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2002 SATISFACTION OF MORTGAGE

11:58

HOLD FOR MERIDIAN TITLE CORP

THIS CERTIFIES that a certain Mortgage, Assignment of Rents, Security Agreement and Fixture Filing dated as of January 9, 2001 executed by U.S. RESTAURANT PROPERTIES OPERATING L.P. to STATE STREET BANK AND TRUST COMPANY recorded on February 13, 2001 as Instrument No. 2001 010372, Lake County, State of Indiana, has been fully paid and satisfied and the same is hereby released, together with all liens and encumbrances held by the undersigned against the real property described in such mortgage.

Witness my hand, at office, this 6 day of December, 2001.

STATE STREET BANK AND TRUST COMPANY

By: [Signature]
Name: MICHAEL M. HOPKINS
Title: VICE PRESIDENT



STATE OF CONNECTICUT
COUNTY OF HARTFORD

Personally appeared before me, MICHAEL M. HOPKINS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6 day of December, 2001.

[Signature: Karen R. Felt]
Notary Public

KAREN R. FELT
NOTARY PUBLIC
MY COMMISSION EXPIRES 02/29/2004

Store No. IN9597

2105LK00

MT
12/20/01
[initials]

EXHIBIT "A"

PARCEL I: That part of Lot 1 in Highland Town Center Subdivision, as shown in Plat Book, 77, page 23, being a subdivision of part of the West ½ of the Southwest ¼ of Section 33, and part of the Southeast ¼ of Section 32, all in Township 36 North, Range 9 West of the Second Principal Meridian, according to the Plat thereof recorded September 8, 1994 as Document No. 94063408, described as follows: Commencing at the Southeast corner of said Lot 1; thence North 89 degrees 27 minutes 34 seconds West, along the South line of said Lot 1, 1148.11 feet; thence North 00 degrees 11 minutes 11 seconds West, along a Westerly line of said Lot 1, 0.09 feet; thence North 34 degrees 46 minutes 25 seconds West, along a Westerly line of said Lot 1, 17.72 feet; thence North 01 degrees 55 minutes 20 seconds East, along a Westerly line of said Lot 1, 248.52 feet; thence North 02 degrees 34 minutes 45 seconds East, along a Westerly line of said Lot 1, 374.45 feet; thence North 44 degrees 51 minutes 46 seconds East, along a Westerly line of said Lot 1, 40.57 feet; thence North 02 degrees 34 minutes 45 seconds East, along a Westerly line of said Lot 1, 60.00 feet; thence North 41 degrees 03 minutes 43 seconds West, along a Westerly line of said Lot 1, 39.55 feet; thence North 02 degrees 34 minutes 45 seconds East, along a Westerly line of said Lot 1, 125.89 feet; thence North 01 degrees 08 minutes 49 seconds East, along a Westerly line of said Lot 1, 87.11 feet, to the point of beginning; thence continuing on the last described course North 01 degrees 08 minutes 49 seconds East, 97.61 feet; thence South 88 degrees 51 minutes 11 seconds East, 10.00 feet; thence North 01 degrees 08 minutes 49 seconds East, along a Westerly line of said Lot 1, 14.14 feet; thence North 89 degrees 50 minutes 12 seconds East along a line at right angles to the East line of said Lot 1, 270.64 feet; thence Southerly on a curve, concave Easterly, having a radius of 441.00 feet, an arc distance of 107.35 feet and a chord bearing South 06 degrees 48 minutes 38 seconds West, to a point 847.24 feet West of the East line of said Lot 1 (as measured at right angles thereto); thence South 00 degrees 09 minutes 48 seconds East, along a line parallel to said East line of Lot 1, 5.20 feet; thence South 89 degrees 50 minutes 12 seconds West, along a line at right angles to said East line of Lot 1, 270.19 feet, to the point of beginning, in the Town of Highland, Lake County, Indiana.

PARCEL II: Non Exclusive Easement for Ingress and Egress as shown in the easement for Ingress and Egress and cross Easement Agreement recorded May 7, 1996 in Instrument No. 96030241.

PARCEL III: A Non Exclusive Easement for the passage and parking of passenger, service and delivery vehicles, as reserved and granted in Operation and Easement Agreement, recorded September 26, 1994 as Instrument No. 94066757; and amended by the First Amendment recorded April 6, 1995 as Instrument No. 95019082; and Second Amendment recorded July 6, 1995 as Instrument No. 95037841. (Note: Assignment of Agreements recorded April 6, 1995 as Instrument No. 95019081.)



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