



200605110091285

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05/11/2006 4:12PM BXCITY ATTORN
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED

(O.R.C.§5302.05)

KNOW ALL MEN BY THESE PRESENTS that **ROBERT N. SHAMANSKY**, "Grantor", single, for valuable consideration given, (the receipt of which is hereby acknowledged), by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, whose tax mailing address is Mortgage Code 9000 (90 West Broad Street, Columbus, Ohio 43215), does, subject to easements, conditions, and restrictions of record, hereby grant in fee simple, with general warranty covenants (O.R.C. §5302.06), to the Grantee, its successors and assigns forever, the following described real property:

0.132 ACRES
(SEE LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel Number 010-112358.

Prior Instrument Reference: O.R. Vol. 09744, Pg. J-18,
Recorder's Office, Franklin County, Ohio.

The Grantor has caused this instrument to be subscribed this 4th day of May 2006.

Robert N. Shamansky
Robert N. Shamansky, single

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 4th day of May 2006
the foregoing instrument was acknowledged before me by Robert N. Shamansky, single.

(seal)

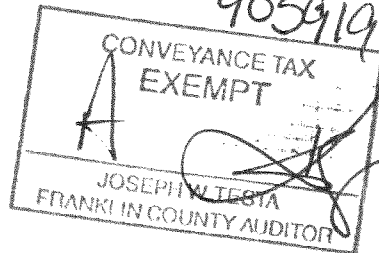
Legia J. Vitale
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Richard A. Pieplow(12-20-05) revised(5-3-06)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Lockbourne Road-LeVally right-of-way, Z-04-017.



LEGA J. VITALE
Notary Public, State of Ohio
My Commission Expires 8-19-09

TRANSFERRED
MAY 11 2006
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



TRACT 1
PROPOSED LOT SPLIT
**DESCRIPTION OF 0.132 ACRES
OUT OF AN ORIGINAL 4.151 ACRE TRACT**

Situated in the State of Ohio, County of Franklin, City of Columbus, Township of Marion, being a part of section 2, Township 4, Range 22, Congress Lands, and part of 4.152 Ac. (deed) 4.151 acres (measured) of land more or less as conveyed by deed to Robert N. Shamansky in O.R. 09744 J 18 (all references to deed and plat books refer to the records in the Recorder's Office of Franklin County, Ohio), said 0.132 acre tract of land being more particularly described as follows:

Commencing at a railroad spike found at the intersection of Koebel Rd. (40' R/W) and Lockbourne Road (R/W varies), Thence;

N 03 degrees 53' 29" E, a distance of 498.52 feet along the centerline of Lockbourne Rd. to a PK nail set at a northwesterly corner of said 4.151 acre tract, said PK nail also being the southwest corner of a 2.411 acre tract conveyed to Solomon Jas of Ohio inc as recorded in Instr.200405280122989, said P.K. being the **TRUE POINT OF BEGINNING**, thence;

S85 degrees 42'31"E, a distance of 50.00 feet to a set iron pin, Thence;

S 03 degrees 53' 29" W, a distance of 115.31 feet with a new division line through said 4.151 acre tract to a set iron pin, thence

N 85 degrees 39' 31" W, a distance of 50.00 feet with the south line of said 4.151 acre tract, and being the north line of a 0.441 acre tract conveyed to Donald & Cheryle Bradley shown in Instr. 200506240123254 to a set P.K. nail in the center of Lockbourne Road, Thence;


N03 degrees 53'29"E a distance of 115.26 returning to the true place of beginning and containing 0.132 acres more or less, subject however to all legal easements and rights-of-way on record.

See Exhibit "B" attached and made part thereof.

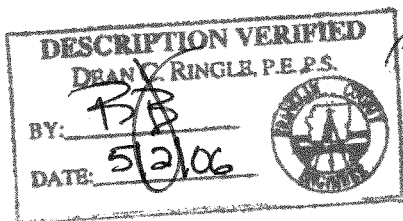
This description was prepared from records on file at the recorders office of Franklin County, Ohio and from an actual field survey performed November 18th - 20th, 2003 and resurveyed May 26, 2005 & Jan. 05, 2006.

Basis of Bearings: Centerline of Lockbourne Rd. as being N 03 degrees 53' 29" E and as being based on the Ohio State Plane Coordinate System, South Zone and North American Datum of 1983, (1986) and from a centerline survey performed by the Franklin County Engineers Office, dated 10/15/2003.

Iron Pins set are 5/8", Rebar 30" long and are capped E.Z. 8067.


Timothy A. Ericsson
P.S. 8067

Date 4/01/06



054BB
SPLIT
0.132 AC
FROM
(010)
112358

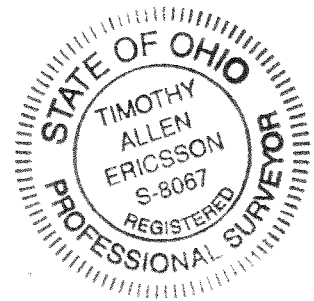
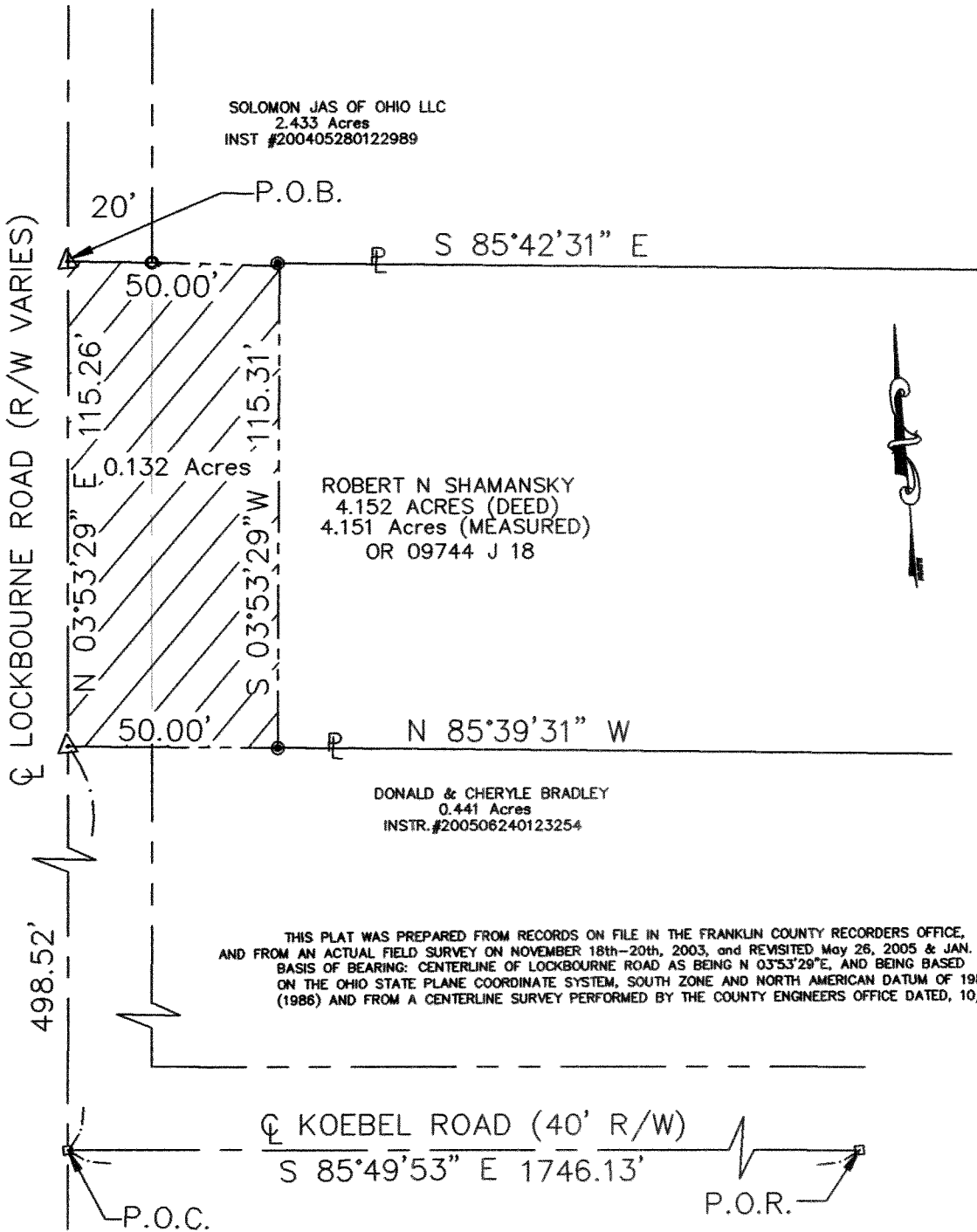


