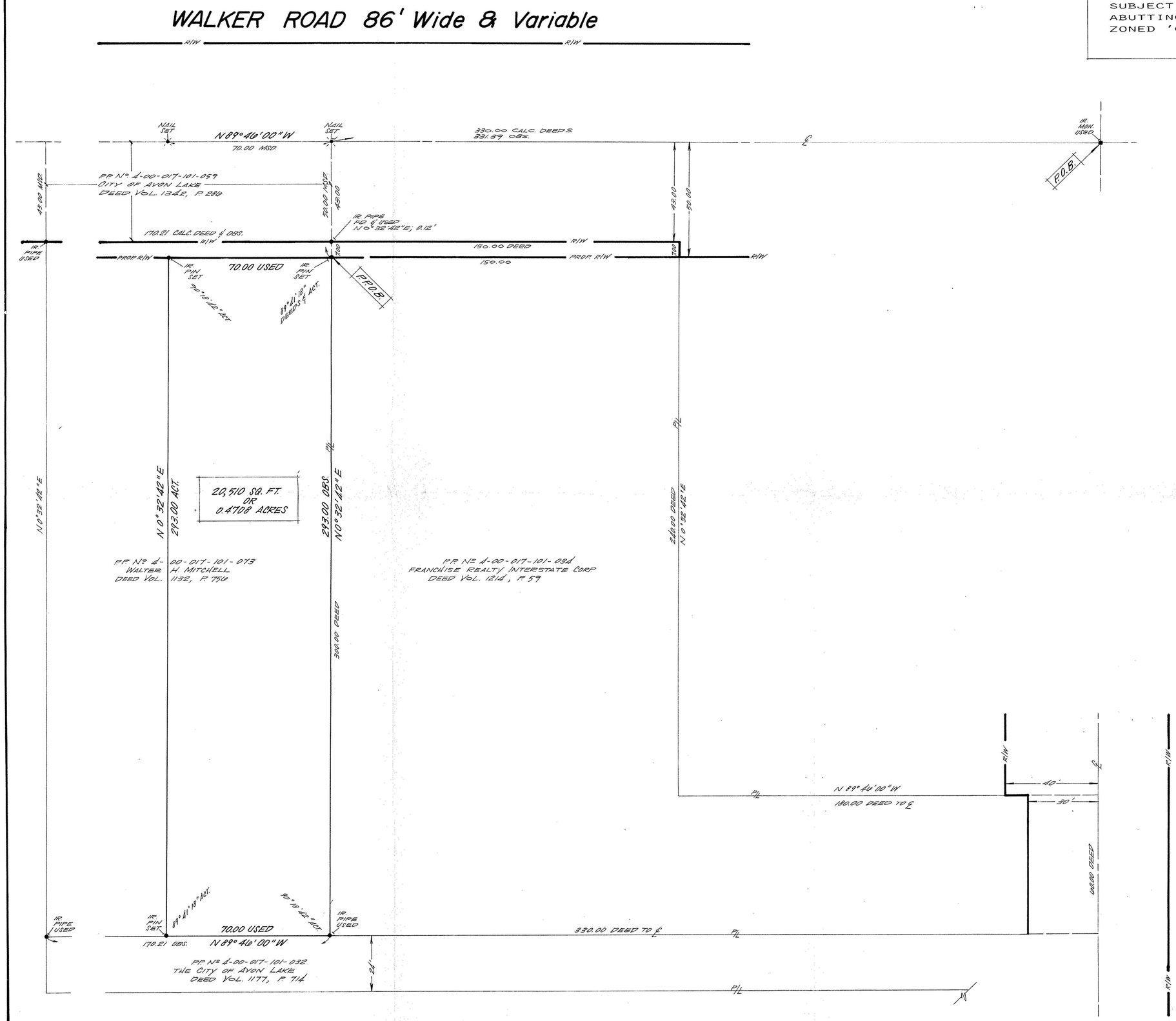
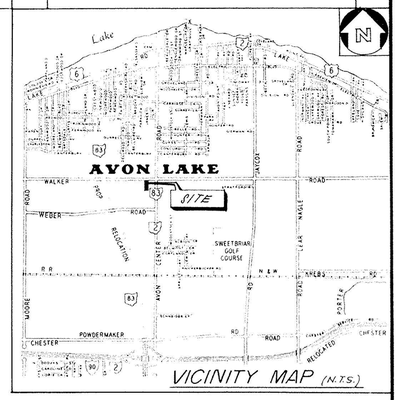
DATE	REVISIONS	BY
1.4.88	REVIEW TITLE COMMITMENT #36-0133-10-000820	E.K.

