

Tax Map: 3/23/06 *DL*
CAGIS: 3.21.6 *pm*

Rebecca Prem Gruppe #140273
Hamilton County Recorders Office
Doc #: 06-0052749 Type: DE
Date: 04/06/06 03:34:18 PM \$36.00
Off. Rec.: 10210 04736 F R8 3 762

CORPORATE WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS: THAT THE CINCINNATI GAS & ELECTRIC

COMPANY, a corporation organized and existing under the laws of the State of Ohio ("Grantor"), for and in consideration of One Dollar (\$1.00) and other good and valuable considerations paid by **THE UNION LIGHT, HEAT AND POWER COMPANY**, a Kentucky corporation organized and existing under the laws of the Commonwealth of Kentucky ("Grantee), whose tax-mailing address is 1000 East Main Street, Plainfield, Indiana 46168, does hereby **Grant, Bargain, Sell and Convey** to the said **THE UNION LIGHT, HEAT AND POWER COMPANY**, its successors and assigns forever, the following described real estate in **The Miami Fort Generating Station ("REAL ESTATE")**:

Situate in Section 35, T2, FR1, Miami Township, Hamilton County, Ohio, being more particularly described as follows:

United States Bench Mark No. 756 is located S54°16'22"W 9,497.85 feet from section stone marking Sections 31, 36, 30 and 25. Bench Mark No. 756 is shown on Chart No. 136 of the Survey of the Ohio River performed under the supervision of the Ohio River Board of Engineers on Locks and Dams by the District Engineer Officer, Louisville, Kentucky, and is located in the front yard of the old Benjamin Harrison homestead on the property of The Cincinnati Gas & Electric Company. Commencing at the said United States Bench Mark No. 756 and running with a true magnetic bearing of S15°30'E, 105.97 feet; thence N74°30'E, 2,398.48 feet to a point, hereafter, referred to as Reference Point "A", said point being the intersection of the base lines used for the construction of Unit 7 and Unit 8 at Miami Fort Station; thence along the North-South Base Line for Unit 7 and Unit 8, S15°30'E, 737.21 feet; thence S74°30'W, 23.04 feet to the **Point of Beginning** of this description and also the point of beginning of Parcel 3 recorded in Deed Book 4020, Page 1259 of the records of the Recorder of Hamilton County, Ohio; thence along the common line of said Parcel 3, S74°30'W 121.33 feet and S15°30'E 32.29 feet; thence leaving said Parcel 3, S74°30'W, 119.59 feet; thence S15°30'E, 56.42 feet; thence S74°30'W, 112.09 feet; thence N15°30'W, 67.42 feet to the southwest corner of Parcel 2 recorded in Deed Book 4020, Page 1259 of the records of the Recorder of Hamilton County, Ohio; thence along the common line of said Parcel 2 the following 9 courses: 1) N74°30'E 112.09 feet; 2) N15°30'W 91.88 feet; 3) N74°30'E 31.50 feet; 4) N15°30'W 10.00 feet; 5) N74°30'E 56.00 feet; 6) S15°30'E 9.75 feet; 7) N74°30'W 10.00 feet; 8) N15°30'W 18.33 feet and 9) N74°30'E 101.83 feet; thence leaving said Parcel 2 and continuing N74°30'E 19.51 feet; thence S15°30'E 89.17 feet to the point of beginning, containing Acres, more or less.

570-260-6000

*CU 570-260-⁽⁰¹⁾ 9232425+19300 p. 9
28 = 0.717 Ac. S.S. Brower Rd. Rear.*

REGIONAL PLANNING COMMISSION
HAMILTON COUNTY, OHIO

APPROVED

NO PLAT REQUIRED
Copy Number: 1574
Deed Number: 06/15/06

The parcel described above is part of the same real property conveyed to **The Cincinnati Gas & Electric Company** by Columbia Power Company by deed dated April 1, 1928 and recorded in Deed Book 1488, Page 537 of the records of the Recorder of Hamilton County, Ohio.

subject to all covenants, restrictions, reservations, easements, conditions, and rights appearing of record, and all the **Estate, Right, Title and Interest** of said Grantor in and to said premises; **To Have and To Hold** the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, its successors and assigns forever; and **THE**

Dusty Rhoads
Hamilton County Auditor
Permissive fee: 26,624.20
Transfer fee: 0.50
Fee total: 39,936.80

CINCINNATI GAS & ELECTRIC COMPANY does hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unencumbered**, except as set forth herein, and that it will **Defend**, the same against all lawful claims of all persons whomsoever.


Grantor shall be responsible for the real estate taxes, which are due and payable up to the date of this Deed. Grantee shall be responsible for the real estate taxes, which become due and payable on the date of this Deed and thereafter; and for any real estate assessments, which become due and payable on and after the date of this Deed.

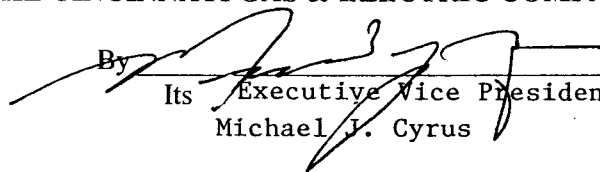
The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is a duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full corporate capacity to convey the Real Estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, THE CINCINNATI GAS & ELECTRIC COMPANY, has caused this Corporate Warranty Deed to be signed in its proper corporate name, and attested and sealed by its proper corporate officer thereunto duly authorized; and to be duly acknowledged, all as of this 25 day of January, 2006.

Signed and acknowledged
in the presence of:

THE CINCINNATI GAS & ELECTRIC COMPANY

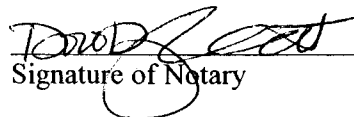

Donald S. Sheridan

By 
Its Executive Vice President
Michael J. Cyrus

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said State, personally appeared Michael J. Cyrus, the ~~EXECUTIVE VICE PRESIDENT~~ of **THE CINCINNATI GAS & ELECTRIC COMPANY**, the corporation which executed the foregoing instrument, who acknowledged the signing thereof to be his voluntary act and deed for and on behalf of said corporation and by authority of its Board of Directors.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal, on this 25 day of January, 2006.


Signature of Notary

Dorothy K. Corbett
Printed Name of Notary

Commission Expiration Date of Notary

DOROTHY KIM CORBETT, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03

This instrument prepared by:
Janice L. Walker
Attorney at Law
139 East Fourth Street
Cincinnati, OH 45202
(513) 287-2644

10210 4738