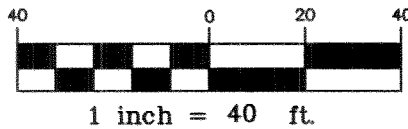
EXHIBIT "B" RIGHT-OF-WAY DROP

Situated in the State of Ohio, County of Franklin, City of Columbus, Township of Marion, Being a part of Section 2, Township 4, Range 22, Congress lands, and containing 0.132 acres out of a 4.152 acres conveyed to Robert N. Shamansky in O.R.09744 J18

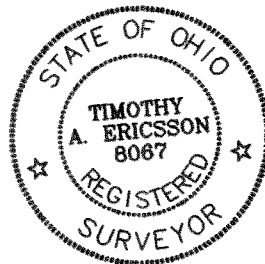


LEGEND

- ☐ -RAILROAD SPIKE FOUND
- -IRON PIN FOUND
- -IRON PIN SET
- △ -PK NAIL SET
- -EXISTING R/W
- -PROPOSED R/W
- -CENTERLINE
- ▨ -R/W DROP AREA



Timothy Ericsson
TIMOTHY ERICSSON 4/01/06
DATE


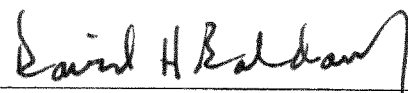


FIDUCIARY DEED

DAVID H. BALDAUF AS TRUSTEE UNDER A TRUST AGREEMENT DATED SEPTEMBER 22, 1993 KNOWN AS THE RANDALL BENDERSON 1993-1 TRUST (the "Grantor"), for valuable consideration paid, grants, with fiduciary covenants, to the CITY OF COLUMBUS, OHIO, an Ohio municipal corporation whose tax-mailing address is Mortgage Code 9000 (109 North Front Street, Columbus, Ohio 43215)(the "Grantee"), the real property described on **Exhibit A** attached hereto and made a part hereof.

Part of Tax Parcel Numbers: 010-023890 and 010-0476174
Part of Property with Address of 1551 North High Street, Columbus, Ohio
Prior Instrument Reference: Instrument Number 199806100142870
Recorder's Office, Franklin County, Ohio

Witness the following signature of Grantor this 16th day of February, 2006.

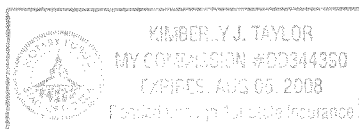



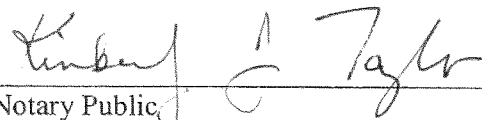
David H. Baldauf, Trustee Under a Trust
Agreement dated September 22, 1993 known as the
Randall Benderson 1993-1 Trust

STATE OF FLORIDA :
: ss
COUNTY OF MANATEE :

The undersigned, a Notary Public in and for the above state and county, hereby certifies that on the 16th day of February, 2006 before me personally appeared David H. Baldauf, Trustee Under a Trust Agreement dated September 22, 1993 known as the Randall Benderson 1993-1 Trust, who is known to me as the person described in, and who executed, the foregoing limited warranty deed on behalf of said trust, and who acknowledge that he held the position or title set forth in said deed, that he signed said deed on behalf of said trust by proper authority, and that the execution of said deed was the act of said trust for the purposes therein stated.

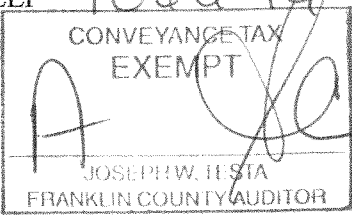

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last aforesaid.





Notary Public

This instrument prepared by:
Daniel J. Minor
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
P.O. Box 1008
Columbus, OH 43216-1008

RE: DR. E-2069, LEVALLY
906646



JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED
MAY 26 2006
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

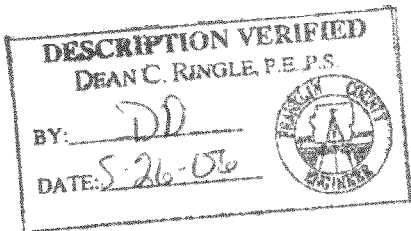
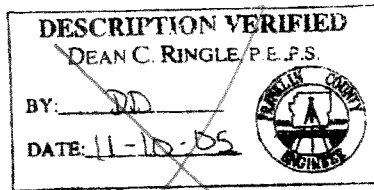


EXHIBIT A



0.008 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1, Range 18, United States Military Lands, being part of the 0.281 acre tract conveyed to Nathan Benderson, Ronald Benderson, and David H. Baldauf, Trustees by deeds of record in Instrument Numbers 199806100142866 and 199806100142870, said 0.281 acre consisting of all of Lots 16 and 17 and part of Lot 18 of "Burdell and Linen's Addition", a subdivision of record in Plat Book 4, Page 124, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference, at the centerline intersection of High Street and West Tenth Avenue;

Thence North 86° 44' 32" West, a distance of 27.56 feet, with the centerline of said West Tenth Avenue, to a point;

Thence South 03° 15' 28" West, a distance of 30.00 feet, across said West Tenth Avenue, to an iron pin set at the northeast corner of said Lot 16 and said 0.281 acre tract, being the intersection of the southerly right-of-way line of said West Tenth Avenue and the westerly right-of-way line of said High Street and being the TRUE POINT OF BEGINNING;

Thence South 08° 15' 28" East, a distance of 99.78 feet, with said westerly right-of-way line, and the easterly lines of said 0.281 acre tract, and said Lots 16, 17, and 18, to an iron pin set at a common corner of said 0.281 acre tract and the 0.610 acre tract conveyed to Taco Bell of Ohio Inc. by deed of record in Instrument Number 199904260103215;

Thence North 13° 09' 08" West, a distance of 51.75 feet, across said 0.281 acre tract, and said Lots 18 and 17, to an iron pin set;

Thence North 08° 44' 34" West, a distance of 49.21 feet, continuing across said 0.281 acre tract and said Lot 17, and across said Lot 16, to an iron pin set in said southerly right-of-way line, being the northerly line of said Lot 16;

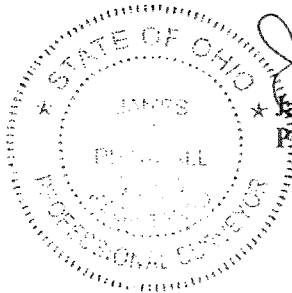
Thence South 86° 44' 32" East, a distance of 4.93 feet, with said northerly line, and said southerly right-of-way line, to the TRUE POINT OF BEGINNING, containing 0.008 acre of land, more or less, of which 0.006 acre lies in Parcel Number 010-047617, and 0.002 acre lies in Parcel Number 010-023890.

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

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

Bearings are based on North 08° 15' 28" West for the centerline of a portion of North High Street.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.



James M. Pearsall
Professional Surveyor No. 7840

11/9/05

Date
SPLIT IRREGULAR SHAPE FROM E.S. OF LOTS 16 + N 1/2 OF 17 .006 ACRES OUT OF (010) 47617
SPLIT IRREGULAR SHAPE FROM E. SIDES OF 18 + S 1/2 OF 17 .002 ACRES OUT OF (010) 23890

