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COURT OF COMMON PLEAS
PROBATE DIVISION
HAMILTON COUNTY, OHIO

IN THE MATTER OF THE ESTATE : No. 176
OF : AFFIDAVIT OF THREE
ETHAN STONE, DECEASED : DISINTERESTED PERSONS IN
: SUPPORT OF PRIVATE SALE

STATE OF OHIO

SS:

COUNTY OF HAMILTON

Andrew C. Emmert, Matthew McD Kite and Terrence A. Mire,
being first duly sworn, state that they are residents of Hamilton
County, Ohio, and that they have no interest in the real estate
described as follows:

A perpetual leasehold estate in the following real property:

Situate in the State of Ohio, County of Hamilton and in the
City of Cincinnati and more particularly described as follows:

Situate in Section 29, Town 4, Fractional Range 1, Storrs
Township, City of Cincinnati, Hamilton County, Ohio and being
more particularly described as follows:

Commencing at the intersection of the center line of a
sixteen (16) foot easement (private road) and the westerly line
of River Road (West Sixth Street) said point lying North 38° 22'
East one hundred eighty-nine and 21/100 (189.21) feet north of
the intersection of the northerly line of Mt. Echo Road (Kansas
Avenue) and the westerly line of River Road (West Sixth Street)
as recorded by a survey dated May 24, 1927, in Plat Book 29, page
189, in the Hamilton County, Ohio, Surveyor's Office; thence from
said point southwardly along the westerly line of River road
(West Sixth Street) South 38° 32' West fifty-four and 87/100
(54.87) feet to the real place of beginning for this description:
thence continuing southwardly along the westerly line of River
Road (West Sixth Street) South 38° 32' West twenty-three and
09/00 (23.09) feet to a point; thence North 56° 55' West one
hundred ninety-two and 72/100 (192.72) feet to a point; thence
North 33° 12' East twenty-three and 35/100 (23.35) feet to a
point; thence South 56° 48' East one hundred ninety-four and
88/100 (194.88) feet to a point in the westerly line of River
Road (West Sixth Street) to the place of beginning. Subject to
all easements of record.

FILED
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PROBATE DIVISION
WAYNE F. WILKE, JUDGE
97 JUN 26 1997

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Subject to annual ground rent of \$5.00.

That upon being informed that the Estate of Ethan Stone, Deceased, is the owner of the fee simple title to said real estate subject to a certain perpetual lease for which the Trust Estate is intitled to receive ground rent in the sum of Five Dollars (\$5.00) per annum, do hereby value said fee simple interest in said real estate at \$ 400.00 , and further that, in their opinion, said ground rent could not be sold for more at public sale.

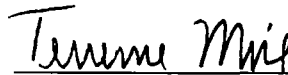
Further affiants sayeth naught.



Andrew C. Emmert

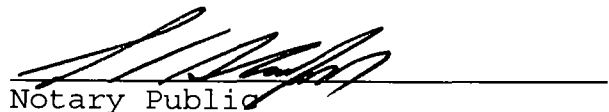


Matthew McD Kite



Terrence Mire

Sworn to and subscribed in my presence this 25 day of June, 1997.


Notary Public

STANLEY L. STANFORD, Attorney at Law

Notary Public, State of **CO**

My commission has no expiration

Date Section 147.03 O.R.C.