

STATE MS.-DESOTO CO.

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This document prepared by (and after recording return to):)
 Name: Bruce A. Neumann, Esq.)
 Firm/Company: McDonalds Corporation)
 Address: One McDonalds Plaza)
 Address 2: U.S. Legal Dept. 067)
 City, State, Zip: Oak Brook, Illinois 60523)
 Phone: 630-623-3000)
 _____ ¼ of _____ ¼ of Section _____, Township _____)
 _____, Range _____, DeSoto)
 County Lot 1, WhisperingWood Commercial S1D)

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SPECIAL WARRANTY DEED
(Corporation to Corporation)

FOR VALUABLE CONSIDERATION of less than ONE HUNDRED DOLLARS (\$100.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **System Capital Real Property Corporation**, a Corporation organized under the laws of the state of Delaware, whose address is 3250 Lacey Road, Suite 160, Downers Grove, Illinois 60515, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey and warrant specially unto **Archland Property I, LLC**, a limited liability company organized under the laws of the state of Delaware, whose address is 3250 Lacey Road, Suite 160, Downers Grove, Illinois 60515, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DESOTO, State of Mississippi, to-wit:

EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF

Tax I. D. _____

TO HAVE AND TO HOLD the Property, together with all of Grantor's rights, title, interest and obligations as landlord in and to that certain Amended and Restated Master Ground Lease Agreement by and between Grantor and McDonalds Corporation, dated as of June 1, 2004 and as further defined in the recorded Memorandum of Amended and Restated Lease by and between Grantor and McDonalds Corporation having been recorded immediately prior hereto. Including all easements, rights and appurtenances, but not including any buildings or improvements thereon, if any.

SUBJECT TO: current taxes and assessments not yet due and payable from the date hereof and subsequent years, any and all prior reservations or conveyances of oil, gas and other minerals in, on or under the Property, and all covenants, conditions, restrictions, reservations, easements, rights-of-way and declarations or other matters of record.

AND THE GRANTOR hereby binds itself and its successors to warrant and defend the title against the acts of the Grantor and no other, subject to the matters set forth above.

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 28th day of June, 2004.

SYSTEM CAPITAL REAL PROPERTY CORPORATION, a Delaware corporation

BY: [Signature]
Y. S. Kong, Vice President JK

ATTEST:

BY: [Signature]
Nancy Warmoth, Secretary JK



Grantor(s) Name, Address, phone:

System Capital Real Property Corporation
One McDonalds Plaza
Oak Brook, Illinois 60523
630-623-3000
City & State: E OLIVE BRANCH, MISSISSIPPI
Address: 7150 HACKS CROSS RD
L/C: 023-0249

Grantee(s) Name, Address, phone:

ARCHLAND PROPERTY I, LLC
PO Box 66207
One McDonald's Plaza
AME O'HARE
Oak Brook, Illinois 60523
CHICAGO, IL 60666
Attn: U.S. Legal Dept 067
630-623-3000

SEND TAX STATEMENTS TO GRANTEE

[Mississippi - Corporate Acknowledgment]

STATE OF ILLINOIS

COUNTY OF DUPAGE

Personally appeared before me, the undersigned authority in and for the said County and State, on this 28th day of June, 2004, within my jurisdiction, the within named **Y.S. KONG** and **NANCY WARMOTH**, duly identified before me, who acknowledged that they are Vice-President and Secretary, respectively, of **SYSTEM CAPITAL REAL PROPERTY CORPORATION**, a Delaware corporation, and that for and on behalf of said corporation, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

Mary Beth Brokenshire
NOTARY PUBLIC

My Commission Expires: 12/13/07



EXHIBIT "A"

Lot 1, Whispering Woods Commercial Subdivision, situated in Sections 25 and 26, Township 1 South, Range 6 West, in DeSoto County, Mississippi as shown on plat of record in Plat Book 76, Page 32, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

Together with a 50 foot ingress/egress easement as shown on plat in Plat Book 76, Page 32 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Together with a 30' Rear Access Easement described as follows:

LEGAL DESCRIPTION OF A 30 FOOT WIDE INGRESS EGRESS EASEMENT OF LAND LOCATED IN PART OF THE NORTHWEST, AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 6 WEST, OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, AND IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 6 WEST; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 1534.76 FEET TO A POINT IN HACKS CROSS ROAD; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 22.83 FEET TO A POINT (CONCRETE RIGHT OF WAY MONUMENT FOUND 2.71 FEET SOUTH OF CORNER); THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 2924.78 FEET, DELTA ANGLE OF 00 DEGREES 30 MINUTES 29 SECONDS, CHORD BEARING SOUTH 07 DEGREES 28 MINUTES 57 SECONDS WEST, CHORD DISTANCE 23.94 FEET, AND A LENGTH OF 23.94 FEET TO A 1/2" REBAR SET ON THE EAST RIGHT OF WAY LINE OF HACKS CROSS ROAD; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 2924.78 FEET, DELTA ANGLE OF 01 DEGREES 48 MINUTES 08 SECONDS, CHORD BEARING SOUTH 08 DEGREES 38 MINUTES 15 SECONDS WEST, CHORD DISTANCE 91.97 FEET, AND A LENGTH OF 91.97 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND ON SAID EAST RIGHT OF WAY LINE; THENCE SOUTH 09 DEGREES 32 MINUTES 18 SECONDS WEST 185.48 FEET TO A 1/2" REBAR SET; THENCE SOUTH 80 DEGREES 27 MINUTES 42 SECONDS EAST 63.31 FEET TO A 1/2" REBAR SET; THENCE SOUTH 89 DEGREES 19 MINUTES 00 SECONDS EAST 158.12 FEET TO A 1/2" REBAR SET, ALSO BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED EASEMENT; THENCE NORTH 00 DEGREES 41 MINUTES 00 SECONDS EAST 538.93 FEET TO A POINT; THENCE NORTH 86 DEGREES 52 MINUTES 29 SECONDS EAST 35.87 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS EAST 37.29 FEET TO A POINT ON SOUTH LINE OF A 40' WIDE INGRESS EGRESS EASEMENT AS PER TRACT II DEED BOOK 375, PAGE 628; THENCE ALONG SAID LINE NORTH 86 DEGREES 39 MINUTES 39 SECONDS EAST 30.05 FEET TO A POINT ON SAID LINE; THENCE SOUTH 00 DEGREES 00 MINUTES 02 SECONDS WEST 37.44 FEET TO A POINT; THENCE SOUTH 84 DEGREES 52 MINUTES 29 SECONDS WEST 68.21 FEET TO A POINT; THENCE SOUTH 00 DEGREES 41 MINUTES 00 SECONDS WEST 538.87 FEET TO A POINT; THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS WEST 30.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 41 MINUTES 00 SECONDS EAST 30.00 FEET TO A POINT OF BEGINNING.

As shown of the survey of Russell & Company dated September 27, 2001.