JMP:lnw/Nov05
0_008 ac 51388.doc



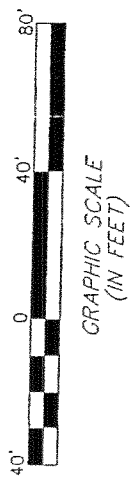
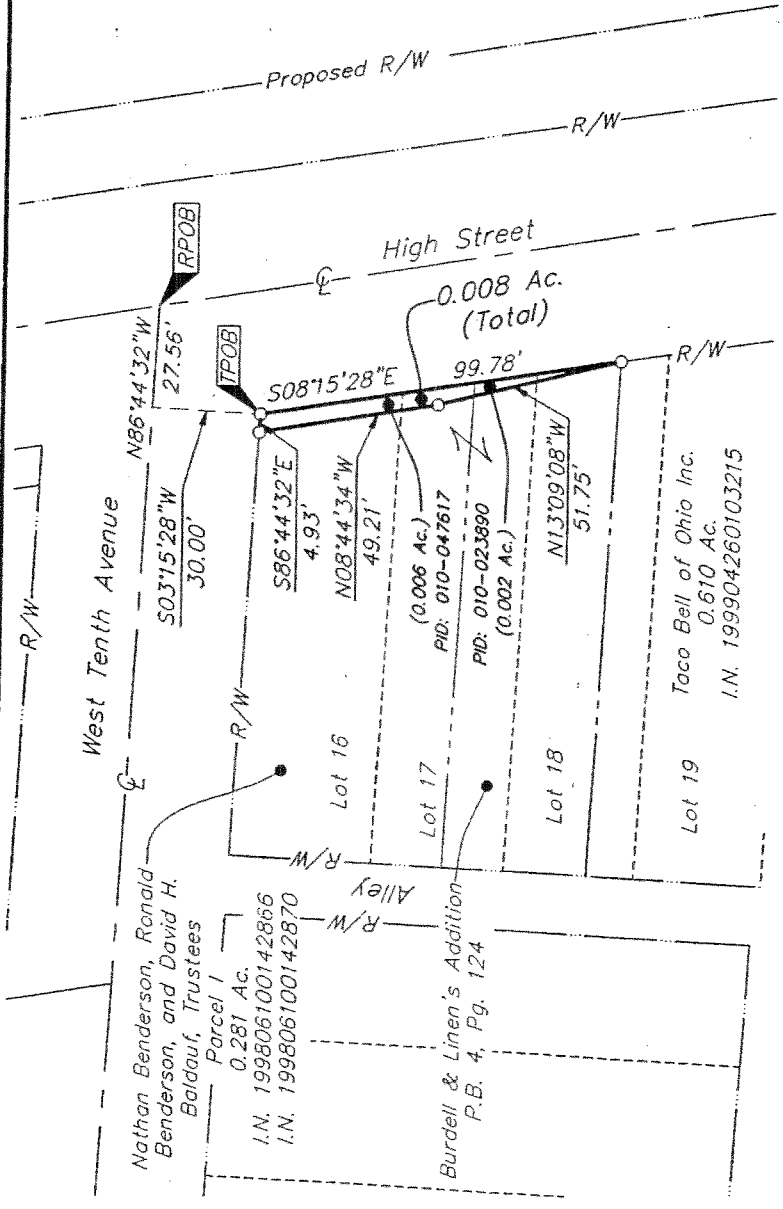
Evans, Mechwart, Hamblen & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Fax: 614.775.4800

RIGHT-OF-WAY ACQUISITION
QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 18
UNITED STATES MILITARY LANDS
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

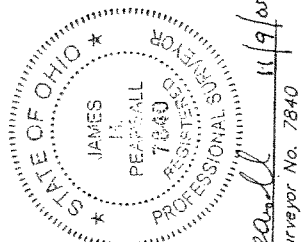
Date: November 8, 2005
 Scale: 1" = 40'
 Job No: 2005-1388

- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- ▲ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.

I.P. Set are 1 3/16" I.D. iron pipe with cap inscribed EMHT INC

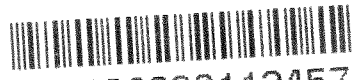


BASIS OF BEARINGS:
 Bearings are based on North 08° 15' 28" West for the centerline of a portion of North High Street.



By *James H. Pearshall* 11/9/05
 Professional Surveyor No. 7840

AA



200606090112457
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06/09/2006 11:57AM BXPLAT CITY O
Robert G. Montgomery
Franklin County Recorder

QUITCLAIM DEED
(R.C. 5302.11)

KNOW ALL MEN BY THESE PRESENTS that **COLUMBUS STATE COMMUNITY COLLEGE DISTRICT BOARD OF TRUSTEES**, "Grantor", a political subdivision of the State of Ohio pursuant to Revised Code Chapter 3354, f.k.a. **COLUMBUS TECHNICAL INSTITUTE**, for good and valuable consideration given by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, whose tax mailing address is Mortgage Code 9000, does hereby quitclaim unto said Grantee, its successors and assigns, the following described real property:

0.011 Acre
(SEE LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT "A" AND MADE A PART HEREOF)
Franklin County Tax Parcel No. 010-028864.

Prior Instrument Reference: O.R. Vol. 05172, Pg. A-11,
Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized officer, has caused this deed to be executed and subscribed this 1st day of December 2005.

COLUMBUS STATE COMMUNITY COLLEGE
DISTRICT BOARD OF TRUSTEES
(f.k.a. Columbus Technical Institute)

Theresa J. Gehr
Print Name: Theresa J. Gehr
Title: Senior Vice President/CFO

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 1st day of December 2005 the foregoing instrument was acknowledged before me by Theresa J. Gehr, _____, on behalf of the Columbus State Community College District Board of Trustees.

(seal)

Bradley A. Farmer
Notary Public

907152
BRADLEY A. FARMER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES FEB. 20, 2006

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow (10-19-05)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Cleveland & Mt. Vernon Avenues-LeVally

TRANSFERRED
JUN 9 2006
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
A J
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

0.011 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 11, Township 5, Range 22, Refugee Lands, being part of the land conveyed as Parcel 2 to Columbus Technical Institute by deed of record in Official Record 5172 A11, and part of Edward Street, as vacated in Ordinance Number 637-97, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for Reference, at the centerline intersection of Mt. Vernon Avenue and Cleveland Avenue;

Thence North 03° 47' 20" East, a distance of 30.00 feet, with the centerline of said Cleveland Avenue, to a point;

Thence North 86° 52' 40" West, a distance of 33.00 feet, across the right-of-way of said Cleveland Avenue, to an iron pin set at the intersection of the northerly right-of-way line of said Mount Vernon Avenue and the easterly right-of-way line of said Cleveland Avenue, being the southeasterly corner of said Parcel 2, and being the TRUE POINT OF BEGINNING;

Thence North 86° 52' 40" West, a distance of 12.20 feet, with the southerly line of said Parcel 2, and the northerly right-of-way line of said Mount Vernon Avenue, to an iron pin set;

Thence North 34° 56' 13" East, a distance of 19.24 feet, across said Parcel 2, to an iron pin set;

Thence North 03° 37' 27" East, a distance of 151.68 feet, across said Parcel 2 and the vacated Edward Street of record in Ordinance Number 637-97, to an iron pin set;

Thence North 71° 20' 38" East, a distance of 2.91 feet, across said vacated Edward Street, to an iron pin set in the westerly right-of-way line of said Cleveland Avenue;

Thence South 03° 47' 20" West, a distance of 169.10 feet, with the easterly lines of said vacated Edward Street and said Parcel 2, and the westerly right-of-way line of said Cleveland Avenue, to the TRUE POINT OF BEGINNING. Containing 0.011 acre, more or less, of which 0.001 acre lies with in said vacated Edward Street (PID: 010-267882) and 0.010 acre lies within said Parcel 2 (PID: 010-028864).

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

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

Bearings are based on the Ohio State Plane Coordinate System as per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FRANK 143 & FRANK 43, having a bearing of North 87° 56' 16" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

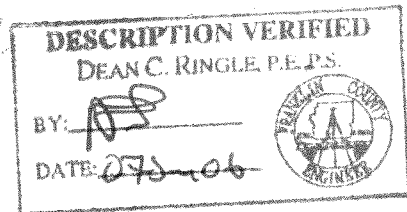
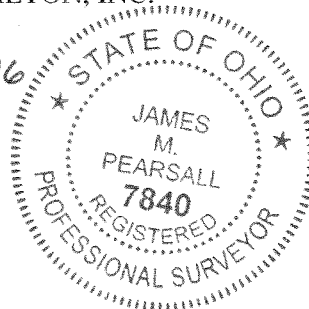
EVANS, MECHWART, HAMBLETON AND TILTON, INC.

