

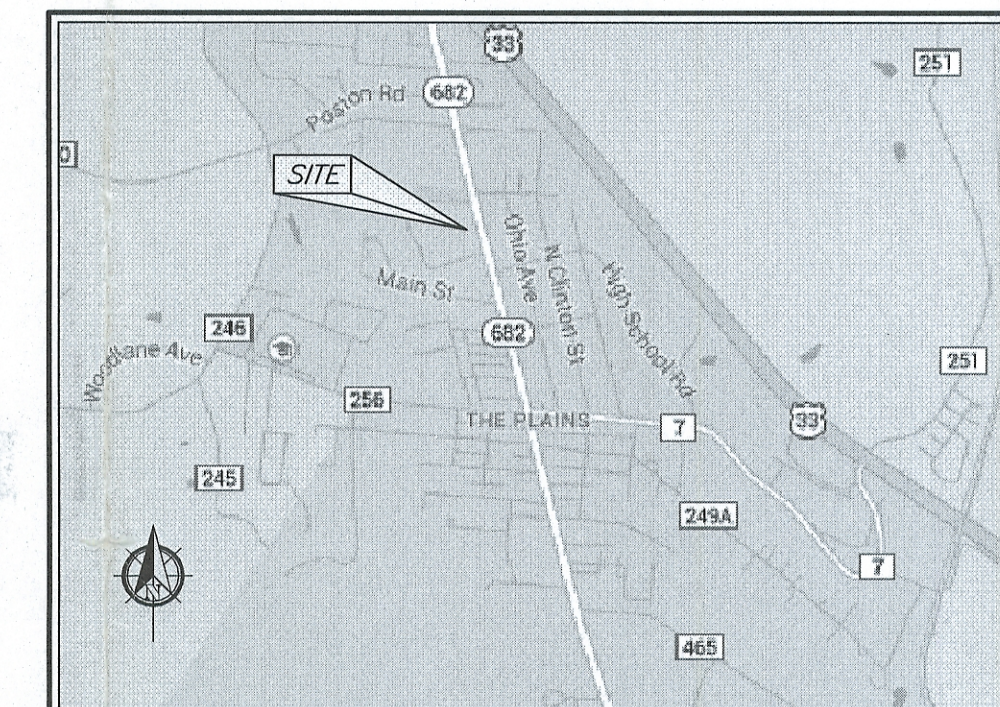
ALTA/ACSM LAND TITLE SURVEY

Prepared for:

McDonald's Restaurant L/C 34-1684 80 North Plains Road Township of Athens, County of Athens State of Ohio

REV. NO.	DATE	DESCRIPTION
1	06/18/14	PRELIMINARY SUBMITTAL
2	07/22/14	ORIGINAL SUBMITTAL WITH ADDRESS
3	01/20/15	PER ATHENS COUNTY AUDITOR
4	04/01/15	PER ATHENS COUNTY AUDITOR
5	04/16/15	PER ATHENS COUNTY AUDITOR

M D M
 Site Planners • Engineers • Surveyors
 8851 Kindred Drive
 Athens, OH 45701
 Ph.: (724) 934-2810 Fax: (724) 934-2811
 mdmssurvey@mdmllc.com
 www.mdmllc.com



SITE LOCATION MAP
SCALE: 1" = 2000'

GENERAL NOTES

- Bearings shown hereon are based upon bearings contained in the Memorandum of Lease for the premises, recorded in Official Record Book Volume 326, Page 1361 in the Recorder's Office of Athens County, Ohio.
- The underground utilities shown on this survey have been located from field survey information, markings provided by the utility companies and existing drawings obtained from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information.
- Contour Interval = 1'. Elevations shown hereon are based upon GPS observations dated May 6, 2014. These elevations are to the NAVD 83.
- There was no observed evidence of current earth moving work, building construction or building additions.
- The surveyor knows of no known recent or proposed changes in street right-of-way lines, street or sidewalk construction or repairs.
- There is no observed evidence of this site being used as a solid waste dump, sump, or sanitary landfill.
- There are no delineated wetland areas located on the subject premises.
- Single spot elevations shown along curbs represent the bottom edge of curb face.
- No address for the subject premises was listed on site.
- The township of Athens has no zoning requirements in effect for the subject premises.
- There are a total of 33 striped parking spaces at this site. Two of the parking spaces are handicapped parking spaces.

