



SITE ENGINEERING, INC.

6559 East Livingston, Ave. ♦ Reynoldsburg, Ohio 43068

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OUR FILE NO. 2459
BELLEFONTAINE, OHIO
MCDONALD'S CORPORATION
L/C: 034-1380

PROPERTY DESCRIPTION
MAY 15, 1995
REVISED AUGUST 21, 1995

Situated in the State of Ohio, County of Logan, Township of Lake, City of Bellefontaine, being part of Virginia Military Survey No. 2873 and being all of that 0.22 acre tract, 0.43 acre tract, 1.51 acre tract (with exceptions), 0.23 acre tract and 1.00 acre tract conveyed to Bernard L. and Virginia B. Pool of record in Deed Book 392, Page 860, Deed Book 220, Page 74 and Deed Book 379, Page 820 (all references in this description are to the records in the Recorder's Office, Logan County, Ohio) the combination of all the above tracts being more particularly described as follows:

Beginning, for reference, at a pinch top iron pin found in a monument box at the centerline intersection of State Route 68 (a.k.a. North Main Street) with the centerline of Dowell Avenue;

Thence North 17° 11' 30" East 335.71 feet, along the centerline of said State Route 68, to the southeasterly corner of said 0.22 acre tract and said 1.51 acre tract, THE TRUE POINT OF BEGINNING;

Thence North 79° 12' 27" West 362.40 feet, along the southerly lines of said 0.22 acre tract and said 0.43 acre tract, being along the northerly line of that 0.195 acre tract conveyed to TRIO PROPERTIES INCORPORATED of record in O.R. Volume 118, Page 990, passing a harrows tooth found at 30.26 feet, to a 5/8" rebar set (30 inches long with plastic cap stamped Site Engineering, Inc.) at the northwesterly corner of said 0.195 acre tract and the southwestwesterly corner of said 0.43 acre tract;

Thence North 02° 13' 37" East 192.10 feet, along the westerly line of said 0.43 acre tract, and said 1.51 acre tract and said 0.23 acre tract, passing a 3/4" iron pin found capped L. GEESLIN No. 5248 at 10.04 feet at the northeasterly corner of that 1.261 acre tract described in a deed to Jerry L. and Patricia A. Reed in O.R. 148, Page 198, to a 3/4" iron pin found (0.75' below grade) capped No. 5248 at the northwesterly corner of said 0.23 acre tract and at an angle point in the easterly line of "CROSSROADS BUSINESS CENTER" of record in Plat Cabinet "A," Slot 737A;

Thence North 17° 24' 19" East 110.81 feet, along the westerly line of said 1.00 acre tract, and an easterly line of said CROSSROADS BUSINESS CENTER, to a 3/4" solid iron pin found bent at the northwesterly corner of said 1.00 acre tract and the southwestwesterly corner of that 1.11 acre Parcel II conveyed to BP OIL COMPANY of record in O.R. 119, Page 364;

Thence South 75° 19' 02" East 409.72 feet, along the northerly line of said 1.00 acre tract and the southerly line of said 1.11 acre Parcel II, to a P.K. nail set in the centerline of said State Route 68;

Thence South 17° 11' 30" West 273.94 feet, along the centerline of said State Route 68 (60.00 foot wide right-of-way) and along the easterly lines of said Bernard & Virginia Pool tracts, to the TRUE POINT OF BEGINNING, containing 2.599 acres of land more or less (0.189 acres in the road right-of-way).

Bearings are used for the determination of angles only. For the purpose of this description a bearing of North 17° 11' 30" East was used on the centerline of State Route 68 as shown on O.D.O.T. right-of-way plans No. LOG-33-14.12 and all other bearings were calculated from this meridian.

It is the intent of this description to combine all of Tax Parcels Number 17-077-20-04-002, 003 and 004 containing 2.55 acres as shown by the Logan County Auditor.

The above description was prepared from an actual field survey of the premises during May, 1995 by Site Engineering, Inc.