James M. Pearsall

James M. Pearsall
Professional Surveyor No. 7840

4/20/06

Date



G-11
Split
0.001 Acres
out of
(010)
267882
+
Split
0.010 Acres
out of
(010)
28864

JDP/JMP/ April 06
0.011 Acres 51924



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Fax: 614.775.4800

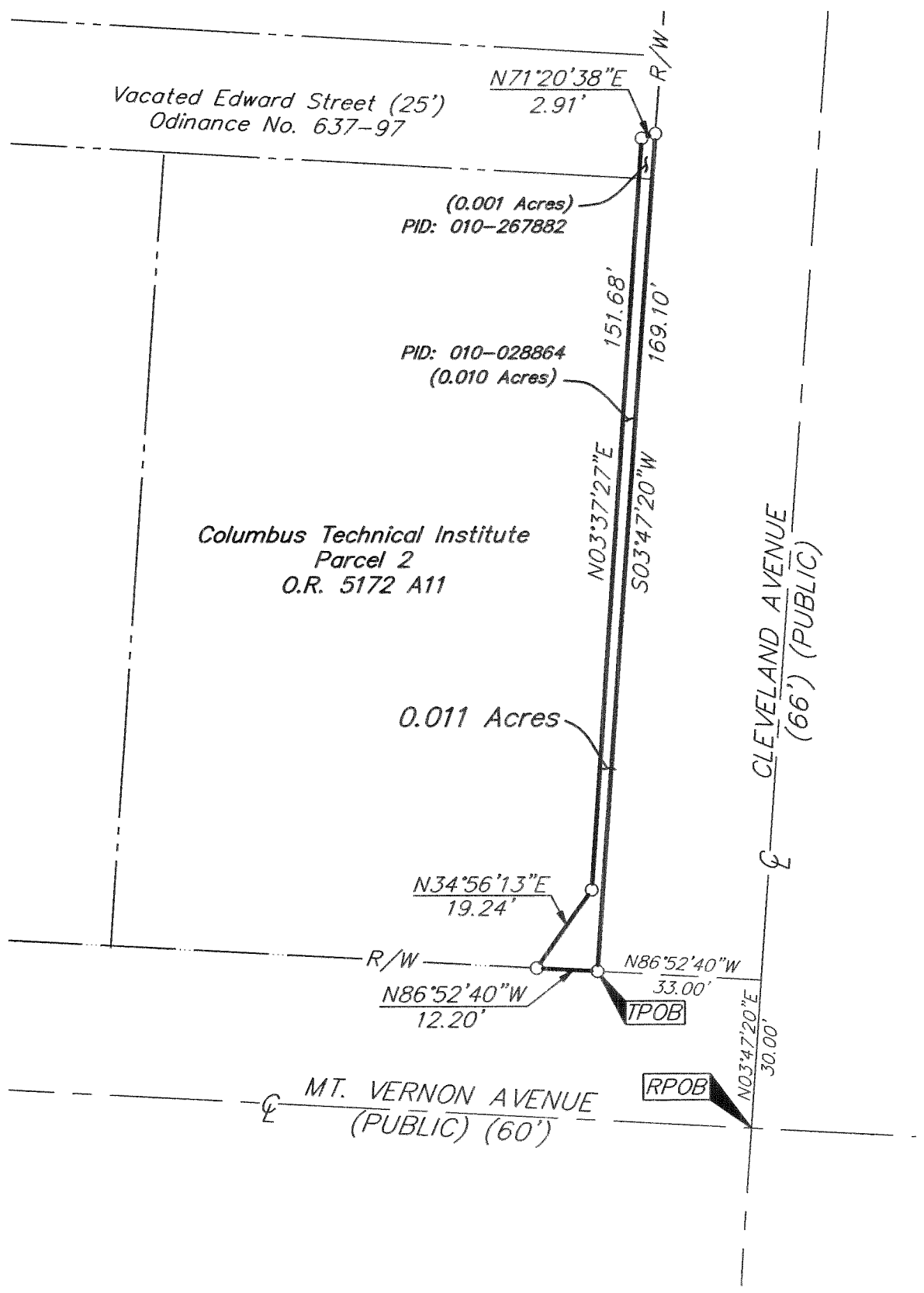
SURVEY OF ACREAGE PARCEL
SECTION 11, TOWNSHIP 5, RANGE 22
REFUGEE LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Date: September 15, 2005

Job No. 2005-1924

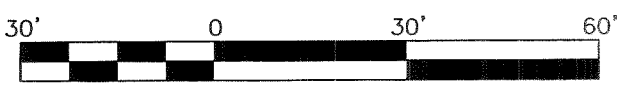
Scale: 1" = 30'

M C M X X V I

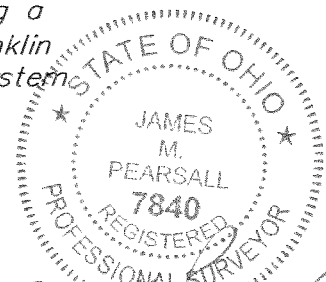


BASIS OF BEARINGS:

Bearings are based on the Ohio State Plane Coordinate System as per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FRANK 143 & FRANK 43, having a bearing of North 87° 56' 16" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



GRAPHIC SCALE
(IN FEET)



By *James M. Pearsall* 4/20/06
 Professional Surveyor No. 7840

\\CMHDATA1\SURVEY\PROJECT\20051924\DWG\51924BV1.DWG<LEGAL PORTRAIT> -- NO XREFS -- LAST SAVED BY THEBB [4/20/2006 8:43:26 AM] -- PLOTTED BY THEBB [4/20/2006 8:43:29 AM]

[Handwritten mark]

200606090112460
Pgs: 3 \$36.00 T20060042511
06/09/2006 11:58AM BXPLAT CITY 0
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED
(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **1895 SUMMIT LLC**, "Grantor", an Ohio limited liability company, for One Dollar (\$1.00) and other good and valuable consideration given to it, (the receipt of which is hereby acknowledged), by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, whose tax mailing address is Mortgage Code 9000 (90 West Broad Street, Columbus, Ohio 43215), does, subject to easements, conditions, and applicable restrictions of record, hereby grant in fee simple, with general warranty covenants (O.R.C.§5302.06), for all roadway/highway purposes, to the Grantee, its successors and assigns forever, the following described real property:

(SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel No. 010-066932.

Prior Instrument Reference: Instrument Number 200502150029181,
Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized representative/member, has caused this instrument to be executed and subscribed this 9 day of May 2006.

1895 SUMMIT LLC
an Ohio limited liability company

[Signature]
Print Name: Srinath Balakrishnan
Title: Partner

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 9th day of May 2006 the foregoing instrument was acknowledged before me by SRINATH BALAKRISHNAN, on behalf of 1895 Summit LLC, an Ohio limited liability company.



KRISTINE D. EVANS
Notary Public, State of Ohio
My commission expires 12/05/2009
Recorded in Franklin County

[Signature]
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow (4-25-06)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: E. 17th Avenue - Dr. E-2342

[Handwritten mark]

TRANSFERRED
JUN 9 2006
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

907153
CONVEYANCE TAX
EXEMPT
A
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

LEGAL DESCRIPTION OF A 0.002 ACRE TRACT (68 SQUARE FEET)

For acquisition of additional right of way along the south side of E. 17th Ave.

Situated in the State of Ohio, County of Franklin, City of Columbus, located in the Indianola Forest Addition as delineated and recorded in Plat Book 8, Page 4A, being a vacated portion of the park and right of way by Ordinance Number 2212-91 and in the northeast corner of a 0.210 acre tract (9133 square feet) Parcel Four, currently owned by the 1895 Summit LLC in Instrument Number 200502150029181, located in the City of Columbus, County of Franklin, State of Ohio, and more particularly described as follows:

Beginning at an iron pin set in the south right of way line of E. 17th Avenue and the west right of way line of N. Summit Street, marking the northeast corner of said 0.210 acre tract;

Thence **South 03°25'20" West 4.00 feet**, in the west right of way line of N. Summit Street to an iron pin set;

Thence **South 54°37'53" West 43.39 feet**, across said 0.210 acre tract, to an iron pin set in the south right of way of E. 17th Avenue;

Thence **North 50°44'42" East 46.00 feet**, in said south line of E. 17th Avenue, to the place of beginning, containing 68 square feet or 0.002 acres more or less.

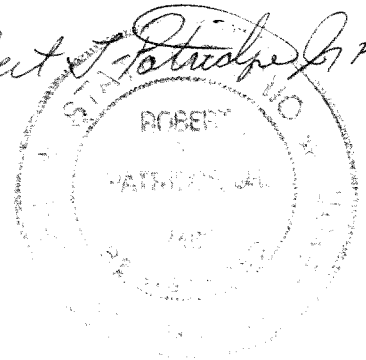
Basis of bearings assumed South 03°25'20" West on the west line of said North Summit Street.

A survey of the above described premises was done by Robert T. Patridge Jr., P.S. 7462, in March 2006.

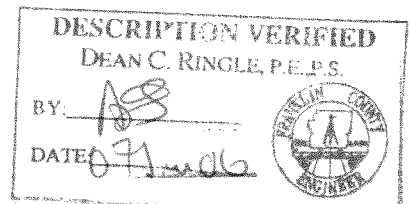
All iron pins set are 5/8" rebar with 1 1/4" caps "Patridge Surveying"

All reference documents are on file at the Franklin County Recorder's Office, Columbus, Ohio.

