

STATEMENT OF ENCROACHMENTS

NO ENCROACHMENTS

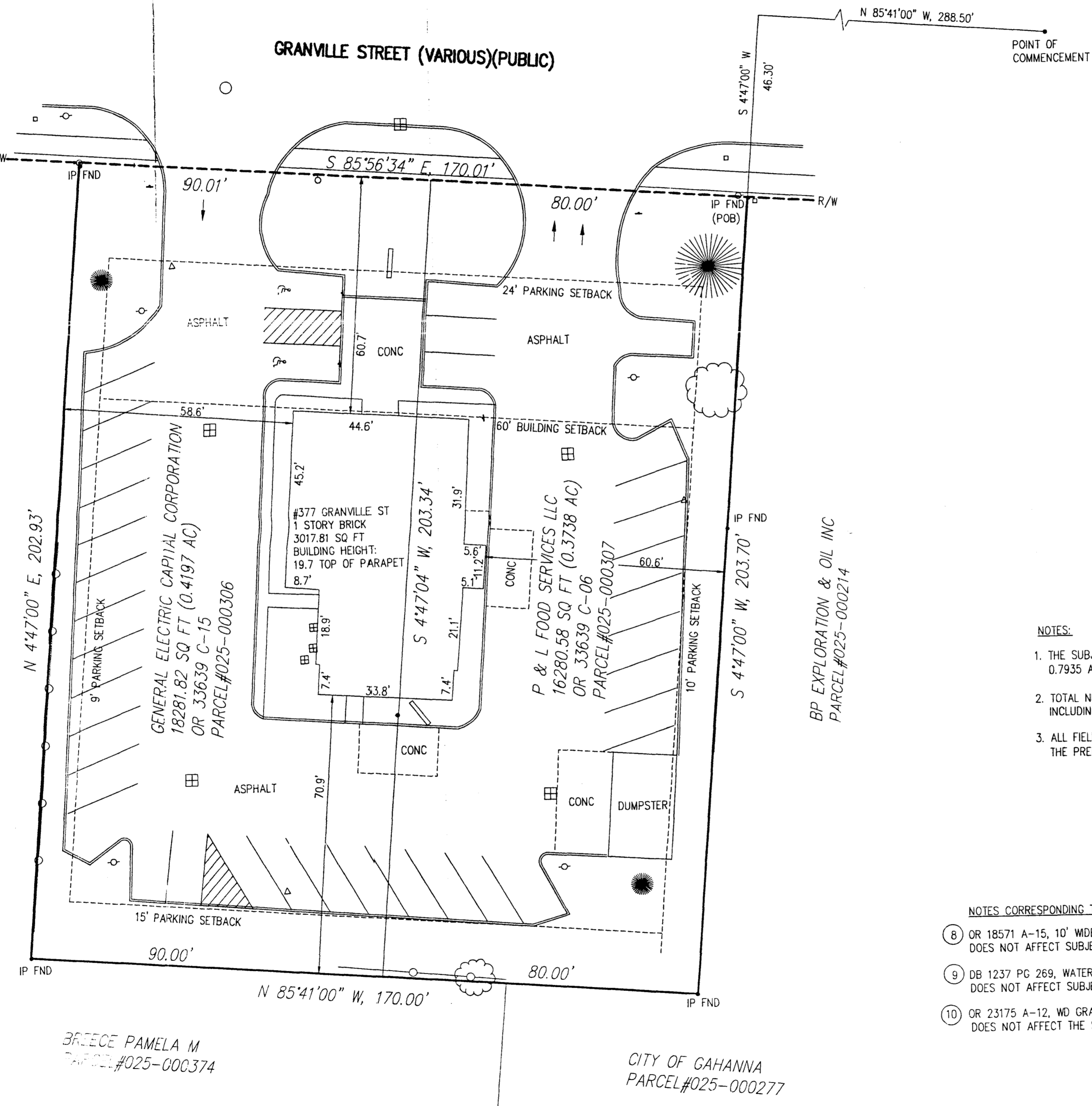
LEGEND	
○	POLE
⊙	WATER VALVE
⊕	FIRE HYDRANT
⊖	MANHOLE
⊗	CATCH BASIN
⊘	GAS VALVE
⊙	GAS METER
⊖	SIGN
→	TRAFFIC FLOW

ZONING DATA:
 DISTRICT: COMMUNITY COMMERCIAL (CC)
 PARKING SETBACK:
 FRONT - 24 FT
 EAST SIDE - 10 FT
 WEST SIDE - 9 FT
 REAR - 15 FT
 BUILDING SETBACK: 60 FT
 MAX BUILDING HEIGHT: PER FAA AND PORT COLUMBUS AIRPORT ZONING, WHICHEVER IS GREATER
 DENSITY: MAX 75%
 MIN PARKING SPACE PER DWELLING UNIT: 1 SPACE/100 SF