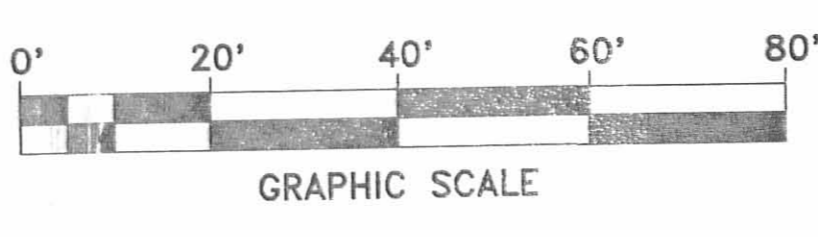
SITE ENGINEERING, INC.

By Mark A. Hazel, p.s.
Mark A. Hazel
Professional Surveyor #7039

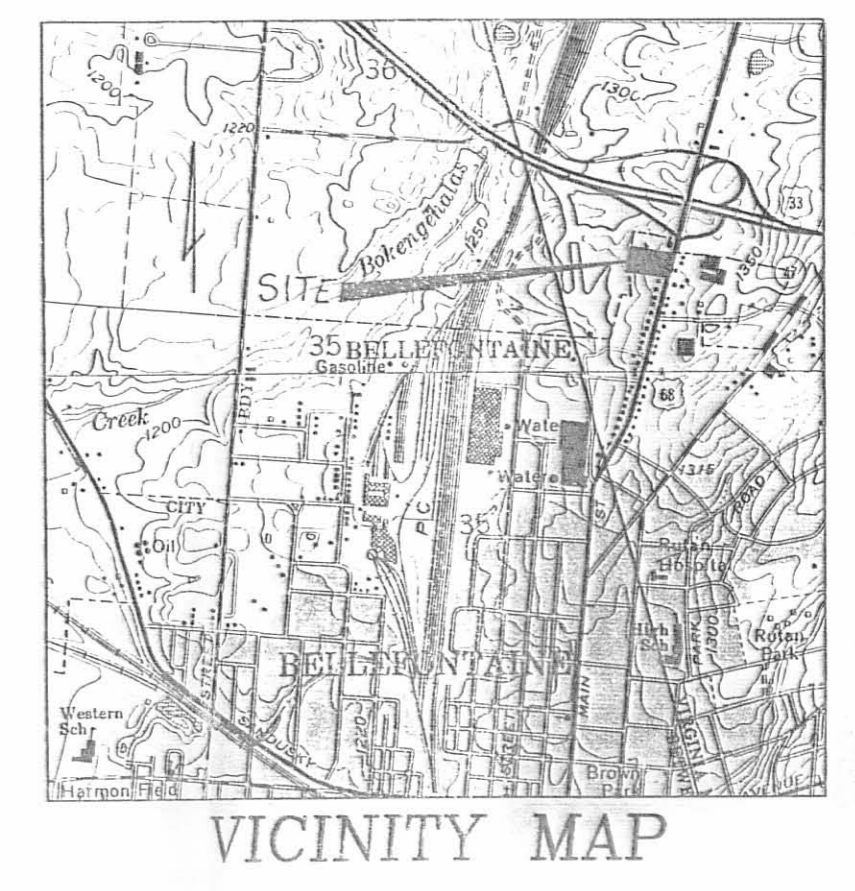


INDEXED ON MAP
1955 10

- NOTES**
- 1) Utility locations on this survey are reported from field locations or information provided by utility representatives. This does not mean there could not be other utilities in the area.
 - 2) According to F.E.M.A. Flood Insurance Rate map, Community-Panel Number 390340-0001 C dated July 16, 1984, this property is in Zone "C" areas of minimal flooding.
 - 3) This property is zoned B-1, Neighborhood Business District.
 - 4) This survey was prepared in reliance on Chicago Title Insurance Company Commitment Number 95060235 GER, dated March 24, 1995.
 - 5) Bearings are based on the centerline of Main Street as N17°11'30" E as called for on O.D.O.T. R/W/ plans # LOG-33-14.12.



