

2019-039065



PRIVATE IMPROVEMENT
NOTICE OF COMMENCEMENT

NOTICE

12/18/2019 02:25:08 PM

REC FEE: 78.00 PGS: 5

PIN:
STATE OF OHIO)
COUNTY OF Warren)

SS:

Kings Island, Ohio

December 17, 2019

Jeff Gramke says that he is Manager of Facilities, Engineering & Construction of Kings Island Company dba Kings Island, and states as follows:

1. The real estate described on the attached Exhibit A (the "Real Estate") is or will be improved with 2019, 2020 & 2021 Additions & Modifications to Kings Island Park (the "Project").
2. Kings Island Company, as the Designee of the Real Estate, has contracted for the Project, and has an address of 6300 Kings Island Dr., Kings Island, OH 45034-0901.
3. [The fee owner of the Real Estate is Kings Island Park, LLC with an address of 6300 Kings Island Drive, Kings Island, OH 45034-0901].
4. Kings Island Park, LLC's designee, if any, is Cedar Fair, L.P. with an address of One Cedar Point Drive, Sandusky, OH 44870-5259.
5. Kings Island Company, dba Kings Island has executed contract(s) for the Project with: Exhibit 3 Fabrications, LLC; Millay & Company, Inc.; O'Rourke Wrecking Company Cincinnati; Queen City Awning; Fitzsimmons Awnings; Manz Painting, Inc.; A&H Painting; LLC; Baynum Painting; Perry Interiors; Flannery Painting, Inc.; Dallas Flooring; Richardson Masonry; Hicon, Inc.; Ashlee Fence Enterprises; Ride Entertainment Systems, Inc.; Cardinal Landscaping; Denier Electric Company; T.S. Garnett Constr., Inc.; Brehob Engine & Compressor Co.; Kone, Inc.; Aquamen Waterslide Restorations, LLC; Beacon Electric, Inc.; Craftsman Electric, Inc.; H&S Welding Unlimited, LLC; R.E. Middleton Const.; Cintech Constr., Inc.; Queen City Blacktop; Campeon Roofing, Inc.; SkyHigh Erectors, LLC; Daniels Wood Land, Inc.; Fenton Rigging Co.; Lake Erie Electric, Inc.; Great Coasters International, Inc.; Cincinnati Dayton Fire Protection; Patriot Industrial Contracting; S&S Ceramic Tile Co.; Epoxy Systems International; Saint Plastering Systems, Inc.; Cardinal Landscape & Tree Service; Garcia Lawn & Landscaping; Premier Cut & Constr. LLC; Mike Lee Constr.; Midwest Frozen Beverages, Inc.; Mobility Matters, Inc.; Nelson Stark Company; JTF Construction, Inc.; AE Door & Window Co.; Liquid Lawn; Luther Landscaping; Poff's Lawn & Landscaping, Inc.; American Scaffolding, Inc.; Seaside Ice, LLC; Arena Americas; Cincinnati Caulking Services, LLC; PSS Contractors, LLC; Western Hills Glass, PSS Contractors, LLC. Letters Lines & Signs and Bolliger & Mabillard, with an address [or addresses] of 1405 Jamike Dr., Erlanger, KY 41018; 3619 O'Hara Rd., Erlanger, KY 41018; 660 Lunken Park Dr., Cin., OH 45226; 7225 East Kemper Rd., Cin., OH 45249; 206 Clover Ln., Louisville, KY 40207; 2948 Clermont Farms Rd., Bethel, OH 45106; 93 Orchard Knoll Dr., Cin., OH 45215; 1032 Prospect St., Covington, KY 41011; 4054 Clough Woods Dr., Batavia, OH 45103; 1215 Chesapeake St., Covington, KY 41011; 6611 River Rd., Harrison, OH 45030; 128 S.E. Main St., Mason, OH 45040; 93 Caldwell Dr., Cin. OH 45216; 5780 US 22-3, Morrow, OH 45152; 114 Log Canoe Circle, Stevensville, MD 21666; 1831 St. Rt. 63, Lebanon, OH 45036; 10891 Hamilton-Cleves Hwy., Ross, OH 45061; 3990 Nichols Rd., Oxford, OH 45056; 9790 Windish Rd., West Chester, OH 45069; 6323 Centre Park Dr., West Chester, OH 45069; 737 Jermikey Ct., Hedgesville, WV 25427; 7815 Redsky Dr., Cin., OH 45249; 3855 Alta Ave., Cin., OH 45236; 2510 E. Stroop Rd., Kettering, OH 45440; 503 W. Main St., Mason, OH 45040; 4865 Duck Creek Rd., Cin. OH 45227; 1647 Westwood Ave., Cin., OH 45214; 3535 Roundbottom Rd., Cin., OH 45244; 2165 Locust Rd., Morris IL 60450; 3075 Limestone Way, Paso Robles, CA 93446; 2150 Langdon Farm Rd., Cin., OH 45237; 360 Industrial Dr., Franklin, OH 45005; 2627 St. Rt. 890, Sundbury, PA 17801; P.O. Box 1361, West Chester, OH 45071; 3826 Round Bottom Rd., Cin., OH 45211; 4718 Creekstone Ridge, Goshen, OH 45122; 5640 Morgan Rd., Cleves, OH 45002; P.O. Box 38, North Bend, OH 45052; 1831 St. Rt. 63, Lebanon, OH 45036; 5814 Crestview Ave., Lebanon, OH 45036; 14315 Dixon Rd., Morning View, KY 41063; 3229 Hoover Rd., Bethel, OH 45106; 4919 Dartmouth Dr., Burlington, KY 41005; 2090 Lost Oaks

