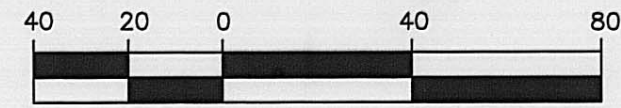


REFERENCE P.O.B.

POINT IN THE SOUTH RIGHT OF WAY
LINE OF U.S. ROUTE 40, AND AT THE
N.E. CORNER OF LOT #88 OF JAMES
BURNHAM'S ADDITION, P.B. 1, PG. 13-14.

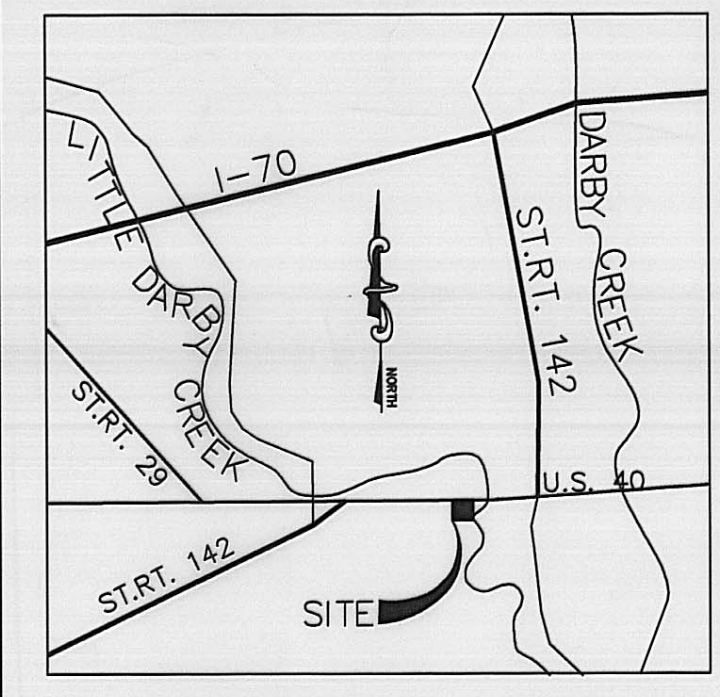
U.S. 40 (MAIN ST.)

BEGINNING OF BRIDGE DECK
CURRENT RIGHT OF WAY PER ODOT PLANS
PT., MADISON & FRANKLIN COUNTY



SCALE : 1" = 40'

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON,
TOWNSHIP OF JEFFERSON, AND BEING A PART OF
VIRGINIA MILITARY SURVEY NUMBER 2836, AND BEING
A PORTION OF A 15.67 ACRE TRACT OF LAND CONVEYED
TO BETTY R. LONG et. al., DESCRIBED AS TRACT 4,
PARCEL 1, IN A DEED OF RECORD, IN DEED VOLUME
234, PAGE 377, RECORDER'S OFFICE, MADISON COUNTY,
OHIO.



LOCATION MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- - - R/W - - - RIGHT-OF-WAY LINE
- IRON PIN FOUND
- IRON PIN SET

NOTES

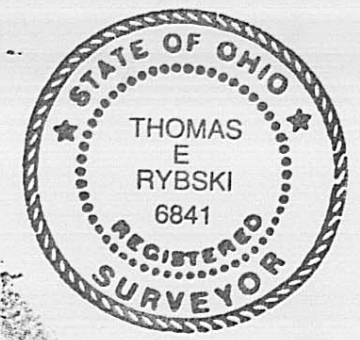
1. HIGHWAY IMPROVEMENT PLANS FOR US 40,
SHOW A TAKE OF ADDITIONAL RIGHT OF WAY,
PER PLANS S.H.-1-SEC. A & J. PT. & WEST
JEFFERSON PT. DATED 1940. TITLE COMMITMENT
AND RECORD SEARCH DID NOT VERIFY FEE
SIMPLE OWNERSHIP OF ADDITIONAL RIGHT OF
WAY BY THE STATE OF OHIO.
2. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE
USE OF THE PERSONS OR ENTITY NAMED IN THE
TITLE BLOCK OR CERTIFICATION HEREON. SAID
CERTIFICATION DOES NOT EXTEND TO ANY
UNNAMED PERSONS OR ENTITY WITHOUT AN
EXPRESS RECERTIFICATION BY THE SURVEYOR
NAMING SAID ENTITY.
3. THIS BOUNDARY SURVEY IS BASED UPON
RECORD INFORMATION AND AN ACTUAL FIELD
SURVEY OF THE SUBJECT PROPERTY IN APRIL
AND MAY, 1997.
4. IRON PINS SET ARE 3/4" INSIDE DIAMETER,
30" IN LENGTH, HOLLOW IRON PIPES, WITH
PLASTIC CAPS STAMPED, "P & L SYST.
P.S. 6841".
5. THE BASIS OF BEARINGS IS THE CENTERLINE
OF U.S. ROUTE 40, WHICH BEARS N 85°00' E,
AS SHOWN ON THE OHIO DEPARTMENT OF
TRANSPORTATION PLANS, S.H. 1-SEC. A. &
J. PT & WEST JEFFERSON PT., MADISON AND
FRANKLIN COUNTY, 1940.