Robert T. Patridge Jr. PS 7462



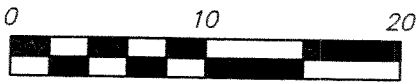
B-34
Split
0.002 Acres
out of
(010)
66932



SURVEY PLAT FOR ACQUISITION OF ADDITIONAL RIGHT OF WAY

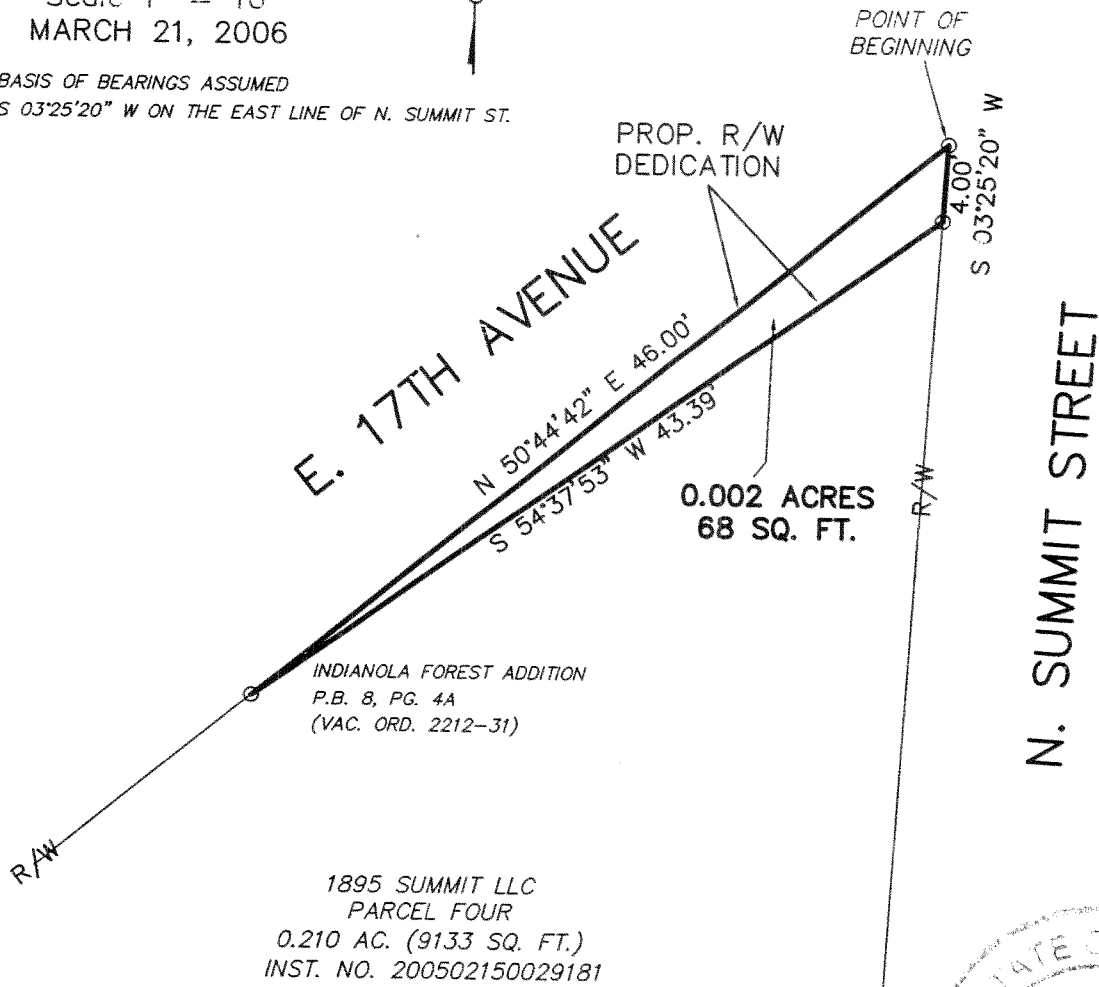
BEING A 0.002 ACRE TRACT, IN INDIANOLA FOREST ADDITION (P.B. 8, PG. 4A), PART OF THE PARK & VACATED R/W (ORD. NO. 2212-91) IN THE NORTHEAST CORNER OF PARCEL FOUR, LOCATED IN THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

For:
THE CITY OF COLUMBUS



Scale 1" = 10'
MARCH 21, 2006

BASIS OF BEARINGS ASSUMED
S 03°25'20" W ON THE EAST LINE OF N. SUMMIT ST.

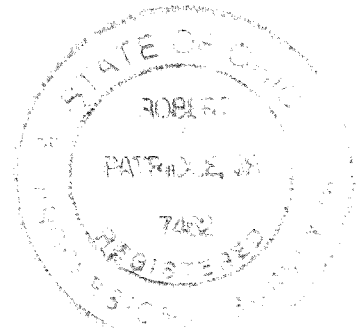


INDIANOLA FOREST ADDITION
P.B. 8, PG. 4A
(VAC. ORD. 2212-31)

1895 SUMMIT LLC
PARCEL FOUR
0.210 AC. (9133 SQ. FT.)
INST. NO. 200502150029181

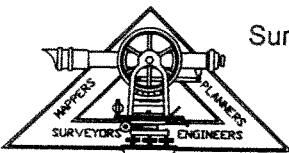
LEGEND

- set iron pin 5/8" (1 1/4" cap "PATRIDGE SURVEYING")



I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, and rights-of-way not located, unless noted.

Robert J. Patridge
Professional Surveyor No. 7462



**Patridge
Surveying & Engineering LLC**
9464 Dublin Road
Powell, Ohio 43065
Tel. -614-799-0031
Fax-614-799-0030
Email-PatridgeSurvey@aol.com

Copyright © Patridge Professional Surveyors and Engineers LLC.

CELMARK

9400-RW-06



200607210142822

Pgs: 3 \$36.00 T20060053781
07/21/2006 9:05AM BXPLAT CITY O
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED

(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **FIELDSTONE COURT HOMES, LLC**, "Grantor", an Ohio limited liability company, for valuable consideration given to it, (the receipt of which is hereby acknowledged), by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, whose tax mailing address is Mortgage Code 9000 (90 West Broad Street, Columbus, Ohio 43215), does, subject to easements, conditions, and restrictions of record, hereby grant in fee simple, with general warranty covenants (O.R.C.§5302.06), for all roadway/highway purposes, to the Grantee, its successors and assigns forever, the following described real property:

0.184 Acres

(SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel No. 010-267699.

Prior Instrument Reference: Instrument Number 200307300237070,
Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized representative, has caused this deed to be executed and subscribed this 27 day of June 2006.

FIELDSTONE COURT HOMES, LLC

an Ohio limited liability company

By Fieldstone Court Homes, Inc
Its Managing Member

Amy Klaben

Print Name: Amy Klaben

Title: President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 27th day of June 2006 the foregoing instrument was acknowledged before me by Amy Klaben President of Fieldstone Court Homes, Inc, on behalf of Fieldstone Court Homes, LLC, an Ohio limited liability company.

