

## GENERAL WARRANTY DEED

(R.C. § 5302.05)

NWD 500 Nationwide, LLC, an Ohio limited liability company (“**Grantor**”), for One U.S. Dollar (\$1.00) and other good and valuable consideration, which Grantor acknowledges receipt and sufficiency, given by the City of Columbus, Ohio, an Ohio municipal corporation (“**Grantee**”) whose tax mailing address is **Real Estate Management Office (Mortgage Code 9000), 90 West Broad Street, Room 425, Columbus, Ohio 43215**, does forever grant to Grantee and its successors and assigns the following described **two (2) parcels** of real property (collectively, “**Property**”) in fee simple absolute with all general warranty covenants under Ohio Revised Code, Section 5302.06, but subject to all provisions described in this General Warranty Deed:

### Property (Parcel 1/2): 0.008 Acre +/- (3083 Dr E)

*(i.e. Hocking St. & Spring St. R/W)*

Property is situated in the state of Ohio, county of Franklin, city of Columbus, and being described and depicted in the two (2) page attachment, **Exhibit-A**, which is fully incorporated for reference as if rewritten.

### Property (Parcel 2/2): 0.002 Acre +/- (3083 Dr E)

*(i.e. Hocking St. & Nationwide Blvd. R/W)*

Property is situated in the state of Ohio, county of Franklin, city of Columbus, and being described and depicted in the two (2) page attachment, **Exhibit-B**, which is fully incorporated for reference as if rewritten.

Franklin County Tax Parcel(s): Split & r/w drop from 010-030366  
Prior Record Reference(s): Ins. 201108240105872;

Property Address(es): Recorder's Office, Franklin County, OH  
N/A [0000 W. Spring St./Hocking St./Nationwide Blvd.,  
Columbus, OH 43215]

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## TERMS & CONDITIONS

1. All rights, duties, obligations, terms, conditions, and provisions described in this General Warranty Deed are covenants forever (i) burdening, benefitting, and running with the land of the Property in its chain-of-title, and (ii) inuring and binding to the benefit and detriment of Grantor and Grantee and their respective successors, and assigns.
2. Grantor forever releases and discharges Grantee from all just compensation claims under the Ohio Constitution, Article 1, Section 19, arising from granting the Property to Grantee pursuant to General Warranty Deed. Furthermore, this section survives the termination of this General Warranty Deed or any reversion of the Property.
3. Grantee (i) intends to immediately utilize the Property for public right-of-way purposes upon Grantor's execution of this General Warranty Deed, and (ii) will subsequently accept, dedicate, and name the Property as public right-of-way contingent upon the passage of appropriate legislation by Columbus City Council.

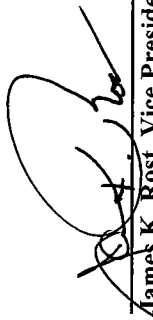
**GRANTOR'S EXECUTION**

In witness whereof, Grantor, **NWD 500 Nationwide, LLC**, an Ohio limited liability company, by its authorized managing member, **NWD Investments, LLC**, an Ohio limited liability company, by its authorized managing member, **Nationwide Realty Investors, Ltd.**, an Ohio limited liability company, by its duly authorized representative, **James K. Rost, Vice President**, who represents and warrants personally possessing legal authority and capacity to acknowledge this General Warranty Deed on behalf of Grantor, does voluntarily acknowledge this General Warranty Deed on behalf of Grantor on the effective date below.

**NWD 500 Nationwide, LLC**,  
an Ohio limited liability company

By: **NWD Investments, LLC**,  
an Ohio limited liability company  
its Managing Member

By: **Nationwide Realty Investors, Ltd.**,  
an Ohio limited liability company  
its Managing Member

*JKR* By:   
James K. Rost, Vice President  
Effective Date: 3/15/2016

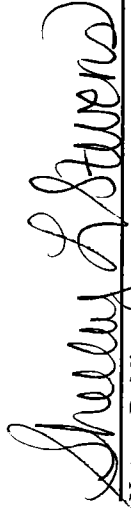
State of Ohio)

County of Franklin) SS:

Be it remembered on March 15, 2016, I affixed my seal evidencing this instrument was acknowledged before me by **James K. Rost, Vice President**, on behalf of **Nationwide Realty Investors, Ltd.**, an Ohio limited liability company, on behalf of **NWD Investments, LLC**, an Ohio limited liability company, on behalf of Grantor, **NWD 500 Nationwide, LLC**, an Ohio limited liability company.



