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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 12, Township)
2 South, Range 8 West, DeSoto)
 County Lot 1, Civic Center Commercial S/D)

476 PG 122
RECORDED IN CLK.

-----Above This Line Reserved For Official Use Only-----

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: SOUTHAVEN, MISSISSIPPI
Address: 4952 PEPPERCHASE DR
L/C: 023-0236

Grantee(s) Name, Address, phone:

ARCLAND PROPERTY I, LLC
PO Box 66267
One McDonald's Plaza
AMF 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, Civic Center Commercial Subdivision, Phase I, situated in Section 12, Township 2 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 76, Pages 28-29, in the office of the Chancery Clerk of DeSoto County, Mississippi and further described as follows:
COMMENCING at the Northeast corner of Section 12 runs thence West, 2,202 feet to a set iron pin and cap located 45 feet from the centerline of Church Road, in the Right-of-Way of said road, and being the POINT OF BEGINNING for the tract herein described; thence with the Right-of-Way of said road South 00 degrees 15 minutes 22 seconds East, 35.13 feet to concrete Right-of-Way monument; thence continuing with the Right-of-Way of said road South 84 degrees 39 minutes 00 seconds East, 174.42 feet to a set iron pin and cap at the northwest corner of Bessie Payton, Deed Book 287, Page 144,; thence with the west line of Payton, South 10 degrees 08 minutes 59 seconds East, 278.10 feet to a set iron pin and cap; thence with the partition line South 79 degrees 51 minutes 00 seconds West, 212.10 feet to a set iron pin and cap; thence with a partition curve to the right having a radius of 455.00 feet, an arc length of 178.36 feet and along a chord length North 11 degrees 03 minutes 43 seconds West, 177.22 feet to a set iron pin and cap; thence continuing with the partition line North 00 degrees 10 minutes 06 seconds East, 173.63 feet to a set iron pin and cap; thence with a partition curve to the right having a radius of 15.00 feet, an arc length of 23.52 feet, and along a chord length North 45 degrees 04 minutes 54 seconds East, 21.18 feet to a set iron pin and cap; thence North 89 degrees 57 minutes 57 seconds East, 4.45 feet to the Point of Beginning and containing 1.500 acres or 65,343.54 square feet, more or less.

023-0236
Southaven, MS