FLOOD ZONE NOTE

By graphic plotting only this site is located in Zone X of the Flood Insurance Risk Map, Community Panel No. 390760 0210 C, bearing an effective date of 12-18-2009 and is not in a special flood hazard area. By telephone call dated 06-17-2014 to the Flood Insurance Program (800-638-6620), we have learned that this community does currently participate in the program.

STATEMENT OF ENCROACHMENTS

There are no encroachments visible as a result of this ALTA/ACSM Land Title Survey.

UTILITY SERVICE INFORMATION

- | | |
|---|--|
| Gas Service
Columbia Gas
843 Platt Avenue
Chillicothe, OH 45601
(740) 772-9131
Tiffany Woodyard | Electric Service
Corners Southern Power
850 Tech Center Drive
Columbus, OH 43230
(800) 772-2231
Customer Service |
| Water Service
City of Athens -
Public Works Department
30 Curran Drive
Athens, Ohio 45701
(740) 593-7636
Andy Stone | Telephone Service
Frontier Communications
6484 Westbrook Road
Clayton, OH 45315
(937) 833-0468
Rick Ferris |
| Sanitary Sewer
City of Athens -
Public Works Department
30 Curran Drive
Athens, Ohio 45701
(740) 593-7636
Andy Stone | Cable TV Service
Time Warner Cable
737 Howard Street
Zanesville, OH 43701
(740) 455-9705 |
| Storm Sewer
City of Athens -
Public Works Department
30 Curran Drive
Athens, Ohio 45701
(740) 593-7636
Andy Stone | |

LEGAL DESCRIPTION

Per Chicago Title Insurance Company Title Commitment (Order No. 4832840, Reference No. 555140304), bearing an effective date of June 11, 2014.

FEE PARCEL:
Situating in the Township of Athens, County of Athens and State of Ohio:

And known as being a part of Farm Lots 114 and 151 in Sections 24 and 30, Town 9, Range 14 and more particularly described as follows:

Beginning at a stone in the North line of Farm Lot 151 said stone being on the Athens and Dover Township line;

Thence South 2° 44' 23" West 211.43 feet to an iron pin;

Thence North 86° 21' 33" West 98.89 feet to an iron pin;

Thence South 2° 44' 23" West 921.39 feet to an iron pin;

Thence South 78° 48' East 1242.55 feet to an iron pin at the Southwest corner of the Village of Butte platted in Plat Book 4, Page 38 and Plat Book 5, Page 8, Athens County Records of Plats, passing iron pins found at 207.74 feet and at 830.36 feet;

Thence with the Westerly line of said Village of Butte North 14° 18' West 526.31 feet to an iron pin;

Thence with the Northerly line of the Village of Butte North 75° 42' East 402.00 feet to an iron pin on the West side of Ohio Route 682;

Thence North 14° 01' 55" West 569.27 feet parallel with State Route 682 to an iron pin;

Thence North 86° 03' 27" West 716.76 feet to a fence post set in concrete;

Thence North 4° 15' 54" East 125.41 feet to a fence post set in concrete on the North line of Farm Lot 114;

Thence North 86° 21' 33" West 482.81 feet to the Place of Beginning.

Containing 32.958 acres, more or less, 28.030 acres being in Farm Lot 114 and 4.928 acres being in Farm Lot 151, subject to the right of way of Ohio Route 682 and also subject to all other easements of record.

EXCEPTING the 15.1927 acres comprising the Apple Tree Acres Subdivision as set forth in Plat Envelope 40 A and 40 B, Athens County Recorder's Office.

AS TO THE LEASEHOLD INTEREST:
Situating in the Township of Athens, County of Athens, and State of Ohio:

And known as being a parcel or tract of land situate in Country Corners Shopping Center, being in Farm Lot 114, Athens Township, Section 24, Township 9, Range 14, the unincorporated community of The Plains, Athens County, State of Ohio, to which a more particular description is made, to-wit:

To find the True Point of Beginning (TPOB), commence at a stone (POB) on the Athens and Dover Township Line, beginning point of description in a deed dated February 6, 1975;

Thence from said stone the following four (4) lines:

1) South 86° 21' 33" East a distance of 482.81 feet to call of a fence post set in concrete on said township line;

2) South 4° 15' 54" West a distance of 125.41 feet to a call of fence post set in concrete;

3) Thence, South 86° 03' 27" East a distance of 716.76 feet to call of an iron pin on the line of Ohio State Route 682;

4) Thence, with the line of said Route 682 South 14° 01' 55" East a distance of 37.22 feet to a 1/2-inch Rebar with Yellow Cap Set marking the True Point of Beginning of this survey;

LEGAL DESCRIPTION (cont.)