(seal)

Laurie Aluinn Sutherland
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow(3-22-06) reissue(6-16-06)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Alum Creek Drive donation-Z-02-064-LeVally

TRANSFERRED

JUL 21 2006

JOSEPH W TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

Laurie Aluinn Sutherland
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 09/26/2009

908827
CONVEYANCE TAX
EXEMPT
A
JOSEPH W TESTA
FRANKLIN COUNTY AUDITOR

RIGHT-OF-WAY DEDICATION

Situated in the City of Columbus, County of Franklin, State of Ohio; also being a part of Section 6 Township 11, Range 21, United States Military Lands; also being a part of a 3.312 acre tract as conveyed to Fieldstone Court Homes, LLC as described in Instrument No. 200509270201964; being more particularly described as follows:

Commencing at Monument FCGS 8840 found at the intersection of the centerlines of Alum Creek Drive and Watkins Road; thence,

Along the centerline of Alum Creek Drive, *North 03° 39' 48" East, for a distance of 1,302.57'*; thence,

Along a line measured perpendicularly to the centerline of Alum Creek Drive, *North 86° 20' 12" West, for a distance 40.00'* to an iron pin set, said point being the southwesterly corner of said 3.312 acre tract, said point also being the northwesterly corner of a 4.502 acre tract as conveyed to Columbus/Franklin County Affordable Housing Trust Corporation as described in Instrument No. 200307300237067, said point also being along the existing easterly right-of-way line of Alum Creek Drive, said point also being the **True Point of Beginning**, and from said beginning point running thence:

Along the existing easterly right-of-way line of Alum Creek Drive, also being along a westerly line of said 3.312 acre tract, *North 03° 39' 48" East, for a distance of two hundred two and eighty-five one-hundredths feet (202.85')* to a point, said point witnessed by a 5/8" iron pin found that bears South 53° 06' 12" West for a distance of 0.21' from said point; thence,

Along the existing easterly right-of-way line of Alum Creek Drive, also being along a westerly line of said 3.312 acre tract, *North 00° 09' 02" West, for a distance of one hundred fifty and thirty-three one-hundredths feet (150.33')* to a point, said point witnessed by a 5/8" iron pin found that bears South 47° 28' 47" West for a distance of 0.38' from said point; thence,

Along the existing easterly right-of-way line of Alum Creek Drive, also being along a westerly line of said 3.312 acre tract, *North 03° 39' 48" East, for a distance of sixty and eighty-one one-hundredths feet (60.81')* to an iron pin set, said point being the northwesterly-most corner of said 3.312 acre tract, said point also being a southwesterly corner of a 29.049 acre tract as conveyed to Macedonia Baptist Church as described in Instrument No. 200312090390841; thence,

Along a portion of the northerly line of said 3.312 acre tract, also being along a portion of a southerly line of said 29.049 acre tract, *South 86° 11' 23" East, for a distance of twelve and seventeen one-hundredths feet (12.17')* to an iron pin set, said point being along a southerly line of said 29.049 acre tract, said point also being along the northerly line of said 3.312 acre tract; thence,

Along a curve to the right through said 3.312 acre tract, said curve being parallel and 60.00' distant to the centerline of Alum Creek Drive, said curve being non-tangent to the previous course, said curve having a *radius of 1969.86'*, *an arc length of 185.34'*, *a central angle of 5° 23' 27"*, and *a chord that bears South 01° 14' 54" East for a distance of 185.27'* to an iron pin set, said point being the beginning point of a spiral curve; thence

Along a spiral curve, said spiral curve being parallel and 60.00' distant to the centerline of Alum Creek Drive, said spiral curve having a *beginning radius of 1969.86'*, *a theta angle of 2° 12' 58"*, *a length of 152.39'*, *a long tangent of 101.60'*, *a short tangent of 50.80'*, and *a chord that bears South 02° 55' 29" West for a distance of 152.38'* to an iron pin set, said point being a point of tangency; thence,

Along a line parallel and 60.00' distant to the centerline of Alum Creek Drive, *South 03° 39' 48" West, for a distance of seventy-seven and thirty-four one-hundredths feet (77.34')* to an iron pin set, said point being along the southerly line of said 3.312 acre tract, said point also being along the northerly line of a said 4.502 acre tract; thence,

Along a portion of the southerly line of said 3.312 acre tract, also being along a portion of the northerly line of said 4.502 acre tract, *North 84° 23' 21" West, for a distance of twenty and one one-hundredths feet (20.01')* to the point of beginning containing 0.184 acres of land, more or less, of which 0.000 acres is presently in road right-of-way, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978 based on an actual survey performed by Kleingers & Associates in August, 2005.

Subject to any easements, restrictions, covenants, ordinances, or agreements of record.

Bearings for the herein-described courses are based on the northerly-most line of the parent parcel of the here-in described tract being South 86° 11' 23" East as described in Instrument No. 200307300237070, "3.319 Acres" tract, fourth course.

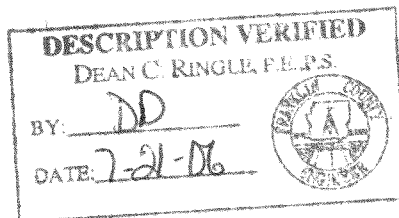
Iron pins set are 5/8" diameter rebar 30" long with yellow plastic identification camps stamped "Kleingers & Associates".



Michael L. Keller 4/20/06

Michael L. Keller Date
Professional Surveyor,
Ohio License No. 7978

O-41-A
Split
0.184 Acres
out of
(010)
267699



AA

200607210142827
Pgs: 2 \$28.00 T20060053781
07/21/2006 9:07AM BXPLAT CITY O
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED
(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **SANTHOM LLC**, "Grantor", an Ohio limited liability company, for valuable consideration given to it, (the receipt of which is hereby acknowledged), by **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, whose tax mailing address is Mortgage Code 9000 (90 West Broad Street, Columbus, Ohio 43215), does, subject to easements, conditions, and restrictions of record, hereby grant in fee simple, with general warranty covenants (O.R.C. §5302.06), for all roadway/highway purposes, to the Grantee, its successors and assigns forever, the following described real property:

(SEE LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel No. 560-154602.

Prior Instrument Reference: Instrument Number 200407130162540,
Recorder's Office, Franklin County, Ohio.

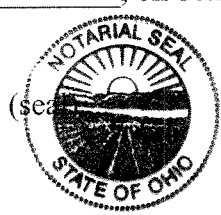
The Grantor, by its duly authorized representative, has caused this deed to be executed and subscribed this 17 day of July 2006.

SANTHOM LLC
an Ohio limited liability company

George Thomas
Print Name: GEORGE THOMAS
Title: member/agent

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 17th day of July 2006 the foregoing instrument was acknowledged before me by George Thomas, on behalf of SANTHOM LLC, an Ohio limited liability company.



LINDA S. MURRAY
Notary Public, State of Ohio
My Commission Expires 09-20-10

Linda S. Murray
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow (7-14-06)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Walcutt Rd. donation - Zoning Z 00-006

TRANSFERRED
JUL 21 2006
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

908828
CONVEYANCE TAX
EXEMPT
A
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

DESCRIPTION OF A 0.343 ACRE TRACT
TO BE DEDICATED FOR RIGHT-OF-WAY PURPOSES
AT 1764 WALCUTT ROAD,
COLUMBUS, OHIO
(SANTHOM LLC)

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus in Virginia Military Survey Number 5244 and being a portion of a 5.107 acre tract of land conveyed to Santhom LLC by deed of record in Instrument No. 200407130162540, all references being to the Recorder's Office, Franklin County, Ohio, said tract bounded and described as follows:

Beginning at a mag nail found in the centerline of Walcutt Road (variable width), in the east line of Virginia Military Survey 12846, in the west line of Virginia Military Survey 5244 at the southwest corner of said 5.107 acre tract and at the northwest corner of a 0.342 acre tract of land conveyed to City of Columbus, Ohio by deed of record in Instrument No. 200411170263360 said point being N 12° 31' 56" E a distance of 1529.21 feet from the centerline of Trabue Road;

thence N 12° 31' 56" E along the centerline of Walcutt Road, along the east line of Virginia Military Survey 12846, along the west line of Virginia Military Survey 5244 and along a west line of said 5.107 acre tract a distance of 269.29 feet to a mag nail set at angle point;

thence N 14° 11' 56" E along the centerline of Walcutt Road, along the east line of Virginia Military Survey 12846, along the west line of Virginia Military Survey 5244 and along a west line of said 5.107 acre tract a distance of 31.00 feet to a railroad spike found at the northwest corner of said 5.107 acre tract and at the southwest corner of a 0.3067 acre tract of land conveyed to The City of Columbus, Ohio by deed of record in Deed Book 3277, Page 269;

thence N 83° 47' 56" E along a portion of the north line of said 5.107 acre tract, along the south line of said 0.3067 acre tract and along a portion of the south line of an original 5.5 acre tract of land conveyed to Toombs Truck and Equipment Company by deed of record in Deed Book 3254, Page 313 a distance of 53.35 feet to a 3/4" I.D. iron pipe set;

thence S 14° 11' 56" W crossing a portion of said 5.107 acre tract parallel with and 50.00 feet easterly by perpendicular measurement from the centerline of Trabue Road a distance of 48.87 feet to a 3/4" I.D. iron pipe set at an angle point;