ZONING:

SUBJECT PARCEL AND ABUTTING PARCELS ARE ZONED 'COMMERCIAL.'



AVON-BELDON ROAD (S.R. 83), 60' Wide & Variable



LEGAL DESCRIPTION

Situated in the City of Avon Lake, County of Lorain, and State of Ohio, and known as being part of Original Avon Township Section 17, and bounded and described as follows:

Beginning at an iron monument in the centerline of Walker Road, 86 feet wide and variable, at its intersection with the centerline of Avon-Belden Road (S.R. 83), 60 feet wide and variable, as presently monumented;

Thence North 89 degrees 46 minutes 00 seconds West along the centerline of Walker Road, 331.39 feet to a nail set at its intersection with the northerly prolongation of the westerly line of a parcel of land conveyed to Franchise Realty Interstate Corp. by deed recorded in Volume 1214 Page 59 of Lorain County Records;

Thence South 0 degrees 32 minutes 42 seconds West along the northerly prolongation of the westerly line of said land conveyed to Franchise Realty Interstate Corp., and along said westerly line, 50.00 feet to an iron pin set at its intersection with the proposed southerly line of Walker Road, and the principal place of beginning of the parcel herein described;

Thence South 0 degrees 32 minutes 42 seconds West along the westerly line of said land conveyed to Franchise Realty Interstate Corp., 293.00 feet to an iron pipe found at its intersection with the northerly line of a parcel of land conveyed to the City of Avon Lake by deed recorded in Volume 1177 Page 714 of Lorain County Records;

Thence North 89 degrees 46 minutes 00 seconds West along the northerly line of said land conveyed to the City of Avon Lake, 70.00 feet to an iron pin set;

Thence North 0 degrees 32 minutes 42 seconds East, 293.00 feet to an iron pin set in the proposed southerly line of Walker Road;

Thence South 89 degrees 46 minutes 00 seconds East along the proposed southerly line of Walker Road, said line being parallel to the centerline of Walker Road and distant 50.00 feet therefrom by rectangular measurement, 70.00 feet to the principal place of beginning, and containing 20,510 square feet or 0.4708 acres of land according to the survey by Donald G. Bohning & Associates, Inc. dated December, 1987.

MAP OF SURVEY MADE AT THE INSTANCE OF CHICAGO TITLE INSURANCE COMPANY AND McDONALD'S CORPORATION

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 17
NOW IN THE CITY OF AVON LAKE
LORAIN COUNTY, OHIO

I HEREBY CERTIFY TO CHICAGO TITLE INSURANCE COMPANY AND McDONALD'S CORPORATION THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON DECEMBER 22, 1987, THAT THE SUBJECT PROPERTY IS CONTIGUOUS TO OTHER PROPERTY OWNED BY McDONALD'S CORPORATION AS SHOWN ON THIS PLAN; THAT THERE ARE NO ENCROACHMENTS OTHER THAN SHOWN, AND THAT IT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY THE PURCHASER, ALL TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. COURSES ARE GIVEN TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

KENNETH L. BOHNING
REGISTERED SURVEYOR NO. 6720

STATE OF OHIO — KENNETH L. BOHNING 6720 — REGISTERED LAND SURVEYOR

#18005
APPROVED LORAIN CO. MAP DEPT.
DATE 6-23-88
PAGE 4.00.017-10
BY T. McClain
VOID AFTER 18005

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 • (216) 642-1130

HORZ. SCALE	DR'N.	CKD.	DATE	
1" = 20'	M.G.	E.K.	DEC, 1987	1/2
VERT. SCALE	FIELD BOOK		ORDER NO.	
—	129; P. 124		1882	