**Shelley L. Stevens**  
Notary Public, State of Ohio  
My Commission Expires 10-31-2017

  
Notary Public  
Commission Expiration Date: 10-31-2017

**THIS INSTRUMENT PREPARED BY:**

**COLUMBUS CITY ATTORNEY, REAL ESTATE DIVISION**  
By: **SAM ABDULLAH, ASSISTANT CITY ATTORNEY**  
DATE: **FEBRUARY 23, 2016**  
FOR: **DPS (TIM STURM)**  
RE: **3083 DR E: R/W DEDICATIONS**

EXHIBIT-A (PG. 1/2)

0.008 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 8, Township 5, Range 22, Refugee Lands, being part of that 1.325 acres tract of land that is located within Lot E of the subdivision plat entitled "Penitentiary Farm for W. A. Neil" of record in Plat Book 5, Page 44, said 1.325 acres being conveyed to NWD 500 Nationwide, LLC by deed of record in Instrument Number 201108240105872, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at a 5/8 inch iron pin with cap stamped "8230" found at the intersection of the northerly right-of-way line of Spring Street (variable width) with the easterly right-of-way line of Hocking Street (50 feet wide);

Thence North 07°47'54" West, with said easterly right of way line, a distance of 37.13 feet to an iron pin set;

Thence South 32°10'12" East, crossing said NWD 500 tract, a distance of 44.70 feet to an iron pin set in said northerly right of way line;

Thence North 86°47'36" West, with said northerly right of way line, a distance of 18.79 feet to the Point of Beginning, containing 0.008 acre of land, more or less;

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey prepared by EMH&T in November, 2013.

Iron pins set, where indicated, are iron pipes, thirteen sixteenth (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings described herein are based on the north right of way line of Nationwide Boulevard, having a bearing of North 82°18' 16" East, as per Ohio State Plane Coordinate System, South Zone NAD83 (1986 Adjustment), is designated the "basis of bearing" for this survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Matthew A. Kirk*  
Matthew A. Kirk

17 Feb 16

Registered Surveyor Number 7865

E-15

SP117

0.008 acre

outlot

(0.010)

30366

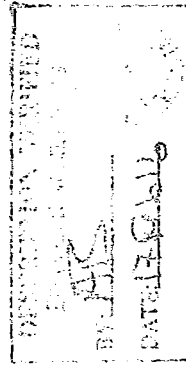
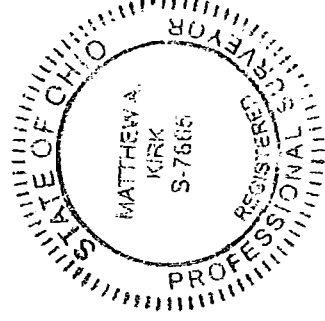
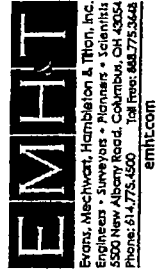


EXHIBIT-A (PG. 2/2)