SOURCE OF ZONING INFORMATION:
 CITY OF GAHANNA
 ZONING DEPARTMENT
 200 S HAMILTON RD
 GAHANNA, OH 43230
 TEL: 614-471-1906
 CONTACT: MS. TRICIA LEACH

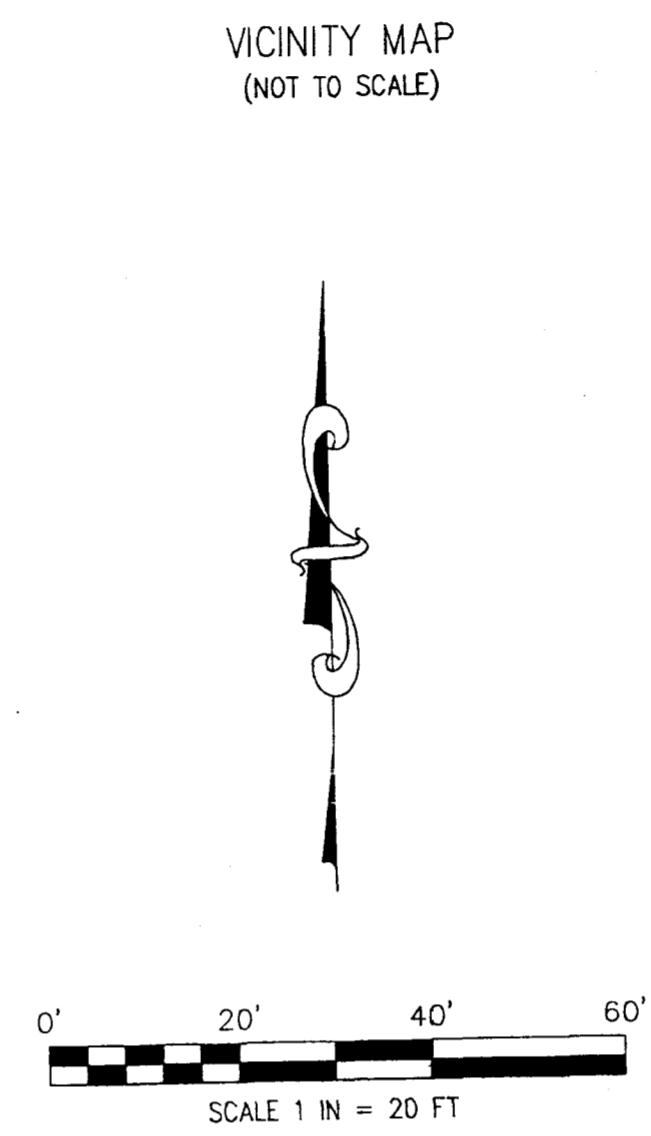
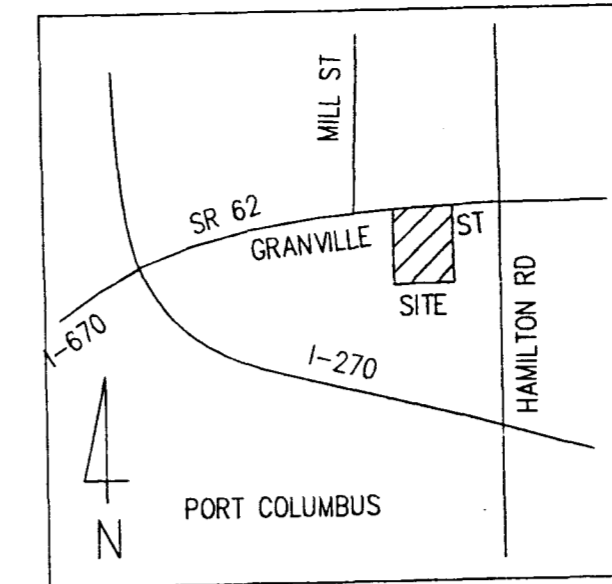
FLOOD NOTE: By graphic plot of this project, it is hereby stated that the project is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to obtain a variance from the Federal Emergency Management Agency.

MORGENSTERN DANIEL J & STEPHANIE R
 PARCEL#025-000302



BREECE PAMELA M
 PARCEL#025-000374

CITY OF GAHANNA
 PARCEL#025-000277



NOTES:

1. THE SUBJECT PROPERTY CONTAINS 34562.40 SQUARE FEET OR 0.7935 ACRES.
2. TOTAL NUMBER OF STRIPED PARKING SPACE IS 37 INCLUDING 2 HANDICAP SPACES AND ARE GRAPHICALLY SHOWN.
3. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.