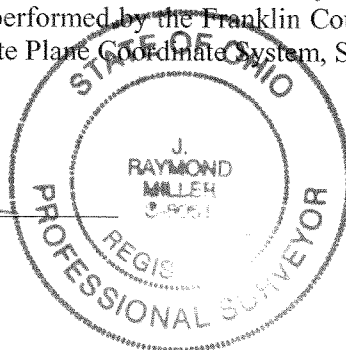
thence S 12° 31' 56" W crossing a portion of said 5.107 acre tract parallel with and 50.00 feet easterly by perpendicular measurement from the centerline of Trabue Road a distance of 248.91 feet to a 3/4" I.D. iron pipe set in the south line of said original 5.5 acre tract and at the northeast corner of said 0.342 acre tract;

thence S 81° 04' 36" W along a portion of the south line of said 5.107 acre tract and along the north line of said 0.342 acre tract a distance of 53.72 feet to the true place of beginning;

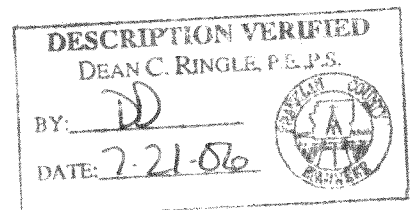
containing 14,952 square feet (= 0.343 acre) of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Jay R. Miller, Ohio Surveyor No. 8061, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under my supervision in June, 2004. Basis of bearings is the centerline of Walcutt Road, being N 12° 31' 56" E, as transferred from a GPS survey of Franklin County monuments FCGS 8854 Reset and FCGS 5523 performed by the Franklin County Engineers Office in 1991, and is based on the NAD83 Ohio State Plane Coordinate System, South Zone.

Jay R. Miller
Jay R. Miller
Ohio Surveyor #8061



D-64-E
SPLIT .343
OUT OF
(560)
154602



Handwritten mark

200607210142825
Pgs: 3 \$36.00 T20060053781
07/21/2006 9:06AM BXPLAT CITY O
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED
(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **DOMINION HOMES, INC.**, "Grantor", an Ohio corporation, for valuable consideration given to it, (the receipt of which is hereby acknowledged), by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, whose tax mailing address is Mortgage Code 9000 (90 West Broad Street, Columbus, Ohio 43215), does, subject to easements, conditions, and restrictions of record, hereby grant in fee simple, with general warranty covenants (O.R.C. §5302.06), for all roadway/highway purposes, to the Grantee, its successors and assigns forever, the following described real property:

0.092 Acres(gross)
(SEE LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel No. 010-277236.

Prior Instrument Reference: Instrument Number 200510120214725,
Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized officer, has caused this deed to be executed and subscribed this 23rd day of May 2006.

908826

DOMINION HOMES, INC.
an Ohio corporation

CONVEYANCE TAX
EXEMPT
A J
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

Print Name: Joseph A. Sugar
Title: VP - Land Acquisition

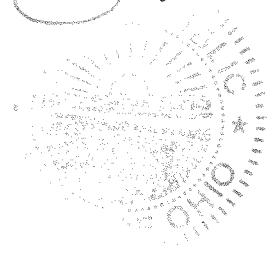
STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 23rd day of May 2006 the foregoing instrument was acknowledged before me by Joseph A. Sugar, Vice President Land Acquisition, on behalf of Dominion Homes, Inc., an Ohio corporation.

(seal)

Janis A. Eckstein
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow(11-14-05) reissue(5-15-06)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: DR E-2080, Sunbury Road



JANIS A. ECKSTEIN TRANSFERRED
Notary Public, State of Ohio
My Commission Expires
07-27-07
JUL 21 2006
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

RIGHT-OF-WAY ACQUISITION
0.092 ACRE

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3 Township 1, Range 17, United States Military Lands, being out of a 0.688 acre tract as shown in the deed to Dominion Homes, Inc. of record Instrument Number 200510120214725 and described as follows:

Beginning at a one inch iron pipe found marking the southeasterly corner of said 0.688 acre tract, the northeasterly corner of that subdivision entitled "Village of Stone Cliff Section 1 Part 1" of record in Plat Book 107, Page 37, in the centerline of Sunbury Road;

thence North 85° 57' 29" West, with the common line to said 0.688 acre tract and said subdivision, (passing a 3/4 inch iron pipe found at 26.96 feet) 40.01 feet to an iron pin set at a northeasterly corner of Reserve "D" of said subdivision;

thence North 05° 02' 32" East, across said 0.688 acre tract, 100.00 feet to an iron pin set in the northerly line of said 0.688 acre tract, the southerly line of that 1.825 acre tract conveyed to Bradley Davis and Shirley Davis of record in Official Record 32967F13;

thence South 85° 57' 29" East, with the common line to said 0.688 acre tract and said 1.825 acre tract, (passing a 3/4 inch iron pipe found at 10.22 feet) 40.01 feet to a magnetic nail set marking a common corner thereof, in said centerline;

thence South 05° 02' 32" West, with said centerline, the easterly line of said 0.688 acre tract, 100.00 feet to the *Point of Beginning*. Containing 0.092 acre, more or less, from the 0.688 acre tract of record in Instrument Number 200510120214725.

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

This description is based on existing records and an actual field survey performed in February 2004.

Bearings are based on the Ohio State Plane Coordinate System as per NAD83, South Zone. Control for bearings was from coordinates of monuments FRANK 64 and FRANK 164, as established by the Franklin County Engineers Department, a portion of the centerline of Sunbury Road bears North 05° 02' 32" East,

All references are to the records of the Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

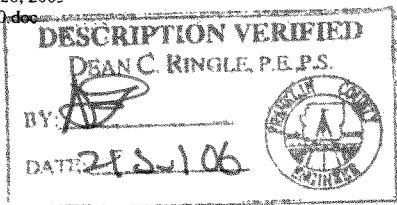
John C. Dodgion

John C. Dodgion
Professional Surveyor No. 8069

10/25/05

*0-58-A
split
0.074 acres
out of
(010)
277236
and
split
0.018 acres
out of
(010)
277237*

JCD:sbl/August 31, 04
Revised: October 06, 2005
Revised: October 26, 2005
0.092 acres 40610.doc



EMHT & T

Evans, Mechwari, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4600 Fax: 614.775.4800

M C M X X V I

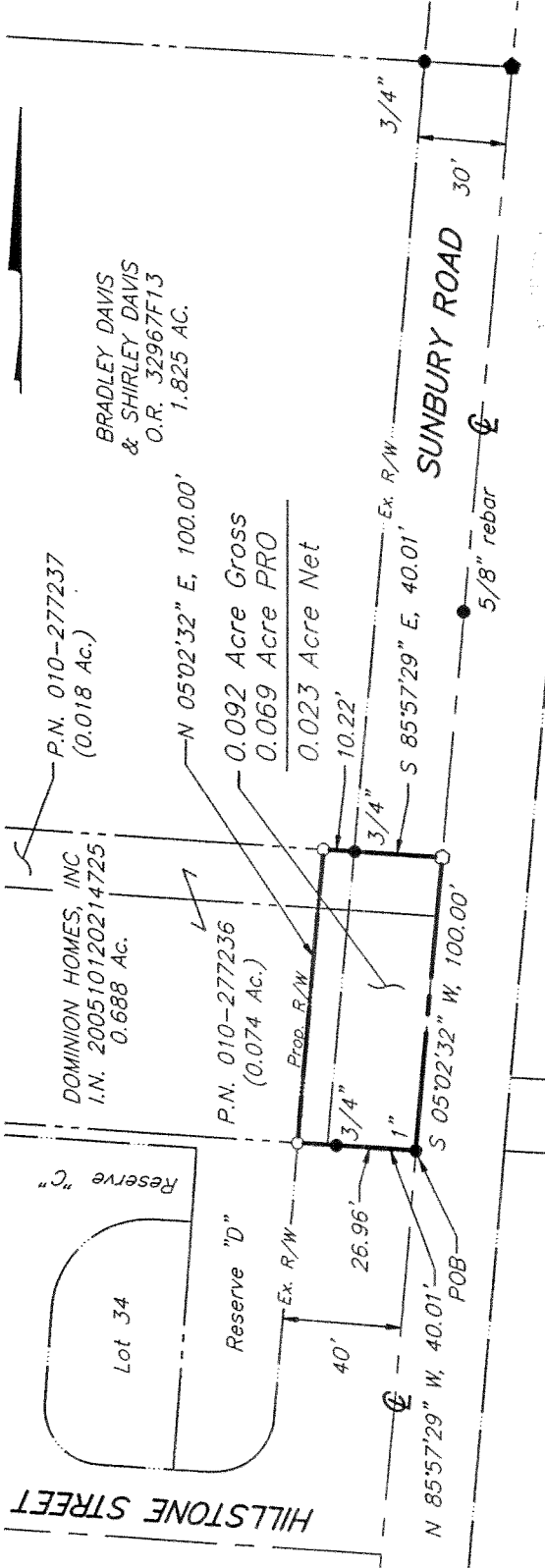
RIGHT-OF-WAY ACQUISITION QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 17 UNITED STATES MILITARY LANDS CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Date: August 30, 2004

Scale: 1" = 50'

Job No: 2004-0610

REVISED DATE: SEPTEMBER 27, 2005
 REVISED DATE: OCTOBER 06, 2005
 REVISED DATE: OCTOBER 25, 2005



Village at Stone Cliff
 Section 1 Part 1
 P.B. 107, Pg. 37

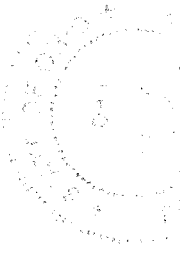
- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.

