

After recording return to:

Wood & Lamping, LLP  
600 Vine Street, Suite 2500  
Cincinnati, Ohio 45202  
Parcel No. 520-112-49, -51, -119

DESCRIPTION ACCEPTABLE  
HAMILTON COUNTY ENGINEER

Tax map - Rebecca From Groppe  
Hamilton County Records Office  
CAGIS - Doc #: 07-0075494 Type: DE  
Filed: 05/24/07 09:22:24 AM \$36.00  
Off.Rec.: 10557 01921 F N2 3 352

GENERAL WARRANTY DEED

1055701921Fb

KNOW ALL MEN BY THESE PRESENTS:

That Karl F. Rill and Gail S. Rill, husband and wife, whose address is 26 Spring Hill Drive, Cincinnati, Ohio 45227, hereafter known as the Grantor, for valuable consideration paid, grants with general warranty covenants to Queen City Capital Properties, LLC, an Ohio limited liability company, whose tax mailing address is 7667 Wooster Pike, Cincinnati, Ohio 45227, known as the Grantee, the following described real estate:

Tract I - 0.5305 Acres

Situate in Section 3, Town 4, Fractional Range 2, Columbia Township, Hamilton County, Ohio and being a part of Lots 12 & 13 of Henry Debolt's Subdivision as recorded in P.B. 1, Pg. 311 of the Hamilton County Records Office more particularly described as follows:

Beginning at a 5/8" iron pin set at the Northwest Corner of the aforementioned Lot 12, said corner lying in the southerly line of Wooster Pike, also known as U.S. Route 50;

THENCE South 52° 57' 26" East for a distance of 148.00 feet with said southerly line to a 5/8" iron pin set;

THENCE South 35° 26' 12" West for a distance of 139.98 feet leaving said southerly line to a 5/8" iron pin set in the northerly line of the Hamilton County Park District tract, formerly the P.C.C. & St. L. Railroad.

THENCE North 63° 56' 36" West for a distance of 153.36 feet with said northerly line to a 5/8" iron pin set in the east line of Lot 11 of the aforementioned subdivision;

THENCE North 36° 34' 34" East for a distance of 169.16 feet with said easterly line to the place of beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 0.5305 acres more or less.

Based on a survey by Nordloh & Associates, Inc. 614 Wooster Pike Terrace Park, Ohio 45174 under the direct supervision of Lee C. Nordloh P.S. Ohio Registration No. 7066 dated April 2007.

Tract II - 0.8693 Acres

Situate in Section 3, Town 4, Fractional Range 2, Columbia Township, Hamilton County, Ohio and being a part of Lot 13 of Henry Debolt's Subdivision as recorded in P.B. 1, Pg. 311 of the Hamilton County Records Office more particularly described as follows:

Beginning at a 5/8" iron pin set at the Northwest Corner of Lot 12 of the aforementioned Debolt's Subdivision, said corner lying in the southerly line of Wooster Pike, also known as U.S. Route 50;

THENCE South 52° 57' 26" East for a distance of 148.00 feet with the southerly line of said Wooster Pike to a 5/8" iron pin set and the true place of beginning for this description;

Conveyance number: 1055701921Fb  
Instr. number: 129414  
Transfer date: 05/24/2007  
Sec. 319.202, R.C.  
Sales amount: 625,000  
Hamilton County Auditor  
Conveyance fee: 1.00  
Fee total: 1,876.00

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THENCE South 52° 57' 26" East for a distance of 10.67 feet continuing with said southerly line;

THENCE along a curve to the left having a radius of 2904.79 feet and an arc length of 156.14 feet, being subtended by a chord of South 54° 29' 50" East for a distance of 156.12 feet continuing with said southerly line to a 5/8" iron pin set;

THENCE South 33° 57' 47" West for a distance of 12.50 feet with the right of way of said Wooster Pike to a 5/8" iron pin set;

THENCE along a curve to the left having a radius of 2917.29 feet and an arc length of 161.14 feet, being subtended by a chord of South 57° 37' 06" East for a distance of 161.12 feet continuing with said right of way to a 5/8" iron pin set in the west line of Newtown Road;

THENCE South 07° 15' 39" East for a distance of 15.96 feet with said west line to a 5/8" iron pin set;

THENCE South 18° 32' 21" East for a distance of 37.51 feet continuing with said west line to a 5/8" iron pin set;

THENCE South 30° 24' 28" West for a distance of 40.39 feet continuing with said west line to a 5/8" iron pin set in the northerly line of the Hamilton County Park District tract, formerly the P.C.C. & St. L. Railroad;

THENCE North 63° 56' 36" West for a distance of 377.75 feet with said northerly line to a 5/8" iron pin set;

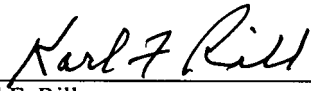
THENCE North 35° 26' 12" East for a distance of 139.98 feet to the place of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 0.8693 acres more or less.

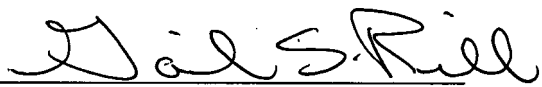
Based on a survey by Nordloh & Associates, Inc. 614 Wooster Pike Terrace Park, Ohio 45174 under the direct supervision of Lee C. Nordloh P.S. Ohio Registration No. 7066 dated April 2007.

The property is conveyed subject to and there are hereby excepted from the general warranty covenants all easements and restrictions of record, established easements, zoning ordinances and real estate taxes and assessments, which are due, but not yet payable.

Being the same property conveyed to the Grantor herein by instrument recorded in O.R. 10549, Page 947 of the Hamilton County, Ohio Records.

Executed this 23rd day of May, 2007.

  
Karl F. Rill

  
Gail S. Rill

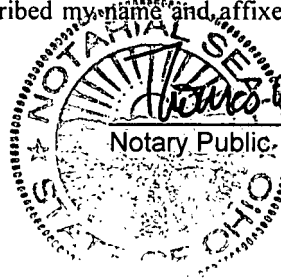
STATE OF OHIO

COUNTY OF HAMILTON

BE IT REMEMBERED, that on this 23rd day of May, 2007, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Karl F. Rill and Gail S. Rill, husband and wife and acknowledged the

signing of the foregoing instrument, and that the same is their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year first above written.



THOMAS M. WELLER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration  
date, Section 147.03 O.R.C.

This Instrument Prepared By:

Wood & Lamping, LLP  
600 Vine Street, Suite 2500  
Cincinnati, Ohio 45202

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