NOTES CORRESPONDING TO SCHEDULE B SECTION II ITEMS:

- 8 OR 18571 A-15, 10' WIDE EASEMENT GRANTED TO THE OHIO BELL TELEPHONE COMPANY, DOES NOT AFFECT SUBJECT PARCELS AND IS NOT PLOTTED.
- 9 DB 1237 PG 269, WATER EASEMENT GRANTED TO THE VILLAGE OF GAHANNA, DOES NOT AFFECT SUBJECT PARCELS AND IS NOT PLOTTED.
- 10 OR 23175 A-12, WD GRANTED TO CITY OF GAHANNA AS PART OF GRANVILLE STREET, DOES NOT AFFECT THE SUBJECT PARCELS AND IS NOT PLOTTED.

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LEGAL

Situated in the State of Ohio, County of Franklin and City of Gahanna, being in Quarter Township 4, Township 1, Range 17, United States Military Lands and being all of the tract conveyed to General Electric Capital Corporation, Auditor's Parcel No. 025-000306, as recorded in Official Record 33639 C-15 and all of the tract conveyed to P. & L. Food Services, LLC, Auditor's Parcel No. 025-000307, as recorded in Official Record 33639 C-06, all records being to the record of Franklin County Recorder's Office, Ohio, and being more particularly described as follows:

Commencing for reference at the centerline intersection of Granville Street and Hamilton Road;

Thence N 85°41'00" W, along the centerline of said Granville Street, a distance of 288.50 feet to a point;

Thence S 4°47'00" W, a distance of 46.30 feet to an iron pin found in the southerly right of way line of said Granville Street, said iron pin found being the northeast corner of said Parcel No. 025-000307, said iron pin found being the True Point of Beginning;

Thence S 4°47'00" W, along the east line of said Parcel No. 025-000307, a distance of 203.70 feet to an iron pin found, marking the southeast corner of said Parcel No. 025-000307;

Thence N 85°41'00" W, along the south line of said Parcel No. 025-000307 and the south line of said Parcel No. 025-000306, a total distance of 170.00 feet to an iron pin found, marking the southwest corner of said Parcel No. 025-000306, passing the southwest corner of Parcel No. 025-000307 and the southeast corner of Parcel No. 025-000306 at 80.00 feet;

Thence N 4°47'00" E, along the west line of said Parcel No. 025-000306, a distance of 202.93 feet to an iron pin found in the southerly right of way line of said Granville Street, marking the northwest corner of said Parcel No. 025-000306;

Thence S 85°56'34" E, along the southerly right of way line of said Granville Street and the north line of said Parcel No. 025-000307, a total distance of 170.01 feet to the True Point of Beginning, passing the northeast corner of said Parcel No. 025-000306 and the northwest corner of said Parcel No. 025-000307 at 90.01 feet.

Containing 34562.40 square feet or 0.7935 acres, subject to all rights of way, easements and restrictions of record.

Basis of bearing is the south line of said Parcel No. 025-000307 as being N 85°41'00" W, as shown in the Official Record 33639 C-06.

The description was prepared by Phil Y. Shin, Ohio Registered Surveyor No. 7668 based on an actual field survey.

The description is intended to describe all those properties described in the title commitment identified as First American Title Insurance Company, No. 125439, with an effective date of December 16, 1999 and all those properties as described in Official Record 33639 C-15 and Official Record 33639 C-06, Franklin County Recorder's Office, Ohio.

ALTA/ACSM LAND TITLE SURVEY

for
 MCD99 Surveys
 Boston Market-2023
 B & C Project 990790, Site 391
 BCI Reference # 2023
 Boston Market-2023, 377 Granville Street, Gahanna, OH 43230

To: McDonald's Corporation; McG Restaurant Operations, Inc., dba Donatos, World Foods, Inc., dba Chipotle Mexican Grill, Golden Restaurant Operations, Inc., System Capital Real Property Corporation, First American Title Insurance Company, and Bock & Clark Corporation.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in Commitment No. 125439 dated December 16, 1999 and was made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1997; (ii) in accordance with the "AGREEMENT and Survey Requirements for MCD99 Project Surveys" dated January 13, 2000 and includes Item Nos. 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 20 and 21 of Table A as specifically defined therein, and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

(Name of Surveyor)
 Registered Land Surveyor No. 7668
 In the State of Ohio
 Date of Survey: February 21, 2000
 Date of Last Revision: March 21, 2000
 Date Printed: March 21, 2000
 Network Project No. 990790/ Site No. 391

Survey Performed by:
 PS Surveying and Mapping Group
 1425 Pentland Place
 Columbus, OH 43235
 Phone: 614-436-2949
 Fax: 614-436-2949
 Email: ps_sm_group@hotmail.com

Re-Surveyed
 05/16/06
 306
 307
 8635-7304

BOCK & CLARK'S NATIONAL SURVEYORS NETWORK
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