being bounded and described as follows:

ARC = 335,28 to SIA: 209+64.72 1 N 00-51-02 E

Being part of the land acquired by Virginia Holding Corporation from Avon Trotting Center, Inc. by deed dated September 27, 1966, recorded in volume 934, page 316; Lorain County Records.

The foregoing conveyance is made subject to all such restrictions, easements, conditions, public uses and assessments as may be of record or as may be apparent by an inspection of the premises.

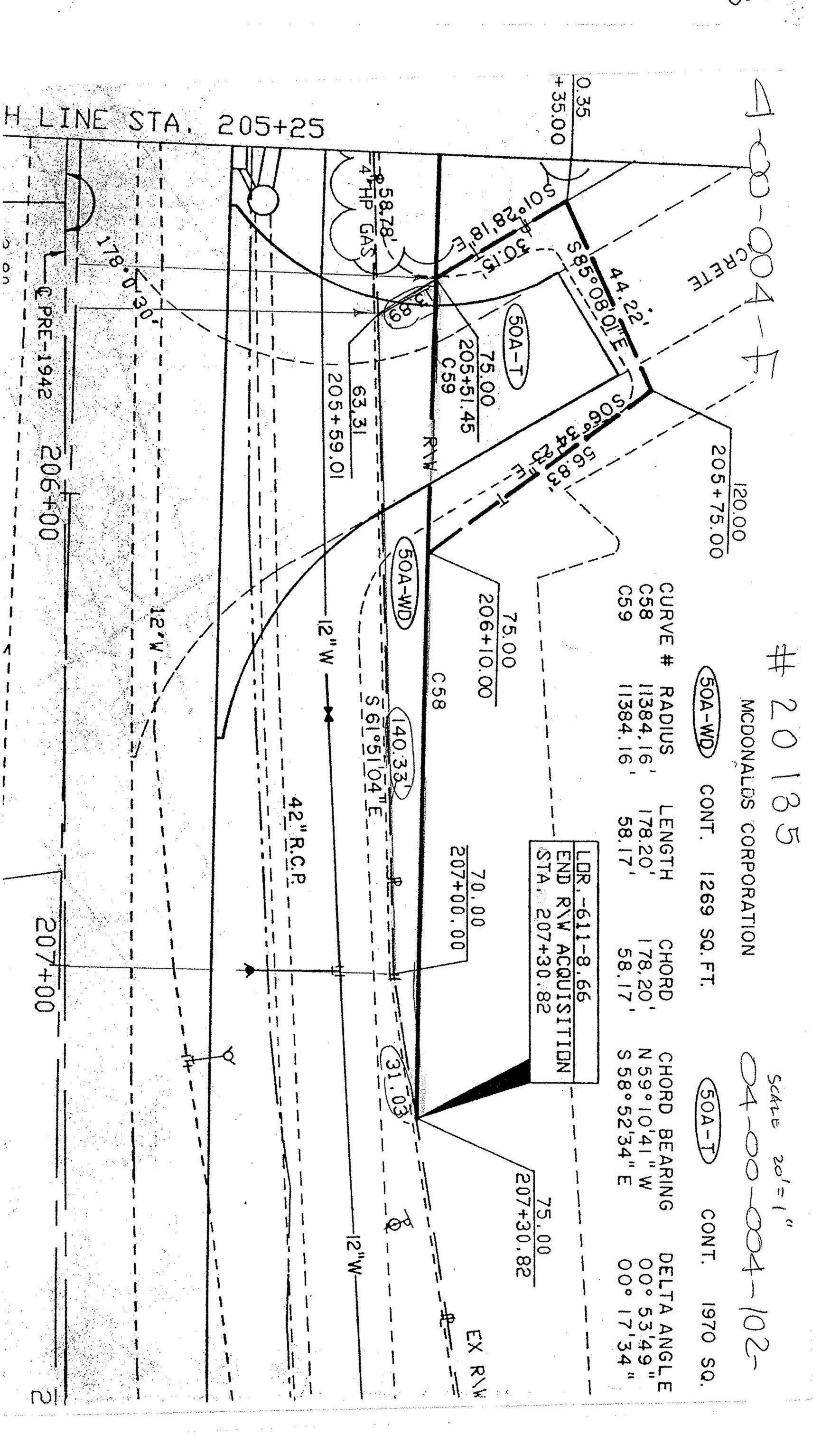
IN WITNESS WHEREOF, Grantor has caused its corporate name to be subscribed hereto by G.C. Durand President, and <u>Dezora M. Martin</u>, its Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors, this 94h