Thence, continuing with the line of Route 682 South 14° 01' 55" East a distance of 193.00 feet to a 1/2-inch Rebar with Yellow Cap Set;

Thence, leaving the line of Route 682 and severing the property of the Pentajoy Company the following three lines;

1) South 75° 58' 05" West a distance of 170.00 feet to a spike set in asphalt;

2) Thence North 14° 01' 55" West a distance of 193.00 feet to a PK nail set in concrete;

3) Thence North 75° 58' 05" East a distance of 170.00 feet to the True Point of Beginning.

Containing 32,810 square feet or 0.7532 acres, more or less. Being a part of that same property conveyed unto Pentajoy Company from Hugh Finney, single, by deed dated February 6, 1975, of record in the Athens County Clerk's Office. Reference is made to a survey dated August 2, 2001 made by S & S Engineers, Inc., of Charleston, West Virginia, bearing the signature and seal of Randy Brooks Grace, Professional Surveyor, Ohio License Number 7292.

THE ABOVE lease area being further described as follows, based upon an actual field survey conducted under the direct supervision of Howard G. McIlvried, Ohio Licensed Land Surveyor No. 8015 on May 6, 2014:

ALL THAT CERTAIN lease area being in Farm Lot 114, Section 24, Township 9, Range 14 in the Township of Athens, County of Athens and State of Ohio and being more particularly bounded and described as follows:

BEGINNING at an Ohio Department of Transportation (ODOT) survey disc found on the westerly right-of-way line of North Plains Road (a.k.a. Ohio State Route 682) at the dividing line between the herein described lease and and property now or formerly of Pentajoy Company, LLC, recorded in Official Record Book 423, Page 2382 of the Athens County Recorder of Deeds office;

THENCE following the dividing line between the herein described lease area and property of Pentajoy Company, LLC for the following three (3) courses and distances:

1) S 75°58'05" W, a distance of 170.00 feet to an iron pin found;

2) N 14°01'55" W, a distance of 193.00 feet to a mag nail set;

3) N 75°58'05" E, a distance of 170.00 feet to a mag nail set on the westerly right-of-way line of North Plains Road;

4) THENCE following the westerly right-of-way line of North Plains Road, S 14°01'55" E, a distance of 193.00 feet to the POINT OF BEGINNING.

CONTAINING within said bounds a total of 0.753 acres (32,810 square feet).

BEING a portion of property now or formerly of Pentajoy Company, LLC, recorded in OR Book 423, Page 2382 (Parcel Three).

BEARINGS in the above lease description are based upon the bearings in the Memorandum of Lease from Pentajoy Company, LLC to McDonald's Corporation recorded in OR Book 326, Page 1361.

SCHEDULE B-SECTION 2 ITEMS

Per Chicago Title Insurance Company Title Commitment No. 555140304, bearing an effective date of June 11, 2014.

Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record October 31, 1902, in Volume 89, Page 176, of the Athens County Records. THIS ITEM IS TOO VAGUE FOR THE SURVEYOR TO DETERMINE IF IT AFFECTS THE SUBJECT FEE PARCEL OR LEASE AREA.

Right-of-Way to The Ohio Power Company, filed for record August 13, 1924, in Volume 141, Page 473 of the Athens County Records. THE DESCRIPTION CONTAINED IN THIS DEED IS TOO VAGUE FOR THE SURVEYOR TO DETERMINE WHETHER IT AFFECTS THE SUBJECT PREMISES.

SCHEDULE B-SECTION 2 ITEMS (CONT.)

Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record May 31, 1929, in Volume 174, Page 228, of the Athens County Records. THE DESCRIPTION CONTAINED IN THIS DEED IS TOO VAGUE FOR THE SURVEYOR TO DETERMINE WHETHER IT AFFECTS THE SUBJECT PREMISES.

Agreement for Channel Change, filed for record July 26, 1940 in Volume 176, Page 265 of the Athens County Records. THIS ITEM DOES NOT AFFECT THE SUBJECT PREMISES.