10.628 ACRES
(462,968 SQ. FT.)

BETTY LONG, et. al.
Vol. 234, Page 377

I, THE UNDERSIGNED, HEREBY CERTIFY
THAT THE PREMISES SHOWN HEREON HAVE
BEEN SURVEYED, AND THAT THIS PLAT
REFLECTS INFORMATION OBTAINED FROM
SAID SURVEY, AND IS CORRECT, TO
THE BEST OF MY KNOWLEDGE.

P & L SYSTEMS, LTD.



Tom Rybski 11-1-97
SIGNATURE DATE

BOUNDARY SURVEY
FOR
McDONALD'S CORPORATION

WEST JEFFERSON, OHIO

DATE:
24 OCTOBER 1997

PL SYSTEMS, LTD.
SURVEYORS & ENGINEERS
1" = 40'
(614) 891-4970

HIDDEN CREEK LIMITED
O.R. 30, PG. 1202

HIDDEN CREEK
LIMITED
O.R. 15, PG. 400

THOMAS MAGGARD
VOL. 215, PG. 328

WEST JEFFERSON
LAND COMPANY
VOL. 225, PG. 210

WEST JEFFERSON
LAND COMPANY
VOL. 259, PG. 757

System Capital Real Property Corporation
Exhibit "A"

Situated in the State of Ohio, County of Madison, Village of West Jefferson, and Township of Jefferson, and being a part of Virginia Military Survey Number 2836, and being a portion of a 15.67 acre tract of land conveyed to Betty R. Long et al., described as Tract Four, Parcel 1, of record in Deed Volume 234, Page 377, all references described herein being to records in the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning for reference at a point in the south right-of-way line of U.S. Route 40 (Main Street), and being the northeast corner of Lot #88 of James Burnham's Addition in the Village of West Jefferson, of record in Plat Book 1, Pages 13 and 14;

Thence N 86° 32' 31" E, along a line described as the south right-of-way line of U.S. Route 40, in said Volume 234, Page 377, a distance of 324.93 feet to an iron pin set, said iron pin being the true point of beginning, and the northwest corner of the parcel herein described;

Thence N 86° 32' 31" E, continuing along said described south right-of-way line of U.S. Route 40, a distance of 8.72 feet to an iron pin set, being an angle point in the described south right-of-way line of U.S. Route 40;

Thence N 85° 06' 31" E, with the said described south right-of-way line of U.S. Route 40, a distance of 444.40 feet to an iron pin set on the westerly line of a 37.40 acre tract conveyed to Thomas Maggard, of record in Deed Volume 215, Page 328;

Thence leaving said south line of U.S. Route 40, S 30° 19' 27" E, along the common boundary line of the said T. Maggard and B. Long tracts, a distance of 335.24 feet to a found iron T-bar, with a cap, said T-bar being at an angle point in a 562.75 acre tract conveyed to Hidden Creek Limited, of record in Official Record 15, Page 400;

Thence leaving the common boundary with said Thomas Maggard tract, S 12° 57' 59" W, along the common boundary line of the said B. Long and Hidden Creek Limited tracts, a distance of 545.10 feet to a found iron T-bar, with a metal cap stamped "5969", said T-bar being at an angle point in said B. Long and Hidden Creek Limited tracts;

Thence N 81° 55' 27" W, along the common boundary line of the said B. Long and Hidden Creek Limited tracts, a distance of 150.00 feet to a point at the common corner of said 562.75 acre Hidden Creek Limited tract, and a 41.63 acre tract conveyed to Hidden Creek Limited, of record in Official Record 30, Page 1202;

Thence N 81° 55' 27" W, along the common boundary line of said B. Long tract, and said 41.63 acre Hidden Creek Limited tract, and passing at 487.27 feet a found iron pin with a metal cap stamped "P.S. 5969", a total distance of 500.05 feet to a found iron pin stamped "P.S. 5969", said iron pin being at the southeast corner of a 1.79 acre tract conveyed to West Jefferson Land Company, of record in Deed Volume 259, Page 757,

System Capital Real Property Corporation
Exhibit "A"

and at the southwest corner of the parcel herein described, said found iron pin also being S 83° 36' 39" E, a distance of 300.12 feet from a found iron T-bar at the southwest corner of said 1.79 acre West Jefferson Land Company tract;

Thence N 09° 47' 12" E, along the common boundary line of said 1.79 acre West Jefferson Land Company tract, and the parcel herein described, a distance of 289.30 feet to an iron pin set at the northeast corner of said 1.79 acre West Jefferson Land Company tract, said iron pin also being on the south line of a 1.400 acre tract of land conveyed to West Jefferson Land Company and described as Exhibit "B", of record in Deed Volume 225, Page 209;

Thence along the common boundary line of said 1.400 acre West Jefferson Land Company tract and the tract herein described, the following courses and distance;

1. N 86° 39' 24" E, a distance of 15.38 feet to an iron pin set;

2. N 41° 39' 24" E, a distance of 147.00 feet to an iron pin set;

Thence N 03° 18' 36" W, with the east line of said 1.400 acre tract, a distance of 295.51 feet to the true point of beginning, containing 10.628 acres (462,968 sq. ft.), more or less, being 1.812 acres within the Village of West Jefferson, and 8.816 acres within Jefferson Township, and being subject to all easements, restrictions, and rights-of-way of record.