Ln., West Harrison, In. 47060; 7685 Fields Ertel Rd., Cin., OH 45241; 4235 Muhlhauser Rd., Fairfield, OH 45014; 1260 W. Sharon Rd., Cin., OH 45240; 7664 Volkerding Rd., Morrow, OH 45152; P.O. Box 416, Ross, OH 45061; P.O. Box 35, Lebanon, OH 45036; 7161 Eagle Creek Rd., Cin., OH 45247; 807 Sprucelake Dr., Harbor City, AC 90710; 10861 S. Howell Ave., Oak Creek, WI 43154; 8044 Montgomery Rd., Cin. OH 45236; 120 Novner Dr., Cin., OH 45215; 3515 Glenmore Ave., Cin., OH 45211, 120 Novner DR., Cin., OH 45215, 8382 Wuest Rd., Cin., OH 45247 and Chemin Des Daillies 31, Monthey, CH-1870, Switzerland, respectively.

6. The name and address of a lending institution (s) providing financing for the Project, if any, are as follows:

N/A

7. The name and address of all sureties, if any, guaranteeing payment of the obligations of _____

are as follows: _____

8. TO LIEN CLAIMANTS AND SUBSEQUENT PURCHASERS: TAKE NOTICE THAT LABOR OR WORK IS ABOUT TO BEGIN ON OR MATERIALS ARE ABOUT TO BE FURNISHED FOR AN IMPROVEMENT TO THE REAL PROPERTY DESCRIBED IN THIS STATEMENT. A PERSON HAVING A MECHANIC'S LIEN MAY PRESERVE THE LIEN BY PROVIDING A NOTICE OF FURNISHING TO THE ABOVE NAMED DESIGNEE AND HIS ORIGINAL CONTRACTOR, IF ANY, AND BY TIMELY RECORDING AN AFFIDAVIT PURSUANT TO SECTION 1311.06 OF THE OHIO REVISED CODE.

A COPY OF THIS NOTICE MAY BE OBTAINED UPON MAKING A WRITTEN REQUEST BY CERTIFIED MAIL TO THE ABOVE NAMED OWNER, PART OWNER, LESSEE, DESIGNEE OR THE PERSON WITH WHOM YOU HAVE CONTRACTED.

9. The name and address of the person who prepared this Private Improvement Notice of Commencement is

Jeff Gramke, Kings Island, 6300 Kings Island Drive, Kings Island, OH 45034-0901

10. Jeff Gramke, as Manager of Facilities, Engineering & Construction of

Kings Island Company dba Kings Island, having been duly sworn, states that the information contained herein is true and correct and that _____ he has the requisite authority to execute this instrument.

(Affiant)

STATE OF OHIO)
COUNTY OF WARREN) SS:

Sworn to before me and subscribed in my presence this 17th day of December, 2019

Sarah J Boone

Notary Public

My Commission Expires: _____

Sarah J Boone
NOTARY PUBLIC

In and For the State of Ohio
Recorded in Warren County
My Commission Expires 12/4/2022

This instrument prepared by Jeff Gramke

GENERAL WARRENTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Kings Island Company, a Delaware corporation ("Grantor"), for good and valuable consideration paid, grants to, with general warranty covenants, Kings Island Park LLC, a Delaware limited liability company, whose tax mailing address is c/o Property Tax Service Company, P.O. Box 543185, Dallas TX 75354-3185, certain real property located in the City of Mason, County of Warren, State of Ohio, and more fully described in Exhibit "A" attached hereto.

See Exhibit "A" attached hereto for Permanent Parcel Numbers and Prior Instrument References.