Easement to The County of Athens, filed for record September 27, 1973, in Volume 317, Page 477, of the Athens County Records. THIS ITEM HAS BEEN SUPERSEDED BY THE EASEMENT IN NO. 19 BELOW AND NO LONGER AFFECTS THE FEE PARCEL OR THE LEASE PARCEL.

Easement to County of Athens, filed for record September 27, 1973, in Volume 317, Page 481, of the Athens County Records. THIS ITEM HAS BEEN SUPERSEDED BY THE EASEMENT IN NO. 20 BELOW AND NO LONGER AFFECTS THE FEE PARCEL OR THE LEASE PARCEL.

Easement to Columbus and Southern Ohio Electric Company, filed for record December 17, 1973, in Volume 319, Page 481, of the Athens County Records. THIS ITEM DOES NOT AFFECT THE FEE PARCEL OR THE LEASE PARCEL.

Easement to The County of Athens, filed for record January 11, 1974, in Volume 320, Page 3, of the Athens County Records. THIS ITEM AFFECTS THE FEE PARCEL BUT NOT THE LEASE PARCEL. THIS EASEMENT IS PLOTTED ON SHEET 3.

Easement to The County of Athens, filed for record January 11, 1974, in Volume 320, Page 10, of the Athens County Records. THIS ITEM AFFECTS THE FEE PARCEL BUT NOT THE LEASE PARCEL. THIS EASEMENT IS PLOTTED ON SHEET 3.

Easement to Columbus and Southern Ohio Electric Company, filed for record in Volume 337, Page 705, of the Athens County Records. THIS ITEM DOES NOT AFFECT THE FEE PARCEL OR THE LEASE PARCEL.

Easement to Columbus and Southern Ohio Electric Company, filed for record December 28, 1976, in Volume 339, Page 665, of the Athens County Records. THIS ITEM DOES NOT AFFECT THE FEE PARCEL OR THE LEASE PARCEL.

Easement to Columbus and Southern Ohio Electric Company, filed for record April 21, 1982, in Volume 368, Page 931, of the Athens County Records. THIS ITEM AFFECTS THE FEE PARCEL BUT NOT THE LEASE PARCEL. THIS EASEMENT IS PLOTTED ON SHEET 3.

Right-of-Way to Columbia Gas of Ohio, Inc., filed for record June 18, 1982, in Volume 61, Page 581 of the Athens County Records. THIS ITEM AFFECTS THE FEE PARCEL BUT NOT THE LEASE PARCEL. THIS EASEMENT IS PLOTTED ON SHEET 3.

Easement to Columbus and Southern Ohio Electric Company, filed for record January 1, 1985, in Volume 383, Page 766, of the Athens County Records. THIS ITEM AFFECTS THE FEE PARCEL BUT NOT THE LEASE PARCEL. THIS EASEMENT IS PLOTTED ON SHEET 2 & 3.

Easement to Columbus and Southern Ohio Electric Company, filed for record July 10, 1985, in Volume 383, Page 893, of the Athens County Records. THIS ITEM AFFECTS THE FEE PARCEL BUT NOT THE LEASE PARCEL. THIS EASEMENT IS PLOTTED ON SHEET 2 & 3.

Right-of-Way to Columbus Southern Power Company, filed for record June 1, 1990, in Volume 78, Page 238 of the Athens County Records. THIS ITEM AFFECTS THE FEE PARCEL BUT NOT THE LEASE PARCEL. THIS EASEMENT IS PLOTTED ON SHEET 2 & 3.

Right-of-Way to Columbus Southern Power Company, filed for record June 1, 1990, in Volume 78, Page 238 of the Athens County Records. THIS ITEM AFFECTS THE FEE PARCEL BUT NOT THE LEASE PARCEL. THIS EASEMENT IS PLOTTED ON SHEET 2 & 3.

Right-of-Way to Columbus Southern Power Company, filed for record June 1, 1990, in Volume 78, Page 253 of the Athens County Records. THIS ITEM AFFECTS THE FEE PARCEL BUT NOT THE LEASE PARCEL. THIS EASEMENT IS PLOTTED ON SHEET 2 & 3.

SCHEDULE B-SECTION 2 ITEMS (CONT.)

Easement to Ohio Power Company, filed for record March 13, 1991, in Volume 91, Page 911, of the Athens County Records. THIS ITEM AFFECTS THE FEE PARCEL BUT NOT THE LEASE PARCEL, HOWEVER IT IS TOO VAGUE TO DETERMINE ITS EXACT LOCATION.