The basis of bearings is the centerline of U.S. Route 40, which bears N 85° 00' E, as shown on the Ohio Department of Transportation plans, S. H. I-SEC. A. & J. PT & West Jefferson PT., Madison and Franklin County, 1940.

The intent of this instrument is to describe the remaining land conveyed to Betty Long et al., as described in Tract four. Parcel 1, of record in Deed Volume 234, Page 377, with the exclusions listed therein, and with the exclusion of said 1.79 acre West Jefferson Land Company tract, of record in Deed Volume 259, Page 757, and being that portion of said B. Long tract bounded by the following parcels: south right-of-way line of U.S. Route 40, Deed Volume 234, Page 377; T. Maggard, Deed Volume 215, Page 328; Hidden Creek Limited, Official Record 15, Page 400, and Official Record 30, Page 1202; and West Jefferson Land Company, Deed Volume 259, Page 757, and Deed Volume 225, Page 209.

The "iron pins set" as described herein are 30 inch long, ¾" inside diameter, hollow iron pipes, with plastic caps stamped "P & L Syst. P.S. 6841".

This description was prepared by P & L Systems, Ltd. Under the direction of Thomas E. Rybski, Registered Surveyor No. 6841, from record information and from information obtained from an actual field survey of the premises in April and May, 1997. This description is for the exclusive use of McDonalds Corporation.

System Capital Real Property Corporation
Exhibit "A"

Auditor's Parcel Number: _____

Prior deed reference Official Records Volume 60, Page 24

SAVE AND EXCEPT to the grantor the following: Situated in the State of Ohio, County of Madison, Village of West Jefferson, Township of Jefferson, and being a part of Virginia Military Survey Number 2836, and being a portion of a 15.67 acre tract of land conveyed to Betty R. Long et al., described as Tract Four, Parcel I, of record in Deed Volume 234, Page 377, all references described herein being to records of the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning for reference at a point in the south right-of-way line of U.S. Route 40 (Main Street), and being the northeast corner of Lot #88 of James Burnham's Addition in the Village of West Jefferson, of record in Plat Book 1, Pages 13 and 14;

Thence N 86° 32' 31" E, along a line described as the south right-of-way line of U.S. Route 40, in said Volume 234, Page 377, a distance of 324.93 feet to an iron pin set, said iron pin being the true point of beginning, and the northwest corner of the parcel herein described;

Thence N 86° 32' 31" E, continuing along said described south right-of-way line of U.S. Route 40, a distance of 8.72 feet to an iron pin set being an angle point in the described south right-of-way line of U.S. Route 40;

Thence N 85° 06' 31" E, with the said described south right-of-way line of U.S. Route 40, a distance of 256.26 feet to an iron pin set;

Thence leaving said described south right-of-way of U.S. Route 40, S 03° 18' 36" E, a distance of 294.79 feet to an iron pin set;

Thence S 85° 00' 00" W, a distance of 265.00 feet to an iron pin set on an east line of a 1.400 acre tract conveyed to West Jefferson Land Company, of record in Deed Volume 225, Page 209, Exhibit "B";

Thence N 03° 18' 36" W, with the east line of said 1.400 acre tract a distance of 295.51 feet to the true point of beginning, containing 1.794 acres (78,153 sq. ft.), more or less, being 1.138 acres within the Village of West Jefferson, and 0.656 acres within Jefferson Township, and being subject to all easements, restrictions, and rights-of-way of record.

The basis of bearings is the centerline of U.S. Route 40, which bears N 85° 00' E, as shown on the Ohio Department of Transportation plans, S.H. 1-SEC. A. & J. PT & West Jefferson PT., Madison and Franklin County, 1940.

System Capital Real Property Corporation
Exhibit "A"

The "iron pins set" as described herein are 30 inch long, $\frac{3}{4}$ " inside diameter, hollow iron pipes, with plastic caps stamped "P & L Syst. P.S. 6841".

This description was prepared by P & L Systems, Ltd. Under the direction of Thomas E. Rybski, Registered Surveyor No. 6841, from record information and from information obtained from an actual field survey of the premises in April and May, 1997. This description is for the exclusive use of McDonalds Corporation.

Leaving after said exception 8.834 acres, more or less.