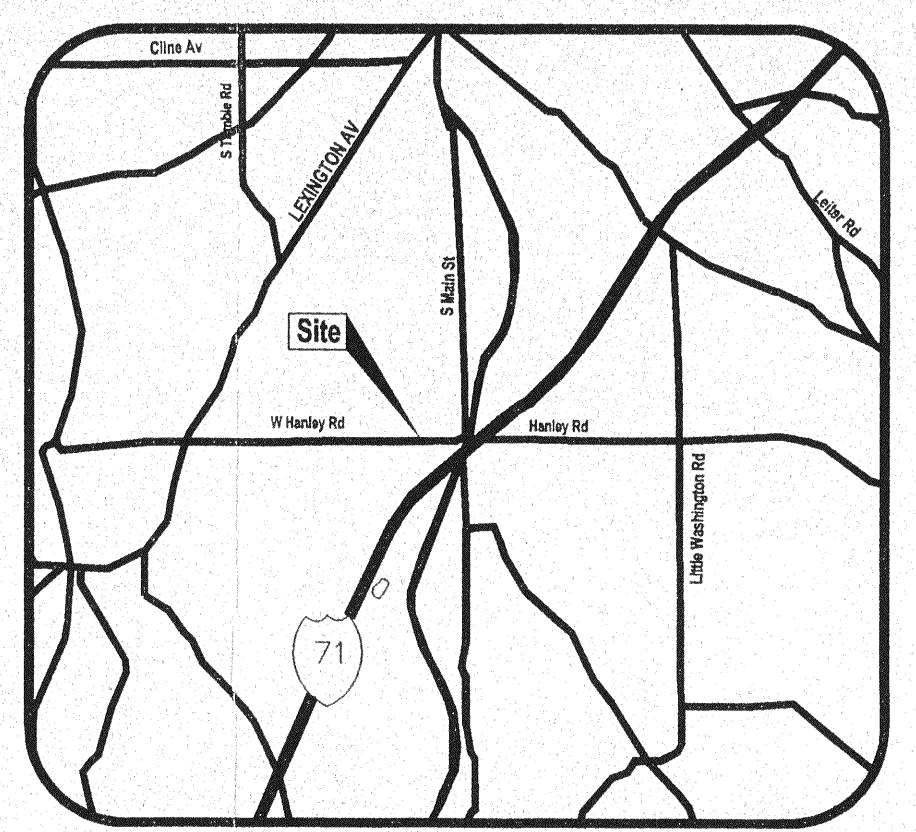
- 3 Plat Volume 25, Page 115 shows a 30 foot building setback line on Hanley Road, and a 30 foot building setback line along Interstate Circle. PLOTTED AND SHOWN HEREON.
- 4 Easement to State of Ohio, granting a perpetual easement and right of way for public highway and road purposes, filed for record August 22, 1928 at Deed Volume 188, Page 311. DOES NOT EFFECT THE SUBJECT PROPERTY
- 5 Easement to State of Ohio, granting a perpetual easement and right of way for public highway and road purposes, filed for record August 22, 1928 at Deed Volume 188, page 312. DOES NOT EFFECT THE SUBJECT PROPERTY
- 6 Easement to Ohio Edison Co., granting a right of way for lines for the distribution of electric current and appurtenances, filed for record August 11, 1951 at Deed Volume 342, Page 435. EASEMENT IS NOT DESCRIBED WELL ENOUGH IN DOCUMENT TO DETERMINE THE LOCATION OF SAID EASEMENT. SURVEYOR CANNOT DETERMINE IF THIS EASEMENT EFFECTS THE SUBJECT PROPERTY.
- 7 Easement to State of Ohio, granting a perpetual easement and right of way for public highway and road purposes, filed for record September 26, 1957 at Deed Volume 444, Page 329. DOES NOT EFFECT THE SUBJECT PROPERTY
- 8 Right of Way to Ohio Fuel Gas Co., granting a right of way for pipe line and appurtenances, filed for record April 12, 1958 at Deed Volume 452, Page 13. BLANKET EASEMENT - NOT PLOTTABLE
- 9 Easement to Ohio Edison Co., granting a right of way for lines for the distribution of electric current and appurtenances, filed for record July 31, 1958 at Deed Volume 456, page 546. EASEMENT FOR ELECTRIC LINES ALONG HANLEY ROAD - WITHIN WHAT IS NOW PUBLIC RIGHT-OF-WAY - NOT PLOTTABLE
- 10 Easements for Limited Access Highway Purposes, Highway Purposes (Not Limited Access & Construction & maintenance of channel set forth in the Journal Entry filed for record March 14, 1960 at Deed Volume 481, Page 593. EASEMENT DOES NOT EFFECT THE SUBJECT PROPERTY - WITHIN WHAT IS NOW DEDICATED RIGHT-OF-WAY