WCEO
SC
1218
Map, Don

EXHIBIT "A"

**DESCRIPTION NOT
FOR TRANSFER**

TRACT I: (SIDWELL NO.: 16-17-200-014) 617.5625 AC

Being a parcel of land situated in Deerfield Township, Warren County, Ohio; Section 17, 18 and 23, Town 4, Range 2 and being part of the properties as conveyed to the Taft Broadcasting Company, Deed Book 415, Page 101, Parcel A; Deed Book 415, Page 531, Parcel I and Deed Book 491, Page 89, Tract No. 1; and being all of the properties as conveyed to the Taft Broadcasting Company, Deed Book 412, Page 448, Deed Book 413, Page 284 and Deed Book 413, Page 471 of the deed records of the Recorders Office of Warren County, Ohio and being located within the following described points in the boundary thereof:

Commencing at the southwest corner of section 17; Thence with the South line of said section South 84° 50' 55" East, 1,427.77 feet to a Southwest corner of Grantor's 970.304 acre tract as recorded in Deed Book 415, Page 531 of said Deed Records; said corner being the Real Point of Beginning of the tract herein described; Thence with the lines of said 970.304 acre tract on the following courses: (1) North 7° 30' 05" West, 88.11 feet; (2) North 42° 18' 15" West, 417.53 feet; (3) North 77° 27' 05" West, 383.03 feet to the Northeast corner of a 8.6715 acre tract as recorded in Deed Book 426, Page 232 of said deed records; Thence with the lines of said 8.6715 acre tract on the following courses: (1) North 81° 23' 15" West, 127.30 feet; (2) North 41° 23' 15" West, 657.15 feet to a point in the East line of a 10.257 acre tract as recorded in Deed Book 322, Page 401 of said deed records; Thence with the lines of said 10.257 acre tract on the following courses: (1) North 29° 24' 50" West, 125.23 feet; (2) North 76° 06' 20" West, (passing the West line of Section 17 at 46.18 feet, also being the East line of Section 23) 729.80 feet to a point in the East line of a 68.173 acre tract as recorded in Deed Book 415, Page 101 of said deed records; Thence continuing within lines of said 10.257 acre tract and the lines of said 68.173 acre tract South 31° 31' 10" West, 396.90 feet; Thence by a new division line through said 68.173 acre tract North 66° 33' 13" West, 808.81 feet to a point in the East line of a 23.735 acre tract as recorded in Plat Book 6, Page 55 472, Page 43 of said Deed Records, said line also being the East right-of-way line of Kings Island Drive as recorded in Plat Book 6, Page 55 of said deed records; Thence with the lines of said 23.735 acre tract and said right-of-way line on the following courses: (1) on a curve of said deed records; Thence with the lines of said 23.735 acre tract and said right-of-way line on the following courses: (1) on a curve deflecting to the right with a radius of 1,835.86, an arc length of 498.51 feet, a chord bearing North 17° 17' 37" East, 496.98 feet; (2) North 25° 36' 39" East, 849.38 feet to the South line of a 119 acre tract as recorded in Deed Book 491, Page 89 of said deed records; Thence continuing with said right-of-way line through said 119 acre tract on the following courses: (1) North 25° 36' 39" East, 170.52 feet; (2) North 22° 31' 27" East, 184.60 feet; (3) on a curve deflecting to the right with a radius of 3,769.71 feet, an arc length of 729.05 feet, a chord bearing North 33° 04' 20" East, 727.91 feet; (4) North 38° 36' 45" East, 1,290.86 feet to a South line of said 970.304 acre tract; Thence continuing with said right-of-way line through said 970.304 acre tract on the following courses: (1) North 38° 36' 45" East, (passing the East line of Section 23 at 94.41 feet, also being the West line of Section 17) 892.40 feet; (2) on a curve deflecting to the right with a radius of 991.74 feet, an arc length of 357.43 feet, a chord bearing North 48° 56' 15" East, 355.50 feet; (3) North 59° 15' 45" East, (passing the North line of Section 17 at 201.33 feet, also being the South line of Section 18) 1,769.00 feet; Thence by new division lines through said 970.304 acre tract on the following courses: (1) South 38° 46' 15" West, 435.11 feet; (2) South 42° 44' 35" West, 142.87 feet; (3) South 38° 35' 00" West, (passing the South line of Section 18 at 512.81 feet, also being the North line of Section 17) 1,158.14 feet; (4) South 51° 25' 00" East, 635.43 feet; (5) North 70° 59' 16" East, 80.83 feet; (6) North 62° 49' 00" East, 437.73 feet; (7) North 61° 27' 40" East, 139.75 feet; (8) North 55° 29' 40" East, 494.55 feet; (9) North 53° 19' 00" East, 142.39 feet; (10) South 29° 23' 36" East, 191.71 feet; (11) South 4° 14' 09" West, 465.00 feet; (12) South 85° 45' 51" East, 396.88 to a point in the West line of a 5.060 acre tract as recorded in Deed Book 528, Page 55 of said Deed Records; Thence with the lines of said 5.060 acre tract on the following courses: (1) South 6° 29' 00" West, 123.53 feet; (2) South 83° 31' 00" East, 380.00 feet; (3) North 6° 28' 00" East, 580.00 feet; Thence by a new division line through said 970.304 acre tract North 4° 14' 09" East, (passing the north line of Section 17 at 352.15 feet, also being the South line of Section 18) 989.84 feet to a point in the West line of Maple Park Subdivision as recorded in Plat Book 2, Page 164 of said Deed Records, also being a point in Columbia Road; Thence with the East line of said subdivision and with Columbia Road North 51° 53' 40" East, 92.90 feet to the Southwest corner of a 31.00 acre tract as recorded in Deed Book 405, Page 569 of said deed records; Thence with the South line of said 31.00 acre tract South 51° 40' 40" East, 1,190.00 feet; Thence continuing on a new division line through said 970.304 acre tract South 51° 40' 40" East, (passing the South line of Section 18 at 44.86 feet, also being the North line of Section 17) 581.22 feet to a point in the East line of said 970.304 acre tract also being on the West Bank of the Little Miami River; Thence with the lines of said 970.304 acre tract and generally along the West Bank of the Little Miami River on the following courses: (1) South 32° 00' 00" West, 205.16 feet; (2) South 26° 30' 00" West, 695.00 feet; (3) South 11° 30' 00" West, 1,040.00 feet; (4) South 10° 30' 00" West, 900.00 feet; (5) South 9° 00' 00" West, 225.00 feet; (6) South 8° 30' 00" West, 405.00 feet; (7) South 2° 00' 00" West, 395.00 feet; (8) South 15° 00' 00" East, 420.00 feet; (9) South 30° 30' 00" East, 115.00 feet to the Northeast corner of a 1.13 acre tract as recorded in Deed Book 412, Page 644 of said deed records; Thence with the lines of said 1.13 acre tract on the following courses: (1) North 84° 12' 20" West, 70.00 feet; (2) South 21° 57' 40" East, 710.00 feet to a point in the North line of 4.87 acre tract as recorded in Deed Book 384, Page 515 of said records; Thence with the lines of said 4.87 acre tract on the following courses: (1) South 85° 18' 40" West, 500.72 feet; (2) South 4° 38' 00" West, 227.04 feet to a point in the South line of Section 17; Thence with said section line on the following courses: (1) North 85° 27' 40" West, 1,957.22 feet; (2) North 85° 50' 40" West, 475.27 feet; (3) North 84° 50' 55" West, 721.42 feet to the Real Point of Beginning, containing 631.6926 acres, more or less.