Signed and acknowledged in the presence of:

Wice President HIG 35 80 U O STEED AT Assistant Secretary

LHE:cyt;2008c;8/1/90;81587

vol: 320 page 843



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1851	597919 (201 934 FACE 316			77 To 1 State (2)		
1	NDEXED				r.	VOL.
ı	WARRANTY DEED					with the appurtenances thereunto belannor
	KNOW ALL MEN BY THESE PRESENTS				æ	successors and assigns forest belonging, unto the said
	ANON ALL PIEN BI THESE PRESENTS					with the said Grantee its successors and assign:
	That Avon Trotting Center, Inc., a Corporation, the Grantor, for				ž.	cribed premises, as a good and in a well seized of the a
	the consideration of Ten and no/100	Si Si	4			has good right to hargain and salt is
	(\$10.00) received to its full satisfaction of Virginia Holding Corporation, a Corporation, the Grantee, 8 North Jefferson Street, Roanoke,		BEIN	• . []	8	soever except taxes and special
	Virginia, does give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described premises,		need is		· *	and particularly the following
•	situated in the City of Avon, County of Lorain, and State of Ohio:		PAILEKED			public highway and road purposes dated July 23, 1942 and re
	V Cituata ta Guiaturi sur morris e sur e		elle			of Ohio for public highway and med Records; easement
	Situate in Original Avon Township Lot No. 4 now in the City of Avon, County of Lorain, and State of Ohio.		MINELLIS		/S	it will WARRANT AND DEFEND STITE LOTAIN County Deed record
	Commencing at that intersection of the center line of Colorado	6	WIN TO			unto belonging, to the said Grantee, its successors and ass against all lawful claims and demands whatsoever except as
	Avenue and the centerline of Miller Road extended; thence N 0° - 39' - 15" E along said centerline of Miller Road, and extension there of, a	١,	WITT		整	4
	distance of 224.60 feet to a point; thence S 85° - 30' - 55" E a dis-		PAP		98	IN WITNESS WHEREOF, said Corporation hereunto sets its
	tance of 75.17 feet to a point in the easterly line of said Miller Road, said point being the principal point of beginning:					- august F Holynd its President
	Thence N 0° - 39' - 15" E along said east line of Miller Road a					Music 7 Kelin
	distance of 1079.41 feet to a point of tangency;					27 11 300 05
* •	Thence continuing along said easterly line of Miller Road on a curve to the right an arc distance of 256.78 feet to a point, said				*	Nine Hundred and Sixty-six.
	curve having a radius of 1834.86 feet a chord bearing and distance of					Signed and acknowledged AVON TROTTING CENTERS INC
æ	N 4° - 39' - 43" E 256.57 feet;					Signed and acknowledged in the presence of
	Thence N 89° - 51' - 57" E a distance of 2037.53 feet to a point;					Claire 9 Luca Allin Tille
	Thence S 0° - 16' X 15" W a distance of 1300.00 feet to a point;					- Course J. Jon
	Thence S 89° - 51' - 57" W a distance of 573.84 feet to a point;					I human
	Thence S 0° - 16' - 15" W a distance of 1180.87 feet to a point			• .]	2	STATE OF OHIO,) Before me Notama Pulli
	in the northerly line of said Colorado Avenue;	•				LORAIN COUNTY, ss.) County and State personally appeared the
	Thence along said northerly line of Colorado Avenue on a curve to the right an arc distance of 789.76 feet to a point, said curve	·				AVON TROTTING CENTER, INC.
8	having a radius of 11419.16 feet a chord bearing and distance of N 56° - 58' - 42" W 789.62 feet;					August F. Kolyno
						Alvin F. Kolyno
v.	Thence N 0° - 19' - 48" E a distance of 647.17 feet to a point;				ě	acknowledged that them are .
2.7	Thence N 85° - 30' - 55" W a distance of 829.79 feet to the principal point of beginning and containing 78.218 Acres of land, more or				a	same is the free act and deed of said Corporation, and the free act the personally and as such officers.
	less, but subject to all legal highways.					
	Survey for the parcel described above was prepared by Robert H. Krause, Registered Surveyor, State of Ohio Reg. No. 2885.			9		IN TESTIMONY WHEREOF, I have hereunto set and official seal, at Lorain, Ohio the
		ĺ		7		day of September, A.D. 1966.
	Being the same premises conveyed to Avon Trotting Center, Inc. by Deeds dated and recorded in Lorain County, Ohio Deed Records as			9 9		Mills / men
	TOILOWS, TO WIE:			170g	Ť	Notary Public his instrument prepared by Milton Friedman, Attorney
	Date			3		
	Nov. 29, 1961 Vol. 811, Page 172	M.		S FI		TRANSFERMED this Title Received for Record OCT 5-
	June 30, 1963 Vol. 841, Page 171 Oct. 24, 1963 Vol. 860, Page 634			MIC.		OCT 5 1988 102 Feice Body at 12:390'clock TO M. In Dag
				2	00	Joseph Witter PAGE 211
					1./	AUDITOR Messenge PAGE 3/6 Lorain Coun
30			7494-1444	1		

