

901790

REGISTERED AND  
UNREGISTERED LAND

**DEED**

**Anchor Mariemont Limited Partnership**, an Ohio limited partnership ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to Pennington Properties, LLC, a Kentucky limited liability company ("Grantee"), whose address is 2366 Grandview Drive, Ft. Mitchell, KY 41017, the real estate described on the attached Exhibit A (the "Property"). The Property is conveyed subject to, and there are excepted from the general warranty covenants, (i) easements, covenants and restrictions of record, (ii) real estate taxes and assessments not yet due and payable, (iii) legal highways, and (iv) building and zoning laws, rules, codes and regulations. The Property is conveyed to Grantee subject to the restrictive covenants set forth on the attached Exhibit B and the easements reserved by Grantor set forth on the attached Exhibit C, and Grantee agrees to such restrictive covenants and easements by its acceptance of this deed.

Prior Instrument Reference: Official Record Book 7446, Page 769, Official Record Book \_\_\_\_\_, Page \_\_\_\_\_, and Registered Land Certificate Number 174300 of the office of the Hamilton County, Ohio Recorder.

IN WITNESS WHEREOF, Anchor Mariemont Limited Partnership, an Ohio limited partnership, has hereunto set its hand this 17 day of March, 2000, by SOL, Inc., an Ohio corporation, its general partner, by Douglas S. Hynden, its President.

Signed and acknowledged  
in the presence of:

**ANCHOR MARIEMONT LIMITED  
PARTNERSHIP**

Anne E. O'Hara  
Print Name: Anne E. O'Hara


By: SOL, Inc.  
its general partner

Carol J. Hardester  
Print Name: Carol J. Hardester

By: Douglas S. Hynden  
Douglas S. Hynden, its President  
REBECCA PREM GROPPE  
HAMILTON COUNTY RECORDER  
Doc #: 0 - 49201 Type: DU  
Filed: 03/30/2000 9:00:36 AM \$ 56.00  
Off. Rec.: 8228 1473 R F10 5  
Cert No.: 184877

STATE OF OHIO )  
COUNTY OF HAMILTON ) SS:

The foregoing instrument was acknowledged before me, a notary public, this 17 day of March, 2000 by Douglas S. Hynden, 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.

Anne E. O'Hara  
Notary Public  
  
ANNE E. O'HARA  
Notary Public, State of Ohio  
My Commission Expires Sept. 23, 2004

This instrument was prepared by:  
W. Russell Wilson  
Frost & Jacobs LLP  
2500 PNC Center  
201 East Fifth Street  
Cincinnati, Ohio 45202-4182  
439681.03

Examined with  
R.C.  
Transfer Tax  
1,212.00  
RHODES  
HAMILTON COUNTY, OHIO

003875

Examined & Compliance with  
Sec. 319.202 R.C.

DUSTY RHODES  
HAMILTON COUNTY, OHIO

TAX

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# EXHIBIT A

Situate in Section 3, Town 4, Fractional Range 2, Columbia Township, Hamilton County, Ohio and being more particularly described as follows:

Commencing at the intersection of the centerline of Wooster Road (U.S. Route 50) and the west line of Section 3, (said line being the east line of Section 9 and the east line of the Village of Mariemont); thence departing the said centerline of Wooster Road (U.S. Route 50), South 02° 00' 35" West, 40.05 feet along the said west line of said Section 3 to an iron pin in the south line of Wooster Road; thence along the said south line of Wooster Road and with the arc of a curve whose radius is 1233.24 feet clockwise, 416.90 feet (chord of said arc bears South 75° 22' 30" East, 414.92 feet); thence South 65° 41' 25" East, 340.71 feet; thence with the arc of a curve whose radius is 6915.50 feet, counterclockwise, 135.78 feet (chord of said arc bears South 66° 15' 10" East, 135.77 feet) to the point of beginning of the tract herein described; thence from said point of beginning and continuing along the said south line of Wooster Road and with the arc of a curve whose radius is 6915.50 feet, counterclockwise, 329.66 feet (chord of said arc bears South 68° 10' 51" East, 329.63 feet); thence departing said south line of Wooster Road, South 18° 37' 21" West, 194.00 feet; thence South 77° 55' 53" East, 197.25 feet; thence South 18° 37' 21" West, 42.61 feet; thence North 82° 37' 28" West, 17.07 feet; thence South 01° 05' 06" East, 55.00 feet to an iron pin; thence with the arc of a curve whose radius of 1852.82 feet, counterclockwise, 190.53 feet (chord of said arc bears South 86° 00' 58" West, 190.45 feet) to an iron pin; thence North 06° 55' 47" West, 66.00 feet to an iron pin; thence with the arc of a curve whose radius is 1918.82 feet, counterclockwise, 62.63 feet (chord of said arc bears South 82° 08' 07" West, 62.62 feet); thence North 01° 50' 00" West, 44.15 feet; thence with the arc of a curve whose radius is 2383.66 feet, counterclockwise, 591.52 feet (chord of said arc bears South 73° 05' 30" West, 590.00 feet); thence South 66° 00' 00" West, 496.79 feet to an iron pin in the west line of said Section 3; thence along the said west line of Section 3, North 02° 00' 35" East, 542.57 feet; thence departing the said west line of Section 3, South 87° 59' 25" East, 112.74 feet; thence North 63° 54' 11" East, 171.62 feet; thence North 69° 18' 35" East, 199.18 feet; thence South 65° 41' 25" East, 216.79 feet; thence with the arc of a curve whose radius is 50.00 feet, counterclockwise, 44.65 feet (chord of said arc bears North 88° 43' 31" East, 43.18 feet); thence North 63° 08' 27" East, 62.83 feet; thence North 51° 45' 58" East, 75.63 feet; thence North 38° 20' 38" East, 70.80 feet to the point of beginning. The above described tract contains 10.943 acres of land and is subject to easements and restrictions of record.

Contained within the above described tract is a portion of Registered Land Certificate No. 174300, being more particularly described as follows:

Situate in Section 3, Town 2, Fractional Range 2, Columbia Township, and being more particularly described as follows:

Commencing at an iron pin set in the south side of Wooster Road (U.S. Route 50) found by measuring from the intersection of the West line of Section 3, (said line being the East line of Section 9 and the East line of the Village of Mariemont) departing the centerline of said Wooster Road (U.S. Route 50), South 02°00'35" West 40.05 feet with the said West line of Section 3 to a point in the South line of Wooster Road; thence along the said South line of Wooster Road with the arc of a curve with a radius of 1,233.24 feet clockwise, 416.90 feet (chord of said arc bears South 75°22'30" East, 414.92 feet); thence South 65°41'25" East, 340.71 feet; thence with the arc of a curve with a radius of 6,915.50 feet, counterclockwise, 465.43 feet (chord of said arc bears South 67°37'16" East, 465.34 feet); thence departing the said South line of Wooster Road, South 18°37'21" West, 141.42 feet; thence South 77°55'53" East, 197.25 feet; thence South 18°37'21" West, 42.61 feet; thence North 82°37'28" West, 17.07 feet; thence North 01°05'06" West, 11.00 feet; thence with the arc of a curve with a radius of 1,918.82 feet, counterclockwise, 259.89 feet (chord of said arc bears South 85°04'50" West, 259.70 feet); thence North 01°50'00" West, 251.16 feet; thence South 80°02'00" East, 152.08 feet to the point of beginning.

Together with an appurtenant easement for vehicular and pedestrian access reserved in deed from Anchor Mariemont Limited Partnership to McDonald's Corporation, recorded in Official Record Book 6521, Page 193.

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DESCRIPTION ACCEPTABLE  
HAMILTON COUNTY ENGINEERS

ax Map

AGIS

23-30-00