- 11 Right of Way to Ohio Fuel Gas Co., granting a right of way for pipe lines and appurtenances, filed for record, may, 28-1962 at Deed Volume 515, Page 93. BLANKET EASEMENT - NOT PLOTTABLE
- 12 Permit to install tap and meter contained in the Deed to Phillips Petroleum Co., filed for record May 14, 1963 at Deed Volume 528, Page 514. NO PLOTTABLE ITEMS RELATING TO SURVEY MATTERS
- 13 Agreement for conditional limited time gas service by and between Walter T. Griffith and Columbia Gas of Ohio, filed for record April 8, 1981 at Deed Volume 814, Page 201. NO PLOTTABLE ITEMS RELATING TO SURVEY MATTERS
- 14 Agreement for conditional limited time gas service by and between Walter T. Griffith and Columbia Gas Transmission Corp., filed for record May 1, 1981 at Deed Volume 814, Page 764. NO PLOTTABLE ITEMS RELATING TO SURVEY MATTERS
- 15 Agreement for conditional limited time gas service by and between Walter T. Griffith and Columbia Gas of Ohio, filed for record May 11, 1981 at Deed Volume 815, Page 238. NO PLOTTABLE ITEMS RELATING TO SURVEY MATTERS
- 16 Affidavit setting forth claims, if any, of possession of and/or title over the west 60.1 feet of caption and more land, filed for record June 15, 1990 at Official Record Volume 58, Page 603. DOES NOT APPEAR TO EFFECT THE SUBJECT PARCEL BUT DUE TO THE POORLY WRITTEN DESCRIPTION OF THE EASEMENT IT IS DIFFICULT TO ASCERTAIN THE EXACT LOCATION OF THE 60.1 FOOT STRIP OF LAND DESCRIBED IN SAID DOCUMENT
- 17 Easement to Ohio Edison Company, granting a right of way for lines for the distribution of electric current and appurtenances including telephone and telegraph, filed for record January 11, 1990 at Official Record Volume 39--, Page 35. PLOTTED AND SHOWN HEREON.