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		TO HATTE AND	I					
į		with the appurtenances thereunto belonging with the appurtenances thereunto belonging with the appurtenances thereing belonging with the appurtenances thereing belonging with the appurence of the second transfer with the						
· ?		with the appurtenances thereunto belonging, unto the said Grantee, its						
1	is st	successors and assigns forever. And Avon Trotting Center, Inc, the						
- } !		said Grantor does for itself and its successors and assigns covenant	22					
		with the said Grantee, its successors and assigns covenant the ensealing of these presents, it is well soined.	I					
	•	the ensealing of these presents, it is well seized of the above des-	ł					
	K.	cribed premises, as a good and indefeasible estate in FEE SIMPLE, and	ł					
		has good right to bargain and sell the same in manner and form as above	1					
3		written, that the same are free and clear from all incumbrances what-	ľ					
34	38	soever except taxes and special assessments, if any, not yet due and payable, zoning restrictions, and restrictions	1 .					
3	14	payable, zoning restrictions, and restrictions and easements of record						
		and particularly the following: easement to the State of Ohio for	1					
		public highway and road purposes dated July 23, 1942 and recorded in						
3	85	Vol. 321, Page 612 of Lorain County Deed Records; easement to the State						
. 4		of Ohio for public highway and road purposes dated June 18, 1942 and recorded in Vol. 322, Page 441 in Lorain County Deed Records; easement to the State						
31	31 B	recorded in Vol. 322, Page 441 in Lorain County Deed records, and that						
1	Œ	it will WARRANT AND DEFEND said premises, with the appurtenances there-	Š					
		unto belonging, to the said Grantee, its successors and assigns forever,						
		against all lawful claims and demands whatsoever except as aforesaid.						
	40	cheche as arolesaid.						
		IN WITNESS WHEREOF, said Corporation hereunto sets its hand and						
.4								
	•	- August F. Holynd its President and Aller F. Kolyno its Secretary secretary						
1.	20	- Jugust T. Journa its President and						
3	47.	Million I VI						
	,	its Secretary this						
		17 1/ 200						
	3.	Nine Hundred and Sixty-six. in the year of our Lord One Thomsand						
	2	mandred and Sixty-six.						
31		Activité de la constitución de l						
4		Signed and acknowledged AVON TROTTING CENTER INC.						
		in the presence of						
1		By Assaust fill ordinaria	£					
	*	Total Officer						
1	55 4 70	- Clock to Johnson :						
1		Secretary						
4		I hicon /man						
1								
3	23		- 6					
3		STATE OF OHIO,) Before me, Notary Public in and for said	200					
		LORAIN COUNTY, ss.) County and State personally appeared to						
		LORAIN COUNTY, ss.) County and State personally appeared the above named						
1		AVON TROTTING CENTER INC						
		August F. Kolyno its President and						
		il all in the second of the se						
	9 5	Alvin F. Kolyno its Secretary who						
1		who I						
¥	*	same is the free act and deed of said Corporation						
		and deed of each of them persons said Corporation, and the free						
	× 1	same is the free act and deed of said Corporation, and that the and deed of each of them personally and as such officers.						
		IN TESTIMONY WHEREOF T have						
n	7	II 4000 C NONTO TO TO TO THE TOTAL OF THE TO	20					
.0	1 67/	day of September, A.D. 1966.	S					
上			24					
9	2	Missis / Prices /mis	28					
2		Notary Public						
TH ON TION	₹ . ∴		8					
	11	This instrument prepared by Milton Friedman, Attorney	\$6 2.5					
FILM	i	mail mail	£.					
	11	TOMICECTORED AND I	334					
9		RANS FERRE This Dittle Received for Record OCT 5 - 1966						
MICRO		OCT 5 1900 102 Feice Bola at 12:390'clock TO M. InDood RECORD	*					
			. 8					
,	2.00	The state of the s						
·		PAGE 3/6 Lorain County Records.	e e					
*		- Hanting						
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WARRANTY DEED