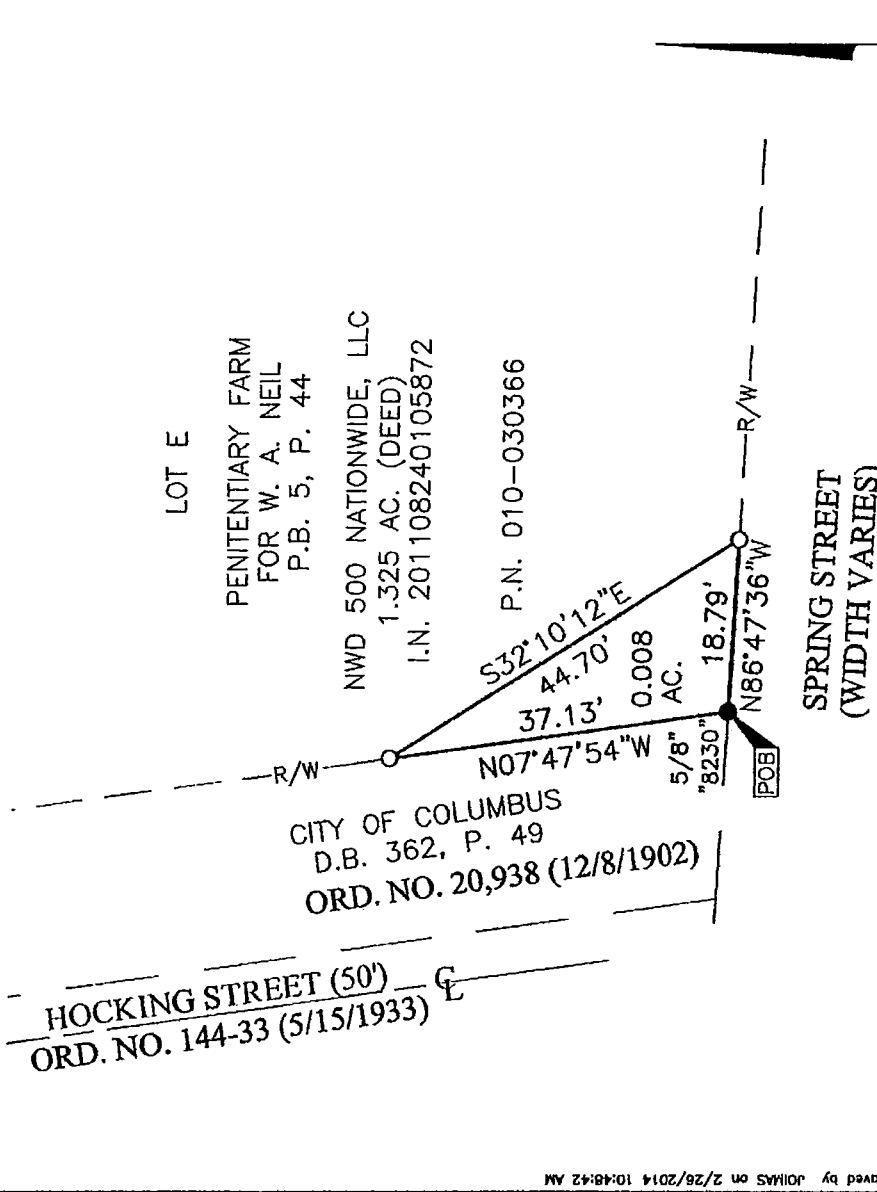


**SURVEY OF ACREAGE PARCEL**  
 SECTION 8, TOWNSHIP 5, RANGE 22  
 REFUGEE LANDS  
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 26, 2014

Job No. 2012-1665

Scale: 1" = 20'



**SURVEY NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

**BASIS OF BEARINGS:**

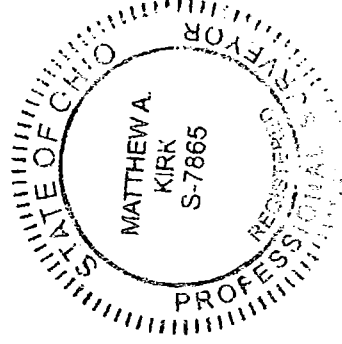
Bearings are based on the north right of way line of Nationwide Boulevard, having a bearing of North 82° 18' 16" East, as per Ohio State Plane Coordinate System, South Zone NAD83 (1986 Adjustment).

- = I.P. FND.
- = I.P. SET

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



GRAPHIC SCALE (in feet)



**EXHIBIT-B (PG. 1/2)**

**0.002 ACRE**

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 9, Township 5, Range 22, Refugee Lands, being part of that 1.325 acres tract of land that is located within Lot E of the subdivision plat entitled "Penitentiary Farm for W. A. Neil" of record in Plat Book 5, Page 44, said 1.325 acres being conveyed to NWD 500 Nationwide, LLC by deed of record in Instrument Number 201108240105872, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at a mag nail found at the intersection of the southerly right-of-way line of Nationwide Boulevard (60 feet wide, formerly Dublin Avenue as conveyed to City of Columbus by deed of record in Deed Book 142, Page 168, name changed by Ordinance Number 1896-00) with the easterly right-of-way line of Hocking Street (50 feet wide) as conveyed to City of Columbus by deed of record in Deed Book 262, Page 49;

Thence North 82° 21' 25" East, with said southerly right of way line, a distance of 11.17 feet to an iron pin set;

Thence South 35° 01' 07" West, crossing said NWD 500 tract, a distance of 16.43 feet to an iron pin set in said easterly right of way line;

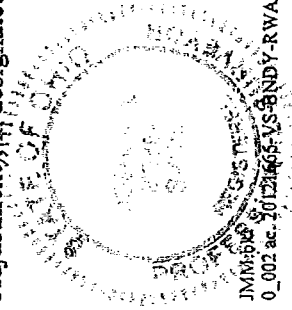
Thence North 07° 47' 54" West, with said easterly right of way line, a distance of 12.08 feet to the Point of Beginning, containing 0.002 acre of land, more or less;

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

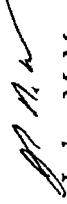
The above description was prepared using documents of record, prior plats of survey, and observed evidence located from a field survey prepared by EMH&T in November 2013 and October 2015.