SAVE AND EXCEPT, from the above described 631.6926 acre tract, a 0.5000 acre tract located in Section 17, as recorded in Deed Book 34, Page 226 as recorded in said deed records, known as Union Bury Ground and being located within the following described points in the boundary thereof;

Commencing at the Northwest corner of Section 17; Thence with the North line of said section South 86° 11' 40" East, 1,037.10 feet to the Northwest corner of said 0.5000 acre tract the Real Point of Beginning of the tract herein described; Thence with the lines of said 0.500 acre tract on the following courses: (1) continuing with said section line South 86° 11' 40" West, 132.00 feet; (2) South 3° 48' 20" West, 165.00 feet; (3) North 86° 11' 40" West, 132.00 feet; (4) North 3° 48' 20" East, 165.00 feet to the Real Point of Beginning, containing 0.5000 acres more or less.

ALSO, SAVE AND EXCEPT, from the above described 631.6926 acre tract, a 0.9180 acre tract located in Section 17, as recorded in Official Records Volume 086, Page 752 as recorded in said deed records and being located within the following described points in the boundary thereof:

Commencing at the northwest corner of Section 17;
Thence with the West line of said section South 5° 10' 00" West, 3,339.40 feet;
Thence departing said section line of the following courses: (1) North 49° 45' 23" East, 808.18 feet; (2) North 43° 29' 45" East, 238.42 feet; (3) North 49° 45' 23" East, 280.00 feet; (4) North 50° 57' 45" East, 285.06 feet; (5) North 51° 11' 51" East, 159.05 feet; (6) North 70° 31' 43" East, 124.06 feet; (7) South 40° 14' 37" East, 158.00 feet; (8) North 75° 04' 41" East, 353.01 feet; (9) South 28° 25' 34" East, 98.10 feet; (10) South 28° 36' 36" East, 242.99 feet; (11) South 30° 07' 08" East, 28.44 feet; (12) South 8° 10' 05" East, 433.11 feet; (13) South 3° 50' 48" East, 193.81 feet; (14) South 19° 48' 24" East, 166.48 feet; (15) North 70° 22' 39" East, 346.18 feet; (16) North 81° 37' 43" East, 411.11 feet; (17) North 2° 10' 47" East, 283.13 feet; (18) North 82° 35' 58" East, 318.99 feet; (19) North 36° 35' 18" East, 129.49 feet; (20) North 10° 22' 45" West, 183.81 feet to a point in the South line of said 0.9180 acre tract being the Real Point of Beginning of the tract herein described; Thence with the lines of said 0.9180 acre tract on the following courses: (1) North 67° 22' 45" West, 140.00 feet; (2) North 22° 37' 15" East, 200.00 feet; (3) South 67° 22' 45" East, 200.00 feet; (4) South 22° 37' 15" West, 200.00 feet; (5) North 67° 22' 45" West, 60.00 feet to the Real Point of Beginning, containing 0.9180 acres, more or less.