McDonald's Corporation, A Delaware Corporation

KNOW ALL MEN BY THESE PRESENTS:

Lorain County and being located within the following described points in the boundary thereof:

Beginning at the 1-inch diameter pin found at the Southwest Corner of O.L. 4; thence along the West line of O.L. 4, said line also being the corporation line between the City of Avon and the Village of Sheffield, North 01° 40' 12" West, a distance of 1319.61 feet to a point, said point being on the centerline of the new relocated State Route 611 (Colorado Avenue) and located at Station 182 + 65.48 on said centerline; thence by spiral curve along the new centerline bearing to the right, a distance of 97.25 feet, whose chord bears North 73° 29' 00" East with a distance of 97.24 feet to a point, said point being the S.C. of Curve No. 4 and at Station 183 + 62.73; thence by arc of a curve bearing to the right along the new centerline of S.R. 611; as aforesaid: Radius = 1432.395 feet, Delta = 44° 20' 09", Arc = 1108.40 feet, Chord = 1080.95 feet, Chord Bearing South 82° 43' 09" East to a

point, said point being the C.S. of Curve No 4 and at Station 194 + 71.13; thence by spiral curve along the new centerline bearing to the right, a distance of 200.00 feet, whose chord bears South 57° 53' 04" East, a distance of 199.96 feet to a point, said point being the S.T. of Curve No 4 and at Station 196 + 71.13; thence South 56° 33' 04" East, a distance of 28.00 feet to a point, said of 410.34 feet to a point, said point being the P.C. of Curve No. 5 and at Station 201 + 15.74; thence by arc of a curve bearing to the left along the new centerline, a distance of 443,27 feet whose chord bears South 57° 39' 34" West with a distance of 443.24 feet to a point; thence North 31° 13' 57" Bast, a distance of 63.31 feet to a point, said point being the True Place of Beginning of the agreement herein described: thence North 01° 28' 18" West, a distance of 13.89 feet to a point on the new Northerly Right-of-Way Line of S.R. 611; thence by arc of a curve bearing to the left along the new Northerly Right-of-Way Line of S.R. 611; as aforesaid: Radius = 11,384,16 feet, Delta = 00° 53' 49", Arc = 178.20 feet, Chord = 178.20 feet, Chord Bearing South 59° 10' 41" East to a point which intersects the existing Right-of-Way Line at Station 207 + 30.82, 75.00 feet left; thence North 68° 49' 16" West, a distance of 31.03 feet to a break point in the existing Right-of-Way Line at Station 207 + 00.00, 70.00 feet left; thence North 61° , 51' 04" West, a distance of 140.33 feet to the True Place of Beginning and containing 1,269 square feet of land or 0.0291 ac. Grantor reserves the right of ingress and egress to and from any residual area.

This description is based on a survey made by Bryan E. McCoy, Registered Surveyor No. S-4936.