- LEGEND**
- San. Sanitary Sewer
 - St. Storm Sewer
 - W. Water Main
 - G. Gas Line
 - U/C. Underground Cables
 - O/L. Overhead Lines
 - Manhole
 - Storm Inlet
 - Fire Hydrant
 - Utility Pole
 - Guy Wire
 - Fence
 - Sign
 - Valve Box
 - Gas Line Marker
 - Telephone Closure
 - Iron Pin Set
 - I.P.S. 5/8" REBAR, 30" LONG W/ PLASTIC CAP "SITE ENG., INC."
 - (D) Deed Distance
 - (M) Measured



THOMAS & MARKER CONSTRUCTION COMPANY
10,717 AC.
O.R. 163, PG. 128
CROSSROADS BUSINESS CENTER
P.C. "A", S. 737A

JERRY L. & PATRICIA A. REED
O.R. 148, PG. 198

TRIO PROPERTIES INC.
0.195 AC.
O.R. 118, PG. 990

TRIO PROPERTIES INC.
0.5 AC.
O.R. 118, PG. 990

BERNARD & VIRGINIA POOL
0.23 AC.
D.B. 220, PG. 74

BERNARD & VIRGINIA POOL
RESIDUAL 1.51 AC.
D.B. 220, PG. 74

2.599± AC. GROSS or 113,216± S.O. FT.
0.189 AC. IN R.O.W.

BERNARD L. & VIRGINIA B. POOL
0.43 AC.
D.B. 392, PG. 860

BP OIL COMPANY
PARCEL II, 1.11 AC.
O.R. 119, PG. 364

BERNARD L. & VIRGINIA B. POOL
1.00 AC.
D.B. 379, PG. 820
TAX PAR. #17-07720-04-002

Any information or data on this drawing is not intended to be reliable for use by any person other than the person for whom it was prepared. No liability is assumed by the Engineer, Architect or Surveyor for any use of this drawing for any purpose other than that intended by the person for whom it was prepared.

Situated in the State of Ohio, County of Logan, Township of Lake, City of Bellefontaine, part of Virginia Military Survey #2673.

- BENCH MARKS**
- B.M. #1 ~ U.S.C. & G.S. mark number TT 1-63, located on the northeast corner of Main Street and Dowell Avenue and is a brass disk in a concrete post 10" below surface.
ELEV. = 1321.33 (1929 datum)
 - T.B.M. #2 ~ Top of metal curb for inlet (at north end) on the west side of Main Street, in front of house #1129.
ELEV. = 1327.86
 - T.B.M. #3 ~ Railroad spike in north side of 36" maple tree 62' west of the northwest corner of house #1129, approximately the center of the site.
ELEV. = 1325.12

SOURCE OF DATA

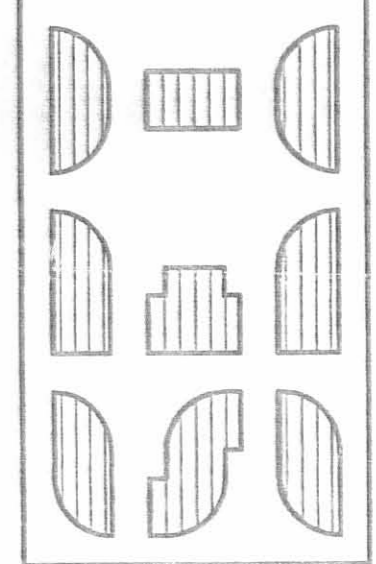
O.D.O.T. R/W PLANS LOG-33-10.85 Part II, Page 350
O.D.O.T. R/W PLANS LOG-33-14.18 -Page 172
O.D.O.T. R/W PLANS LOG-68-(9.27-9.46) Pages 8 & 9
Plat Book C- A, S. 737A
All owner's and adjoiner's deeds shown hereon.

We hereby certify to Chicago Title Insurance Company and Golden Arch Limited Partnership that this plan has been compiled from a survey actually made on the ground under my supervision during April, 1995; that it is correct to the best of our knowledge and complies with the requirements provided by McDonald's Corporation; that the four parcels shown hereon are contiguous to each other.