Right-of-Way to Columbus Southern Power Company, filed for record June 19, 1991, in Volume 97, Page 887 of the Athens County Records. THIS ITEM AFFECTS THE FEE PARCEL BUT NOT THE LEASE PARCEL. THIS EASEMENT IS PLOTTED ON SHEET 2 & 3.

Easement for highway purposes, filed for record November 20, 1991, in Volume 107, Page 01, of the Athens County Records. THIS ITEM AFFECTS THE FEE PARCEL BUT NOT THE LEASE PARCEL. THIS EASEMENT IS PLOTTED ON SHEET 2 & 3.

Easement for ingress and egress, filed for record September 15, 2003, in OR Book 356, Page 274, of the Athens County Records. THIS ITEM REFERS TO AN INGRESS AND EGRESS EASEMENT THAT AFFECTS THE FEE PARCEL AND THE LEASE PARCEL AND IS PLOTTED AND SHOWN HEREON ON SHEETS 2 & 3.

Temporary Right of Way Easement to The State of Ohio for Grading and Drive construction, filed for record August 22, 2008 in OR Book 427, Page 931 of the Athens County Records. THIS ITEM REFERS TO A TEMPORARY RIGHT OF WAY EASEMENT THAT HAS EXPIRED AND NO LONGER AFFECTS THE FEE PARCEL OR THE LEASE PARCEL.

Memorandum of Lease by and between Pentajoy Corporation (landlord) and McDonald's Corporation (tenant), filed for record March 26, 2002 in OR Book 326, Page 1370 of the Athens County Records. THIS DOCUMENT IS THE CURRENT LEASE DOCUMENT FOR THE LEASED PREMISES AND, AS SUCH, IT AFFECTS THE FEE PARCEL (DUE TO CERTAIN BLANKET EASEMENTS DESCRIBED THEREIN) AND IT AFFECTS THE LEASE PARCEL. THERE ARE NO SPECIFIC PLOTTABLE ITEMS CONTAINED IN THIS DOCUMENT.

Covenant not to compete, filed for record March 26, 2002 in OR Book 326, Page 1370 of the Athens County Records. THIS COVENANT AFFECTS THE FEE PARCEL BECAUSE IT PUTS USE RESTRICTIONS ON THE FEE PARCEL.

Supplement to Lease filed for record March 30, 2006 in OR Book 394, Page 1646 of the Athens County Records. THIS SUPPLEMENT TO LEASE DOES AFFECT THE LEASE PARCEL.

SURVEYOR'S CERTIFICATION

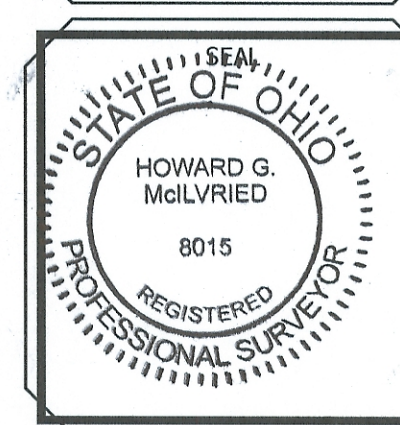
McDonald's USA, LLC
Store L/C 34-1684
 80 North Plains Road
 Township of Athens, County of Athens
 State of Ohio

I certify to Lawyers Title Insurance Corporation and McDonald's USA, LLC, a Delaware limited liability company, McDonald's Real Estate Company, a Delaware Corporation and McDonald's Corporation, a Delaware corporation, that this plan has been compiled from a survey actually made on the ground under my supervision on 5-6-2014; this it is correct and complies with the requirements provided by McDonald's Corporation.

Howard G. McIlvried
 Registered Land Surveyor No. 8015
 in the State of Ohio
 Date of Field Survey: May 6, 2014
 Date of Last Revision: April 16, 2015
 Project No. 5970

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 Date of Field Survey: May 6, 2014
 Date of Last Revision: April 16, 2015
 Project No. 5970

McDonald's Restaurant L/C 34-1684
 80 North Plains Road
 Township of Athens, County of Athens
 State of Ohio
 ALTA/ACSM LAND TITLE SURVEY



SCALE:
1"=20'
DATE:
04/16/15
DRAWN BY:
JAJ
CHECKED BY:
HGM

SHEET NUMBER:
1 of 3
PROJECT NO. 5970