The remaining 630.2746 acres, there being 536.8800 acres in Section 17; 15.9792 acres in Section 18 and 77.4154 acres in Section 23.

The description for this parcel was prepared by Carl D. Walker, Ohio Reg. No. 6260, of Savage, Walker, Schulte Associates, Inc.

WARREN COUNTY, Ohio, except the 10.0731 acre part of the property described in the save and except legal description relating to Tracts I and VII which is set forth after Tract IX herein leaving a remainder of 620.2015 AC.

ALSO, SAVE AND EXCEPT, from the above described 620.2015 acre tract, a 2.639 acre tract, 0.683 acres located in Section 17 and 0.345 acres in Section 18, as recorded in Official Records Volume 197, Page 448 as recorded in said deed records and being located within the following described points in the boundary thereof:

Beginning for reference at a Monument Box set at the intersection of the existing centerline of right of way of Kings Island Drive, as shown on the right of way drawings for "WAR-71-3.61", with the existing centerline of Great Wolf Drive produced westward, as shown on the Great Wolf Subdivision as recorded Plat Book 70, page 74, of the Warren County plat records, being the centerline of Kings Island Drive Station 425+12.35; Thence with the centerline of Great Wolf Drive South 30° 08' 55" East 50.00 feet to a point in the extension of the east right of way line of Kings Island Drive, in the northwest line of said plat, 50.00 feet right of the centerline of Kings Island Drive Station 425+12.35; Thence with the northwest line of said plat, said extension and said east right of way line South 59° 51' 05" West, passing the northwest corner of said 630.2746 acre parcel and an angle pint in the west line of said plat at 460.91 feet, and then continuing with said right of way line and the west line of said parcel for a total distance of 1268.55 feet to an Iron pin set 50.00 feet right of the centerline of Kings Island Drive Station 412+43.79, said Iron pin being the TRUE POINT OF BEGINNING: Parcel 2-WD

Thence through said parcel for the following eleven courses:

1. South 30° 08' 55" East 20.50 feet to an Iron pin set 70.50 feet right of the centerline of Kings Island Drive Station 412+43.79;
2. South 59° 51' 05" West 700.00 feet to an Iron pin set 70.50 feet right of the centerline of Kings Island Drive Station 405+43.79;
3. South 81° 39' 10" West 26.93 feet to an Iron pin set 60.50 feet right of the centerline of Kings Island Drive Station 405+18.79;
4. South 59° 51' 05" West 175.00 feet to an Iron pin set 60.50 feet right of the centerline of Kings Island Drive Station 403+43.79;
5. South 54° 51' 41" West 128.78 feet to an Iron pin set 69.42 feet right of the centerline of Kings Island Drive Station 402+10.70;
6. Along the arc of a curve to the left 267.06 feet, said arc having a radius of 976.50 feet, a central angle of 15° 40' 11" and a chord bearing South 47° 01' 36" West 266.23 feet to an Iron pin set 74.19 feet right of the centerline of Kings Island Drive Station 399+23.90;
7. South 39° 11' 30" West 1315.03 feet to an Iron pin set 74.47 feet right of the centerline of Kings Island Drive Station 386+07.64;
8. South 50° 48' 30" East 11.00 feet to an Iron pin set 85.47 feet right of the centerline of Kings Island Drive Station 386+07.64;
9. South 39° 11' 30" West 911.41 feet to an Iron pin set 85.48 feet right of the centerline of Kings Island Drive Station 376+95.65;
10. Along the arc of a curve to the left 836.08 feet, said arc having a radius of 3771.00 feet, a central angle of 12° 42' 11" and a chord bearing South 32° 50' 25" West 834.37 feet to an Iron pin set 79.05 feet right of the centerline of Kings Island Drive Station 368+41.46;
11. South 33° 12' 26" West 41.39 feet to an Iron pin set in the west line of said parcel and said existing east right of way line of Kings Island Drive, 74.00 feet right of the centerline of Kings Island Drive Station 368+00.38;

Thence with said lines for the following five courses:

1. North 19° 25' 01" East 184.60 feet to an Iron pin set 50.00 feet right of the centerline of Kings Island Drive Station 369+85.41;
2. Thence along the arc of a curve to the right 726.64 feet, said arc having a radius of 3769.71 feet, a central angle of 11° 02' 39" and a chord bearing North 33° 40' 34" East 725.51 feet to an Iron pin set 50.00 feet right of the centerline of Kings Island Drive Station 377+21.86;
3. Thence North 39° 11' 54" East 2184.82 feet to an Iron pin set 50.00 feet right of the centerline of Kings Island Drive Station 399+06.50;
4. Thence along the arc of a curve to the right 357.49 feet, said arc having a radius of 991.74 feet, a central angle of 20° 39' 11" and a chord bearing North 49° 31' 29" East 355.56 feet to an Iron pin set 50.00 feet right of the centerline of Kings Island Drive Station 402+82.02, reference a 5/8" Iron pin bearing North 41° 39' 38" East 0.44 feet;
5. Thence North 59° 51' 05" East 961.78 feet to the TRUE POINT OF BEGINNING containing 2.639 acres, more or less, subject to all legal easements and restrictions of record.