**SYMBOL LEGEND**

- Sanitary Manhole
- Storm Manhole
- Electric Meter
- Catch Basin
- Power Pole
- Light Pole
- Ballister
- Gas Meter
- Curb Inlet
- Handicap Parking Space
- Sign
- Iron Pin found as noted
- "Millman" Capped Pin set
- 1 Denotes Schedule B Item

**ENCROACHMENTS**  
 There are no apparent encroachments on the subject parcel or on any adjoining property by any improvements on the subject property

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR ALL BEARINGS SHOWN HEREON IS PLAT VOLUME 25, PAGE 115 OF THE RICHLAND COUNTY RECORDS OF PLATS.

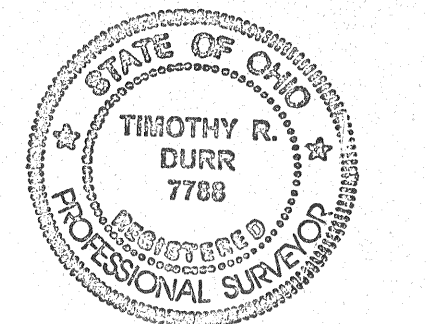


**PARKING TABLE**

51	- REGULAR PARKING SPACES
3	- HANDICAP SPACES
54	- TOTAL STRIPED PARKING SPACES

**SURVEYOR'S LEGAL DESCRIPTION**  
 Situated in the City of Mansfield, County of Richland, State of Ohio, being part of the Northeast Quarter of Section 16, Township 20, Range 18, and being all of Lot No. 22515 of Interstate Subdivision as recorded in Plat Volume 25, page 115 of the Richland County records of Plats, more particularly described as follows:  
 Beginning at an iron pin found at the southwest corner of said Lot 22515, said point being on the westerly line of Interstate Circle;  
 Thence, along the westerly line of said Lot 22515, North 34°37'27" West, 379.04 feet to a "Millman" capped pin found at the northwest corner of said Lot 22515 and being on the south line of Hanley Road;  
 Thence, along the south line of said Hanley Road and the North line of said Lot 22515 the following courses and distances:  
 1) South 89°52'01" East, 127.31 feet to an iron pin set;  
 2) Thence, South 84°09'23" East, 100.05 feet to an iron pin set;  
 3) Thence, North 88°16'40" East, 136.73 feet to an iron pin set at a point of tangency;  
 4) Thence, along the Arc of a curve to the right having a Radius of 50.00 feet, a Delta angle of 102°15'42", a Chord Distance of 77.86 feet with a Chord Bearing of South 40°35'29" East, a total arc distance of 89.24 feet to an iron pin set at a point of tangency to the right on the west line of Interstate Highway;  
 Thence, along the west line of Interstate Highway and the east line of said Lot No. 22515, along a curve to the right having a Radius of 260.00 feet, a Delta angle of 38°55'10", a Chord Distance of 173.24 feet with a Chord Bearing of South 29°59'57" West, a total arc distance of 176.61 feet to an iron pin set at a point of tangency;  
 Thence, continuing along the west line of Interstate Circle and the east line of said Lot No. 22515, South 49°27'32" East, 148.22 feet to the place of beginning, containing 1.7140 acres of land, more or less, as determined by Timothy R. Durr, Registered Professional Land Surveyor No. S-7788, from a survey made in May of 1999 for and on behalf of Millman Surveying, Inc., but subject to any legal easements, reservations, or rights-of-way of legal record that may pertain to this parcel of land described herein.  
 The basis of bearings for all bearings described herein is the Plat of Interstate Subdivision recorded in Plat Volume 25, page 115 of the Richland County records of plats.  
 All iron pins set are 1/2" rebar, 30" long, with a yellow I.D. Cap stamped "Millman".  
 This description is intended to describe all of the lands described in Schedule A of Chicago Title Insurance Company's Title Commitment No. MA-55402.

**SURVEYOR'S STATEMENT**  
 I HEREBY STATE TO TACO BELL CORP., A CALIFORNIA CORPORATION AND ITS AFFILIATES, CHICAGO TITLE INSURANCE COMPANY, NBU, SIMRICK, INC., AN OHIO CORPORATION, AND FLEET FINANCE THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE MAY 26, 1999 OF THE REAL PROPERTY DESCRIBED AS FOLLOWS: (SEE LEGAL DESCRIPTION) AND THAT THE IMPROVEMENTS LOCATED THEREON, IF ANY, HAVE BEEN SHOWN AS LOCATED AND THAT THE DISTANCES FROM ALL BUILDINGS TO THE NEAREST PROPERTY LINE IN EACH DIRECTION ARE SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID REAL ESTATE BY ANY IMPROVEMENTS LOCATED ON, OR FENCES OR WALLS ENCLOSING 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 THE TACO BELL CORP. SURVEY REQUIREMENTS DATED FEBRUARY 1994 AND THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING & MAPPING IN 1992. AND THIS SURVEY MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY.  
 Timothy R. Durr  
 July 28, 1999  
 REGISTERED PROFESSIONAL SURVEYOR NO. S-7788  
 IN THE STATE OF OHIO



NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED  
 DATE: 7/28/99  
 BY: [Signature]

**"ALTA/ACSM LAND TITLE SURVEY"**

PREPARED FOR:  
 HAYES & MATTHEWS, INC.  
 NATIONAL DIVISION ALTA SURVEYS  
 17220 Newhope Street - Suites 108/109  
 Plaza Del Lago Bldg. - Fountain Valley, CA 92708  
 714/979-7181  
 FAX: 714/641-2840

TOTAL AREA: 1.7140 ACRES OR 74,663 SQUARE FEET

**MSI** MILLMAN SURVEYING, INC.  
 320 E. Main Street, Suite 206  
 Ravenna, Ohio 44266  
 (330) 296-9017  
 (800) 520-1010 FAX: (330) 296-9047

**TACO BELL**

2300 Interstate Circle  
 Mansfield, OH

STORE NO.: 4114

SCALE: 1" = 30'	DRAWN BY: TRD	SHEET: 1 of 1
DATE: 6-4-99	CHECKED BY: DJM	