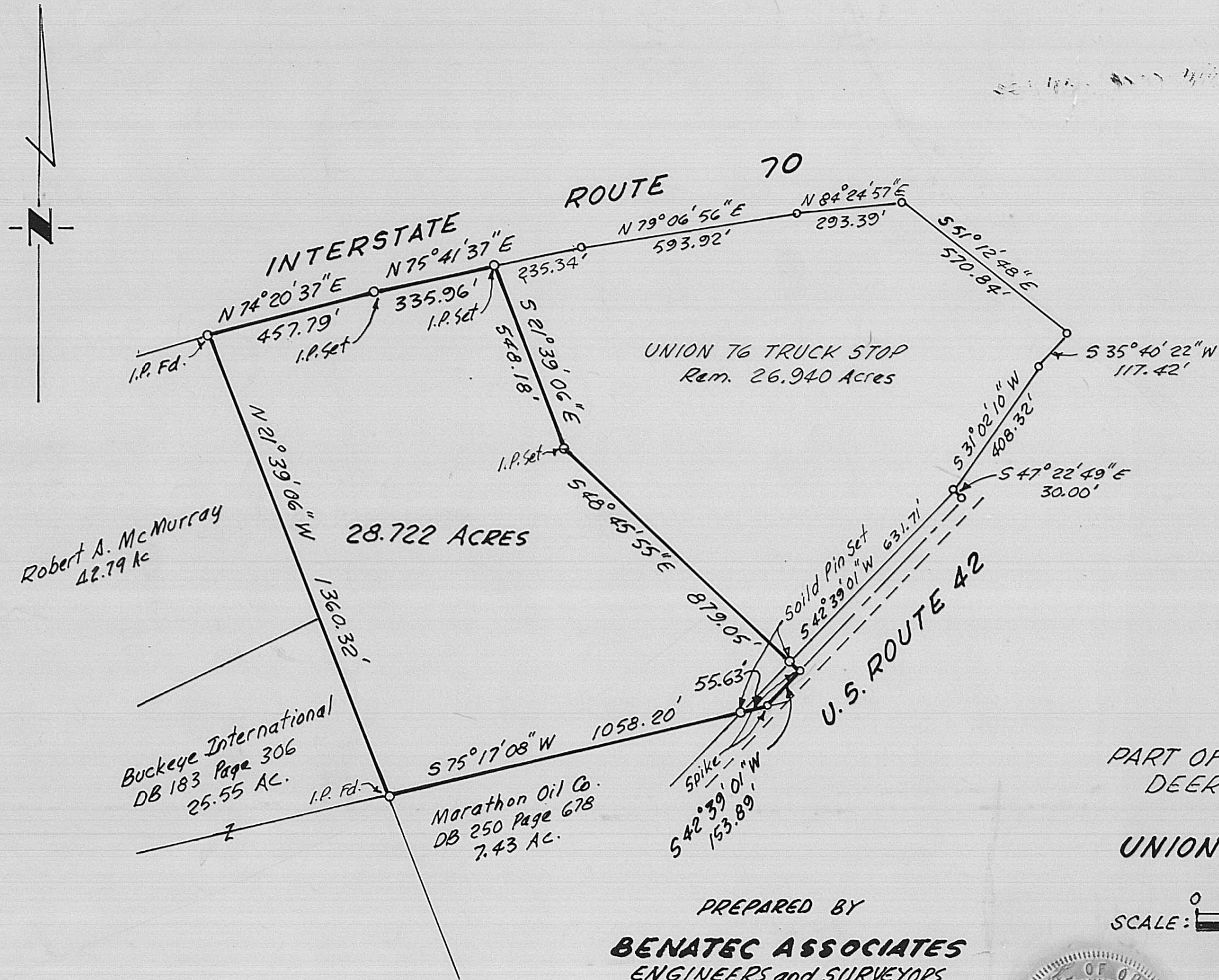


CERTIFICATE

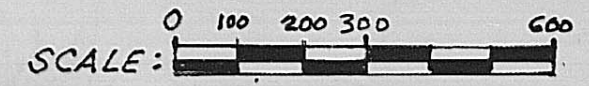
I hereby certify that this Plat accurately represents our survey made in the field on Dec. 18, 1985 and that the monuments exist as represented hereon and that all dimensional details are correct. **BENATEC ASSOCIATES**

By Charles D. McJunkin
Charles D. McJunkin Ohio 5717



Original Tract
55.660 Acres
Lease Record
Vol. 13 Page 244

PLAT OF SURVEY
28.722 Ac
PART OF SURVEY 8965 - 10927 V.M. LANDS
DEERCREEK TWP., MADISON CO., OHIO
for
UNION OIL COMPANY of CALIFORNIA



JULY 25, 1986

PREPARED BY
BENATEC ASSOCIATES
ENGINEERS and SURVEYORS
COLUMBUS, OHIO

By Charles D. McJunkin
Registered Surveyor Ohio 5717
Charles D. McJunkin



Situate in the State of Ohio, County of Madison, Township of Deercreek and in Survey 8965-10927 Virginia Military Lands and being part of that Second Tract containing 96.93 acres and being more particularly described as follows:

Beginning at a spike in the center of U.S. Route 42 at a southeasterly corner of above mentioned Second Tract; thence with the southerly line of said tract, also being the southerly line of above mentioned VMS Survey 8965-10927,

S 75°17'08" W a distance of 1058.20 feet to a point, said point in the westerly line of said tract and survey; thence along said westerly line of said tract and survey,

N 21°39'06" W a distance of 1360.32 feet to a point in the southerly line of the limited access right-of-way for Interstate Route 70 (Mad-70-6.25, ODOT); thence with said right-of-way,

N 74°20'37" E a distance of 457.79 feet to a point and

N 75°41'37" E a distance of 335.96 feet to a point; thence departing from said right-of-way and through said 55.660 acre leased tract aforesaid,

S 21°39'06" E a distance of 548.18 feet to a point and

S 48°45'55" E a distance of 879.05 feet to a point, said point being in the centerline of U.S. 42, thence, with said centerline,

S 42°39'01" W a distance of 153.89 feet to a point, said point being the place of beginning, containing 28.722 acres, more or less.

SUBJECT TO any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way and easements of record, if any, affecting said land.

SUBJECT ALSO TO the qualification hereinafter provided, as a part of the consideration for this conveyance, the Grantee, for himself, his heirs and assigns, covenants and agrees to and with Grantor, its successors and assigns that:

There shall be no outlet for the retail sale of automobile or truck motor fuels of whatever kind; and

There shall be no restaurant engaged in the sale of food in a manner which competes with the restaurant facility at the Unocal 76 Auto/TruckStop located at the intersection of Interstate Highway 70 and U.S. 42. This provision shall restrict any such restaurant from operating as a "fast food" restaurant or 24-hour restaurant, but is not intended to prohibit the construction of a motel/hotel with full restaurant facilities, as long as such restaurant facilities are limited in design and capacity to serving guests of the motel/hotel only. It is agreed that any restaurant located anywhere on the subject parcel of land (of approximately 28.722 acres), would be in geographic competition with the aforementioned Unocal 76 Auto/-TruckStop, for the purposes of these restrictions.

These restrictions shall attach and run with the land, and shall be noted on all subsequent deeds of any part of the 28.722 acre tract. These restrictions shall be effective for 15 years after the date of the deed to which this Deed Restriction appertains, or for such shorter time as law requires for validity hereof. Failure of Union Oil Company of California or its successors or assigns to object to any violation of these deed restrictions shall not constitute waiver of future or repeated or other violations of these restrictions, or waiver of the restrictions themselves.