SITE ENGINEERING, INC.
By *Mark A. Hazel*
Mark A. Hazel
Professional Surveyor #7039 5-15-95



SITE ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
6569 E. LIVINGSTON AVENUE
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FAX: (614) 759-8902



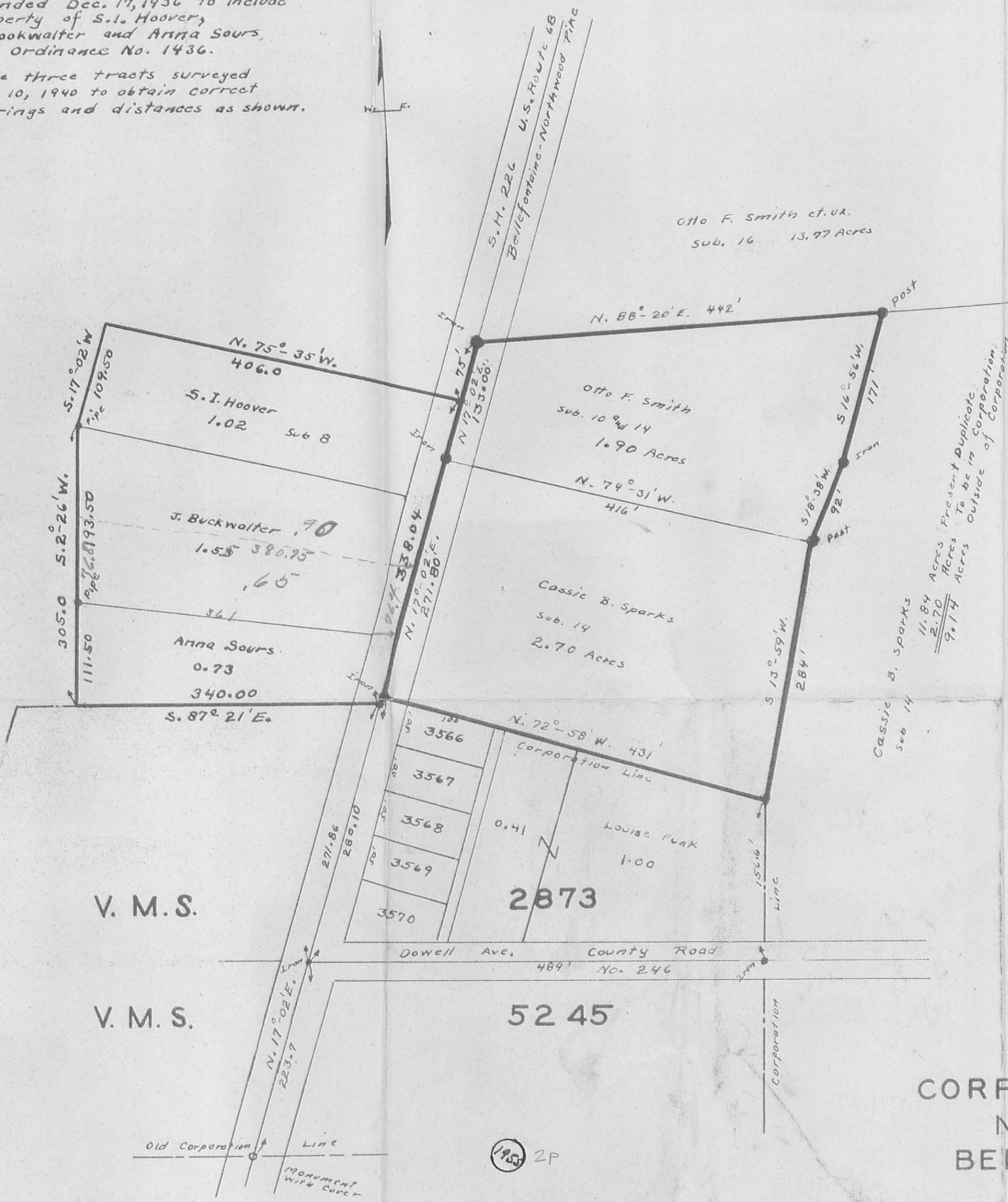
McDonald's
BELLEFONTAINE, OHIO
L/C.034-1380
BOUNDARY & TOPOGRAPHIC SURVEY

REV'D:	REV'D:
8-21-95	
DATE: APRIL 95	
SCALE: 1" = 20'	
DRAWN: S.E.T.	
CHECKED: M.A.H.	
FILE: 2459	SHEET: 1/1

INDEXED ON MAP

Note:- The corporation line was extended Dec. 17, 1936 to include property of S.I. Hoover, J. Buckwalter and Anna Sours, By Ordinance No. 1436. These three tracts surveyed Dec. 10, 1940 to obtain correct Bearings and distances as shown.