Leaving a remainder of 617.5625 acres.

DESCRIPTION NOT FOR TRANSFER

TRACT II: (SIDWELL NO.: 16-17-400-003) 4.87 AC

PARCEL I

The following described real estate, situated in Deerfield Township, Warren County, Ohio, in Section 17, Township 4, Entire Range 2, between the Miami Rivers, in the Symmes Purchase, and beginning at a stone 35 links East of the North-East corner of the School or Reserve Section (Section 16), on the West bank of the Little Miami River, and from which a Burr Oak bears South 24° East, 2 links; Thence North 24° West, 5.33 chains to the North side of Monger's Run, from which a large Sycamore bears North 27° East, 7 links; Thence up said run South 81° West, 8.47 chains to a point in the run from which an Elm bears North 52-1/3° East, 57 links; Thence South 3.48 chains to a stone in the South line of said Section 17, the same being the North line of said School or Reserve Section, from which a Gum bears South 85° West 5-1/2 links; Thence South 89° 52' East, with said section line 10.52 chains to the place of beginning, containing 4.00 acres of land.

PARCEL II

The following described real estate situated in Deerfield Township, Warren County, Ohio, in Section 17, Township 4, Entire Range 2 of the Miami Purchase and beginning on the West Bank of the Little Miami River at low water mark at the South line of said Section and running Thence North 89° 52' West with said Section line to the Southeast corner of a tract of 4.0 acres this day conveyed by the Grantors to the Grantees, witness a Burr Oak, bears South 24° East, 2 links; Thence North 24° West with the East line of said 4.0 acre tract 5.33 chains to the North side of Monger's Run from which a large Sycamore bears North 27° East, 7 links; Thence North 81° East, with the line of said 4.0 acre tract continued, to the West Bank of the Little Miami River at low water mark; Thence Southwardly with the meanders of said Little Miami River at low water mark to the place of Beginning, containing 0.87 acres of land more or less, and being all of the land lying between the 4.0 acre tract and the Little Miami River.

DESCRIPTION NOT FOR TRANSFER

✓ PARCEL V: (SIDWELL NO.: 16-17-200-005) 5.060 AC

Located in Deerfield Township, Warren County, Ohio and being in Section 17, Town 4, Range 2 and being a tract of land described as follows:

Beginning at the Southeast corner of Maple Park Subdivision as recorded in Book 2, Page 164 in the Plat Records of Warren County, Ohio, and in the centerline of Columbia Road; Thence, South 52° 47' 52" West along the centerline of Columbia Road for 640.34 feet, more or less, to a point; Thence leaving the centerline of Columbia Road, South 65° 31' 00" East for 342.50 feet, more or less, to a point; Thence, South 6° 29' 00" West for 240.00 feet, more or less, to the True Point of Beginning; Thence South 83° 31' 00" East for 380.00 feet, more or less, to the Northeast corner of this tract of land; Thence South 6° 29' 00" West for 580.00 feet, more or less, to a point; Thence, North 83° 31' 00" West for 380.00 feet, more or less, to a point; thence North 6° 29' 00" East for 580.00 feet, more or less, to the True Point of Beginning, containing 5.060 acres.

DESCRIPTION NOT FOR TRANSFER

✓ TRACT VII: (SIDWELL NO.: 16-17-200-012) 14.1483 AC

Being a parcel of land situated in Deerfield Township, Warren County, Ohio: Section 17 and Section 18, Town 4, Range 2 and being part of the property as conveyed to Coney Island, Inc., O.R. Volume 196, Page 270 of the deed records of the Recorder's Office of Warren County, Ohio and being located within the following described points in the boundary thereof:

Commencing at the Southeast corner of Section 18, Thence with the South line of said section, North 86° 11' 40" West, 1,696.26 feet to the Real Point of Beginning; Thence South 4° 14' 09" West, 352.15 feet to the Northeast corner of a 5.0 acre tract as recorded in Deed Book 528, Page 55 of said deed records; Thence with the lines of said 5.0 acre tract on the following courses: (1) North 83° 31' 00" West, 380.00 feet; (2) South 6° 29' 00" West, 456.41 feet to the corner of a 630.275 acre tract as recorded in O.R. Volume 197, Page 448 of said deed records; Thence with the North line of said 630.275 acre tract on the following courses: (1) North 85° 45' 51" West, 396.88 feet; (2) North 4° 14' 09" East, 465.00 feet; (3) North 29° 23' 36" West, 191.71 feet; (4) South 53° 19' 00" West, 142.39 feet; (5) South 55° 29' 40" West, 494.55 feet; (6) South 61° 27' 40" West, 139.75 feet; (7) South 62° 49' 00" West, 437.73 feet; (8) South 70° 59' 16" West, 80.83 feet; (9) North 51° 25' 00" West, 635.43 feet; (10) North 38° 35' 00" East, (passing the North line of Section 17 at 645.33 feet) 1,158.14 feet; (11) North 42° 44' 35" East, 142.87 feet; (12) North 38° 46' 15" East, 435.11 feet to the easterly right-of-way line of Kings Island Drive as recorded in Plat Book 6, Page 55 of said deed records; Thence with said easterly right-of-way line, North 59° 15' 45" East, 796.69 feet; Thence departing said easterly right-of-way line, South 49° 38' 11" East, 110.32 feet to the North line of Maple Park Subdivision as recorded in Plat Book 2, Page 164 of said deed records; Thence with the line of said subdivision on the following courses: (1) North 85° 17' 00" West, 98.31 feet; (2) South 5° 06' 30" West,

