

Ma's Pancake House, Inc.

a corporation duly established under the laws of Massachusetts and having its usual place of business at 151 Maple Street, Bellingham, MA 02019 Norfolk County, Massachusetts, for consideration paid, grants to Glockner's, Inc. a corporation duly established under the laws of Massachusetts and having its usual place of business at 151 Maple Street Bellingham, MA 02019 with quitclaim covenants

Highway Overpass 755 Cape Road Mendon MA

~~EXHIBIT~~

[Description and encumbrances, if any]

The land with the structures thereon situated in Mendon, Worcester County, Massachusetts on the westerly side of Massachusetts Highway known as Route 140 and being shown on a plan entitled, "Plan of Land located on Route #140, Mendon, Mass. Owned by Lea Kazanarakis - Revised March 27, 1954, Alfred B. Capone C.E.", said plan being filed with Worcester District Deeds, Plan Book 196, Plan 51, and bounded and described as follows, to wit:

Beginning at an iron pin at the westerly corner of the premises and at the northerly line of the 1922 State Highway location of Bates Street as shown on plan filed with Worcester District Deeds, Plan Book 39, Plan 30; thence

- NORTH: 69 degrees 30' East along a ditch or a canal, so called, 400 feet to an iron pipe; thence
- NORTH: 45 degrees 15' East along a wire fence, 40 feet to a stone wall; thence
- SOUTH: 39 degrees 45' East along said stone wall, 70 feet to a point on the westerly line of the 1931 layout of Route #140; thence following a radius of 1199.90 feet along said westerly side of Route #140, 300 feet to a point; thence following a 50 foot radius along said 1931 layout 115.19 feet to a point on said Bates Street; thence
- NORTH: 82 degrees 30' West along said Bates Street, 115 feet to an iron pipe; thence following a radius of 900 feet along said Bates Street, 431 feet to the point of beginning.

DEC 30 10 01 AM '92

THE CONSIDERATION FOR THIS TRANSFER IS LESS THAN ONE HUNDRED DOLLARS.

In witness whereof, the said Ma's Pancake House, Inc.

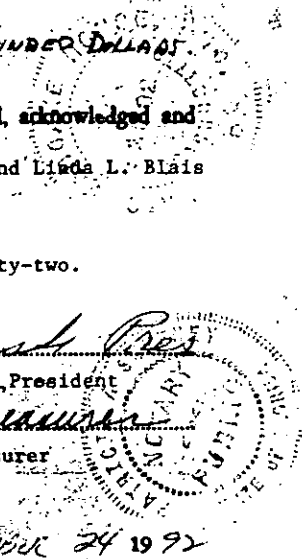
has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Joseph F. Blais, Sr. its President and Linda L. Blais its Treasurer hereto duly authorized, this 23rd

day of December in the year one thousand nine hundred and ninety-two.

Signed and sealed in presence of

Patricia A. Sweeney

Joseph F. Blais, Sr. President
by Joseph F. Blais, Sr., President
Linda L. Blais Treasurer
by Linda L. Blais, Treasurer



~~The Commonwealth of Massachusetts~~
STATE OF FLORIDA
S. COLLIER COUNTY DECEMBER 24 1992

Then personally appeared the above named Joseph F. Blais, Sr., as President of Ma's Pancake House, Inc. and acknowledged the foregoing instrument to be the free act and deed of Ma's Pancake House, Inc.

before me

Patricia A. Sweeney
Notary Public - Justice of the Peace

THE COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

December 23, 1992

Then personally appeared the above named Linda L. Blais, as Treasurer of Ma's Pancake House, Inc. and acknowledged the foregoing instrument to be the free act and deed of Ma's Pancake House, Inc., before me

Ann M. McCabe
Notary Public
My Commission Expires: January 29, 1993

ATTEST: WORC., Anthony J. Vigliotti, Register