Note:- The corporation line was extended June 13, 1938 to include 1.90 Acres of Otto F. Smith and 2.70 Acres of Cassie B. Sparks By Ordinance No. 1526



11.84 Acres Present Duplicate
2.70 Acres To be in Corporation
9.14 Acres Outside of Corporation

This map revised Dec. 11, 1940.

Survey Notes Book 209



1588

**CORPORATION LINE EXTENSION
NORTH MAIN STREET
BELLEFONTAINE OHIO
1938**

LAKE TOWNSHIP LOGAN COUNTY

1" = 100'

FEWRIGHT CITY ENGINEER

Bookwalter.

The following described real estate situated in the City of Bellefontaine, Lake Township, Logan County, Ohio, and being in V. M. S. No. 2873.

Beginning at a point in the center line of North Main Street in said city of Bellefontaine, said point being N. 17° 00' E. 337.00 feet from the intersection of the center line of Dowell Avenue and Main Street, and at the northeast corner of Isaac Sours land, thence with Sours North line N. 78° 30' W. 361.00 feet to an iron pipe, thence N. 3° 00' E. 76.80 feet to a stake, thence S. 78° 30' E. 380.75 feet to the center line of Main Street, thence with said center line of Main St. S. 17° 00' W. 76.40 feet to the place of beginning, containing 0.65 acres.

The above tract is off of the south side of a 1.53 acre tract belonging to J. E. Bookwalter.

INDEXED ON MAP
1955 3D

Bookwalter-Chandler Survey N. Main Bellefontaine 0.22 Acre April 1951

The following described land in Bellefontaine, Lake Township, Logan County Ohio and being in V.M.S. 2873

Beginning at an iron in the center of N. Main Street and the center of Dowell Ave. thence with the center of Main Street N. $17^{\circ} - 02'$ E. 335.50 feet to a point in the N.E. corner of the Mary F. Sours 0.70 acre tract said point being the beginning point of this survey thence with the North line of said Sours tract N. $79^{\circ} - 36'$ W. 150.85 feet to an iron pipe thence ~~N. $17^{\circ} - 02'$ E. 69.40~~ the last described line passing a wood stake at the West side of Main Street (Main Street being 60.00 feet wide) thence N. $17^{\circ} - 02'$ E. 69.40 feet to an iron pipe thence S. $75^{\circ} - 36'$ W. 150.00 feet to the center of Main Street the last described line passing an iron pipe at the West side of Main street thence with the center of Main Street S. $17^{\circ} - 02'$ W. 58.90 feet to the place of beginning said tract containing 0.22 of one acre.

cc
E.K.Core
Logan County Engineer

INDEXED ON MAP
1955 4D

Bookwalter - Powers Survey N. Main Bellefontaine 0.43 Acre May 1953

The following described land in Bellefontaine, Lake Township, Logan County Ohio and being in V.M.S. 2873

Beginning at an iron in the center of W. Main Street and in the center of Dowell Ave. thence with the center of N. Main Street N. $17^{\circ} - 02'$ E. 394.40 feet to a point at the N.E. corner of J.C. Powers 0.22 acre tract said point being the beginning point of this survey thence with the north line of said 0.22 acre tract N. $75^{\circ} - 36'$ W. 150.00 feet to an iron pipe thence with the west side of said 0.22 acre tract S. $17^{\circ} - 02'$ W. 69.40 feet to an iron pipe in the north line of Mary F. Sours 0.70 acre tract thence with the north line of said Sours tract N. $79^{\circ} - 36'$ W. 210.15 feet to an iron pipe in the west Corporation line of Bellefontaine thence with said Corporation line N. $2^{\circ} - 26'$ E. 90.00 feet to an iron pipe thence S. $75^{\circ} - 36'$ E. 381.00 feet to the center of N. Main Street the last described line passing an iron pipe at the west side of N. Main Street at 351.00 feet thence with the center line of N. Main Street S. $17^{\circ} - 02'$ W. 4.50 feet to the place of beginning said tract containing 0.43 of one acre.

cc
E.K. Core,
Logan County Engineer.

INDEXED ON MAP
1955 SD

1.3 1/2 4