795.81 feet; (3) South 85° 30' 40" East, 679.42 feet to the center of Columbia Road; Thence with the center of said road, North 51° 53' 40" East, 286.26 feet; Thence departing the center of said road, South 4° 14' 09" West, 637.69 feet to the Real Point of Beginning, containing 62.540 acres, more or less. 31.005 acres being in Section 17 and 31.535 acres being in Section 18.

Together with that portion of a 12' vacated alley abutting on the South side of Lots 101 through 105 of the Plat of Maple Park Subdivision as recorded in Plat Book 2, Page 164 of the plat records of Warren County, Ohio conveyed by Resolution 95-871, dated July 11, 1995 and recorded August 14, 1995 in Official Record 1129, Page 334 of the Warren County, Ohio Records. Containing 0.028 acres.

LESS AND EXCEPT that portion included in the Plat of Great Wolf Subdivision filed July 25, 2005, of record in Plat Book 70, Pages 74 and 75 of the Warren County, Ohio Records, containing 47.6341 acres.

ALSO, SAVE AND EXCEPT, the .7856 acres part of the property described in the save and except legal description relating to Tracts I and VII which is set forth after Tract IX herein, leaving a remainder of 14.1483 acres, more or less.

TRACT VIII: (SIDWELL NO.: 16-17-100-002) 10.8587 AC

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Situated in City of Mason, County of Warren, State of Ohio, and being a part of Section 17, Town 4, Range 2, and being Lot Number 2 as the same is known and designated on the Plat of Great Wolf Subdivision, as recorded in Plat Book 70, Pages 74 and 75, of the Warren County, Ohio Records.

TRACT IX: APPURTENANT EASEMENT

Non-exclusive easement for maintenance, use, repair, operation, construction and reconstruction of the water pipes or equipment in or connected with the water system operated and maintained on the land as described in Paragraph (A) of Easement and Partial Assignment of Water Use Rights by and between Attractions, Inc and Taft Broadcasting Company, dated April 21, 1984, filed for record April 6, 1984 and recorded in Official Record 197, Page 435, of the Warren County, Ohio Records.

SAVE AND EXCEPT FROM TRACTS I AND VII ABOVE THE FOLLOWING DESCRIBED PREMISES:

Situated in Sections 17 and 18, Town 4, Range 2, BTM, Deerfield Township and the City of Mason, Warren County, Ohio being part of the 630.2746 acre tract as conveyed to Kings Island Company by deed filed in the Office of the Warren County, Ohio Recorder in O.R. Volume 197 at Page 448, etc., which is shown on a plat of survey filed in the Warren County Engineer's Record of Land Division in S.R. Volume 55 at Plat No. 54 and part of the remaining 14.9339 acres of the land conveyed to said Kings Island Company Deed filed in the office of said Recorder in O.R. Volume 1475 at Page 708, etc., which is shown on Plats of Surveys filed in said Engineer's Record of Land Division in S.R. Volume 75 at Plat No. 37 and S.R. Volume 55 at Plat No. 37 and S.R. Volume 55 at Plat No. 59 and being more particularly described as follows:

Beginning near the West Bank of the Little Miami River, at a northeasterly corner of said 630.2746 acre tract, being a southerly corner of the 19.8554 acre tract as conveyed to TEJ Holdings, Inc. by deed filed in the Office of said Recorder in O.R. Volume 543, at Page 291, etc., which is shown on a plat of survey filed in said Engineer's Record of Land Division in S.R. Volume 75, at Plat No. 29, said beginning being S 32° 00' 00" W, a distant 344.84', as measured along an easterly line of said 19.8554 acre tract, from a found 5/8" iron pin with cap marking the Northeast corner of said Section 17; Thence, from said beginning, running with the Meridian of a Plat of Survey filed in said Engineer's Record of Land Division in S.R. Volume 62 at Plat No. 76;