Iron pins set, where indicated, are iron pipes, thirteen sixteenth (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings described herein are based on the portion of the northerly right of way line of Nationwide Boulevard between Huntington Park Lane and the CSX Railroad, having a bearing of North 82° 18' 16" East, as per Ohio State Plane Coordinate System, South Zone NAD83 (1986 Adjustment), is designated the "basis of bearing" for this survey.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

  
Joshua M. Meyer

Registered Surveyor Number 8485

2-12-2016

E-45  
SP117  
0.002 acre  
out of  
6010D  
30366

EXHIBIT-B (PG. 2/2)



Evans, Mechtew, Hombelen & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 300 New Albany Road, Columbus, OH 43264  
 Phone: 614-773-6300 Fax: 614-773-3466  
 emht.com

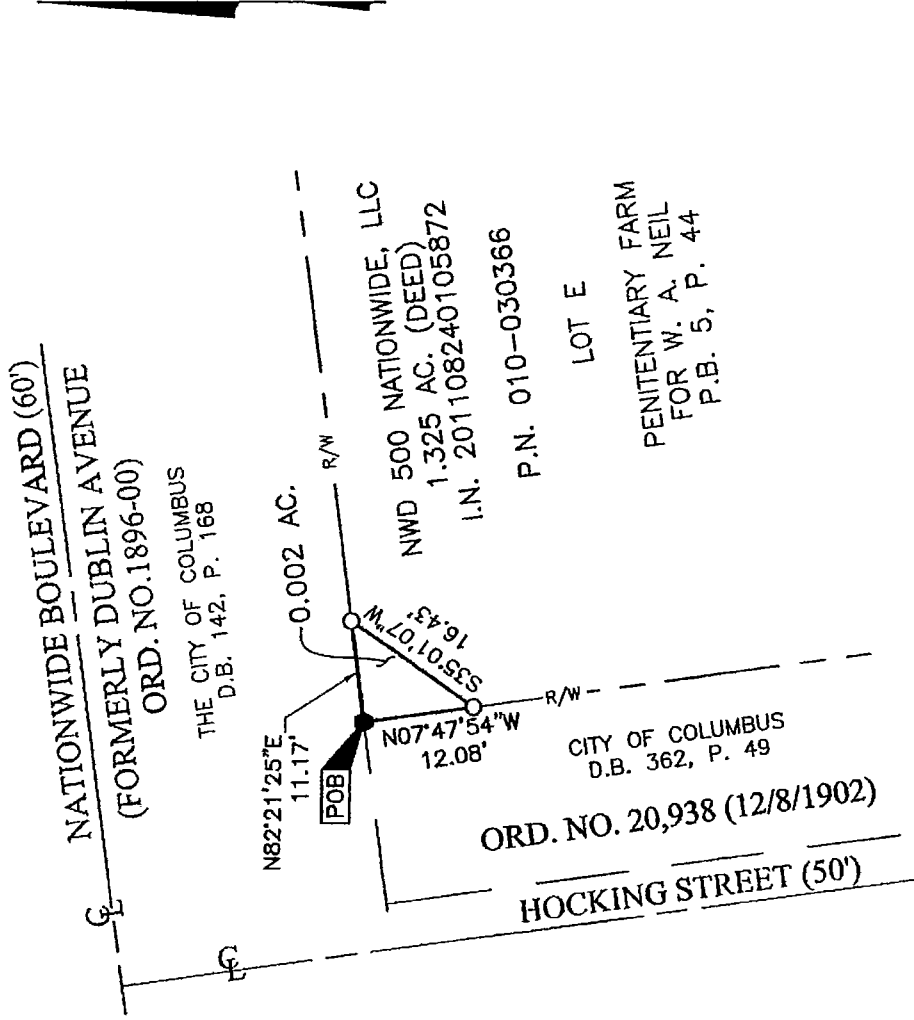
**SURVEY OF ACREAGE PARCEL**

HALF SECTION 9, TOWNSHIP 5, RANGE 22  
 REFUGEE LANDS  
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 9, 2016

Job No. 2012-1665

Scale: 1" = 20'



**SURVEY NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in November 2013 and October 2015.

**BASIS OF BEARINGS:**

Bearings are based on the portion of the northerly right of way line of Nationwide Boulevard between Humington Park Lane and the CSX Railroad, having a bearing of North  $82^{\circ}18'16''$  East, as per Ohio State Plane Coordinate System, South Zone NAD83 (1986 Adjustment).

- = MAG. NAIL FND.
- = I.P. FND.
- = I.P. SET

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



GRAPHIC SCALE (in feet)

