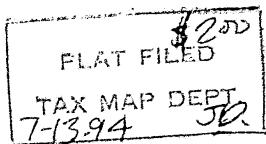


Q-1902

238541



**REGISTERED AND
UNREGISTERED LAND**

GENERAL WARRANTY DEED

HAMILTON COUNTY RECORDER'S OFFICE
Doc # 94 - 125654 Type: DE
Filed: 07/18/1994 9:42:24 AM \$ 30.00
Off. Rec.: 6521 193 R 62 12
Cert. No.: 160115

ANCHOR MARIEMONT LIMITED PARTNERSHIP, an Ohio limited partnership ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to **McDONALD'S CORPORATION**, a Delaware corporation ("Grantee"), whose tax mailing address is P.O. Box 66207, AMF O'Hare, Chicago Illinois 60666, the real estate described on the attached Exhibit A (the "Property").

The Property is conveyed subject to a reservation by Grantor of a perpetual and nonexclusive easement and right of way across that portion of the Property described on the attached Exhibit B for the purpose of unobstructed vehicular and pedestrian ingress and egress. The foregoing easement (a) is not personal to Grantor and Grantee, (b) will inure to the benefit of Grantor, its successors and assigns, their respective tenants, and the customers, invitees, licensees, employees, and agents of each of the foregoing, (c) will bind the successors and assigns of Grantee, and (d) will run with and bind the land.

The Property is conveyed subject to, and there are excepted from the general warranty covenants, those matters described on the attached Exhibit B-1.

Prior Instrument Reference: Official Record Book , Page and Registered Land Certificate Number of the Records of Hamilton County, Ohio.

IN WITNESS WHEREOF, Anchor Mariemont Limited Partnership, an Ohio limited partnership, has hereunto set its hand this 22nd day of May, 1994, by SOL, Inc., an Ohio corporation, its general partner, by Douglas S. Hyden, its President.

Signed and acknowledged
in the presence of:

Print Name: JULIE K. WILSON

Print Name: W. Russell Wilson

Examined & Compliant with
Sec. 322.02 R.C.
Real Property Transfer Tax

940.00

DUSTY RHODES
HAMILTON COUNTY, OHIO

**ANCHOR MARIEMONT LIMITED
PARTNERSHIP**
**HAMILTON COUNTY
RECORDER
REGISTERED LAND**

By: Douglas S. Hyden
Douglas S. Hyden, its President

Examined & Compliant with
Sec. 319.202 R.C.

DUSTY RHODES
HAMILTON COUNTY, OHIO

6521 193

TAX 376.00

HAMILTON COUNTY RECORDER'S OFFICE
Doc # 94 - 125654 Type: DE
Filed: 07/18/1994 9:41:49 AM \$ 0.00
Off. Rec.: 6521 193 R 62 12
Cert. No.: 160121

1.50

11475 Northlake Drive
Cincinnati, Ohio 45249
513-489-8181
Fax 513-489-5582

EXHIBIT "A"

McGill Smith Punshon, Inc.



Description For: Anchor Associates

Location: Wooster Road
Proposed McDonald's - 1.702 Acres Total
Parcel 1 (0.959 Acres) & Parcel 2 (0.490 Acres) & Parcel 3 (0.253 Acres)

Situate in Section 3, Town 4, Fractional Range 2, Columbia Township, Hamilton County, Ohio, and being in part, part of the lands registered as Certificate Number 160121, and 158484, Hamilton County Registered Land Office, and being more particularly described as follows:

PARCEL 1 - 0.959 Acres

Beginning at the intersection of the west line of Section 3, said line also being the east line of Section 9 and the east line of the Village of Mariemont, with the centerline of Wooster Road (U.S. Route No. 50);

Thence along said west line of Section 3, east line of Section 9 and east line of the Village of Mariemont, South 02°00'35" West, 40.05 feet to a point in the south line of Wooster Road;

Thence along said south line of Wooster Road the following three (3) courses and distances:

1. along an arc deflecting to the right, having a central angle of 19°22'10" and a radius of 1233.24 feet, a distance of 416.90 feet, the chord of said arc bears South 75°22'30" East, 414.92 feet;
2. South 65°41'25" East, 340.71 feet;
3. along an arc deflecting to the left, having a central angle of 05°53'40" and a radius of 6915.50 feet, a distance of 711.44 feet, the chord of said arc bears South 68°38'15" East, 711.12 feet to the REAL POINT OF BEGINNING for this description;

Thence from said REAL POINT OF BEGINNING, continuing along said south line of Wooster Road, along an arc deflecting to the left, having a central angle of 00°10'20" and a radius of 6915.50 feet, a distance of 20.80 feet, the chord of said arc bears South 71°40'15" East, 20.80 feet and South 71°45'25" East, 207.66 feet to a point;

Thence leaving said south line of Wooster Road, South 15°08'35" West, 123.63 feet to a point in the south line of said Registered Land Certificate No. 160121;

REGIONAL PLANNING COMMISSION
HAMILTON COUNTY, OHIO

APPROVED
NO PLAT REQUIRED

5/5/5-6-94

McGill Smith Punshon, Inc.
Engineers • Architects • Surveyors
Planners • Landscape Architects

6521 194

STATE OF OHIO)
)
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me, a notary public, this 22nd day of May, 1994 by Douglas S. Hyden, the President of SOL, Inc., an Ohio corporation, the general partner of Anchor Mariemont Limited Partnership, an Ohio limited partnership, on behalf of such corporation and partnership.



This instrument was prepared by:

W. Russell Wilson, Esq.
Frost & Jacobs
2500 PNC Center
201 East Fifth Street
Cincinnati, Ohio 45202-4182

W. Russell Wilson
Notary Public

Notary Public

William Russell Wilson, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO

My Commission has no expiration date. Section 147.03 O.R.C.

6521 195