- 1) Leaving the lines of said 19.8554 acre tract, with an easterly line of said 630.2746 acre tract, through said Section 17, and generally along the West Bank of said Little Miami River, S 32° 00' 00" W, 115.96'; Thence, leaving said river, through said 630.2746 acre tract and along the northerly lines of a 20' wide Sanitary Sewer Easement as filed in the office of said Recorder in O.R. Volume 274 at Page 849, etc., by new division lines for the following six courses:
- 2) N 60° 31' 45" W (passing a set 1/2" iron pin with cap at 105.18') a total distance of 260.00'; thence,
- 3) N 45° 58' 20" W, 103.13' to a set 1/2" iron pin with cap; thence,
- 4) N 74° 22' 10" W, 338.43' to a set 1/2" iron pin with cap; thence,
- 5) N 46° 59' 30" W (crossing the dividing line between Section 17 and said Section 18 at 249.29'), a total distance of 272.83' to a set 1/2" iron pin with cap; thence,
- 6) Continuing through said Section 18, N 60° 22' 55" W, 476.47' to a set 1/2" iron pin with cap; thence,
- 7) Continuing along the lines of said Sanitary Sewer Easement and in part along a northerly line of a 20' wide Sanitary Sewer Easement as filed in the Office of said Recorder in O.R. Volume 272 at Page 583, etc., N 72° 25' 05" W, (crossing the dividing line between said 630.2746 acre tract and the aforementioned 14.9339 acre tract of said Kings Island Company at 197.51') a total distance of 448.40' to a set 1/2" iron pin with cap on the southeasterly right-of-way line of Columbia Road as dedicated per Great Wolf Subdivision, the record plat of which is filed in office of said Recorder in Plat Book 70, at Pages 74 and 75; thence,
- 8) Leaving the lines of said Sanitary Sewer Easement with the southeasterly right-of-way line of said Columbia Road, N 51° 53' 40" E, 330.27' to set 1/2" iron pin with cap marking a northerly corner of said 14.9339 acre tract, being on a common line with said 630.2746 acre tract; thence,
- 9) Leaving the lines of said 14.9339 acre tract, with a common line of said 630.2746 acre tract and said Columbia Road right-of-way dedication N 04° 14' 09" E (crossing the City of Mason Corporation Line at 47.35') a total distance of 87.94' to a found PK nail in the centerline of said Columbia Road, marking a northerly corner of said 630.2746 acre tract; thence,
- 10) Leaving the lines of said Plat Book 70, Pages 74 and 75, continuing through said Deerfield Township, with the centerline of said Columbia Road, N 51° 53' 40" E, 92.90' to a found railroad spike, marking another northerly corner of said 630.2746 acre tract and the westernmost corner of the 31.000 acre first tract as conveyed to the Kings Local School District Board of Education by deed filed in the office of said Recorder in Deed Book 405 at Page 569, etc., thence,
- 11) Leaving said centerline, with the common line of said 630.2746 acre tract and said 31.000 acre tract and in part along the City of Mason Corporation Line, S 51° 40' 07" E, (passing a found 5/8" iron pin with cap at a corner of said corporation line on the southeasterly right-of-way line of said Columbia Road at 30.86') a total distance of 1,189.70' to a found 5/8" iron pin with cap, marking the southernmost corner of said 31.000 acre tract and the westernmost corner of Lot 58 of Riverwood Trails Subdivision, Section 1, the Record Plat of which is filed in the Office of said Recorder in Plat Book 42, at Pages 89 and 90, thence,
- 12) Leaving the lines of said 31.00 acre tract, continuing with said City of Mason Corporation Line and along the common line of said 630.2746 acre tract, with the southwesterly lines of said Lot 58 and Lots 57 and 56 of said Riverwood Trails Subdivision, Section 1, Lot 77 of Riverwood Trails Subdivision, Section 2, the Record Plat of which is filed in the office of said Recorder in Plat Book 44, at Pages 59 and 60, the 22.2315 acre tract is conveyed to Little Miami, Inc. by deed filed in the office of said Recorder in O.R. Volume 1727, at Page 710, etc., which is shown a plat of survey filed in said Engineer's Record of Land Division in S.R. Volume 103 at Plat No. 90 and the aforementioned 19.8554 acre tract of said TEJ Holdings, Inc., S 51° 41' 48" E, (re-crossing the dividing line between said Section 18 and Section 17 at 44.90', passing found 5/8" iron pins with caps at 45.09', 188.19', 372.37' and 481.85') a total distance of 581.52' to the Place of Beginning.

Containing a total of 10.8587 acres of land more or less, 10.0731 acres of which lie within the lands of said O.R. Volume 197, Page 448, etc., and 0.7856 acres of which lie within the lands of said O.R. Volume 1475, Page 708, etc., also 3.0675 acres of which lie within said Section 17 and 7.7912 acres of which lie within said Section 18, also 10.7828 acres of which lie within the City of Mason and 0.9759 acres of which lie within Deerfield Township.

The above legal description is a result of an actual field survey made under the direction of Steven R. Pennington of Henderson and Bodwell, L.L.P. Consulting Engineers, Ohio Registered Surveyor No. S-7215, a plat of survey of which dated December 20, 2005 is filed in the Warren County Engineer's Record of Land Division in S.R. Volume 127 at Plat No. 96.