I.P.S Set are 13/16 I.D. Iron pipe w/ cap inscribed EMHT INC



GRAPHIC SCALE
 (IN FEET)

BASIS OF BEARINGS: The bearings are based on the Ohio State Plane Coordination System - South Zone per NAD83. Control for bearings was from coordinates of monuments Frank 64 and Frank 164, as established by the Franklin County Engineering Department, a portion of the centerline of Sunbury Road bears N05°02'32"E.



By *John C. Doff*
 Professional Surveyor 8069

3

GENERAL WARRANTY DEED
(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **BRADLEY DAVIS and SHIRLEY DAVIS**, "Grantors", husband and wife, for valuable consideration given, (the receipt of which is hereby acknowledged), by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, whose tax mailing address is Mortgage Code 9000 (90 West Broad Street, Columbus, Ohio 43215), do, subject to easements, conditions, and applicable restrictions of record, hereby grant in fee simple, with general warranty covenants (O.R.C. §5302.06), to the Grantee, its successors and assigns forever, the following described real property:

(SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel No. 010-231126.

Prior Instrument Reference: O.R. Vol. 32967, Pg. F-13,
Recorder's Office, Franklin County, Ohio.

The Grantors have caused this instrument to be subscribed this 06 day of JUNE 2006.

TRANSFERRED
AUG - 4 2006
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX EXEMPT
A [Signature]
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR
909437

[Signature]
Bradley Davis, husband

[Signature]
Shirley Davis, wife

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 6th day of June 2006 the foregoing instrument was acknowledged before me by Bradley Davis and Shirley Davis, husband and wife.

(seal)

[Signature]
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Richard A. Pieplow (5-25-06)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Dr. E-2080, Sunbury Rd. - LeVally

NOTARIAL SEAL
JOSEPH A. SUGAR, III ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration
Section 147.03 R.C.

RIGHT-OF-WAY ACQUISITION
0.074 ACRE

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1, Range 17, United States Military Lands, being out of that 1.825 acre tract conveyed to Bradley Davis and Shirley Davis of record in Official Record 32967F13, and described as follows:

Beginning at a magnetic nail set marking the southeasterly corner of said 1.825 acre tract, the northeasterly corner of Parcel No. 2 as shown in the deed to Gary G. Gordon and Diane R. Moore of record in Official Record 12117F14, in the centerline of Sunbury Road;

thence North 85° 57' 29" West, with the common line of said 1.825 acre tract and said Parcel No. 2. (passing a 3/4 inch iron pipe found at 29.79 feet) 40.01 feet to an iron pin set;

thence North 05° 02' 32" East, across said 1.825 acre tract, 80.70 feet to an iron in set;

thence South 84° 57' 28" East, across said 1.825 acre tract, 40.00 feet to a magnetic nail set in said centerline, witness a 5/8 inch rebar found North 05° 02' 32" East, with said centerline, 2.34 feet;

thence South 05° 02' 32" West, with said centerline, the easterly line of said 1.825 acre tract, 80.00 feet to the *Point of Beginning*. Containing 0.074 acre, more or less, inclusive of the present right-of-way which occupies 0.055 acre. From Auditor's Parcel No. 010-231126.

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

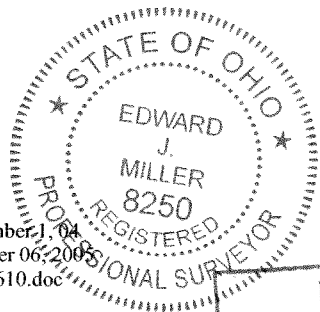
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description is based on existing records and an actual field survey performed in February 2004.

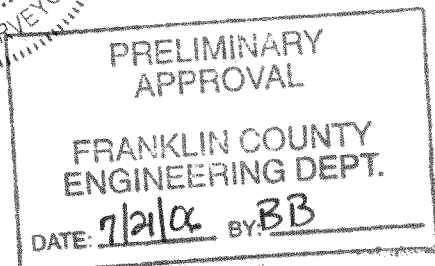
Bearings are based on the Ohio State Plane Coordinate System as per NAD83, South Zone. Control for bearings was from coordinates of monuments FRANK 64 and FRANK 164, as established by the Franklin County Engineers Department, a portion of the centerline of Sunbury Road bears North 05° 02' 32" East,

All references are to the records of the Recorder's Office, Franklin County, Ohio.

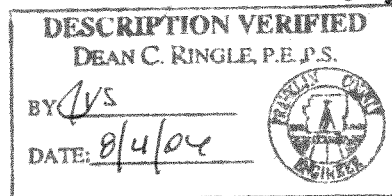
EVANS, MECHWART, HAMBLETON & TILTON, INC.



Edward J. Miller
Professional Surveyor No. 8250



* CLOSURE OK
SIGNATURE SEALED & DATED
IN BLUE INK



058A
SPLIT
0.074 AC
FROM
(010)
231126

JCD:sbt/September 1, 04
Revised: October 06, 2005
0_074 acres 40610.doc



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Fax: 614.775.4800

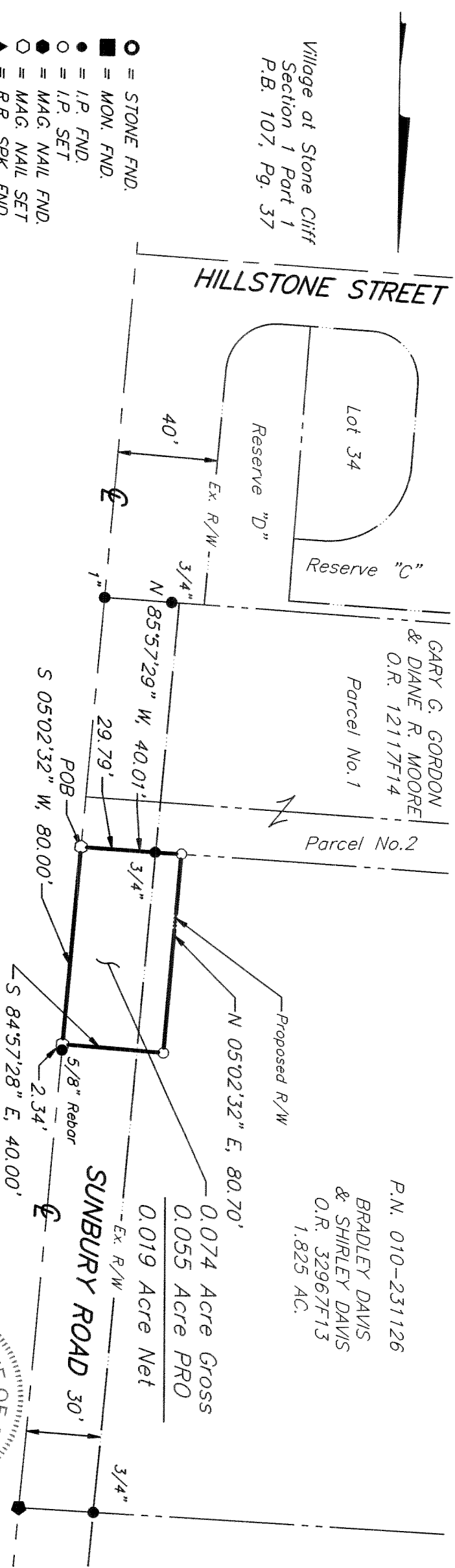
M C M X X X V I

RIGHT-OF-WAY ACQUISITION
QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Date: August 30, 2004
 Scale: 1" = 50'
 Job No: 2004-0610

REVISED DATE: SEPTEMBER 27, 2005
 REVISED DATE: OCTOBER 06, 2005

Village at Stone Cliff
 Section 1 Part 1
 P.B. 107, Pg. 37



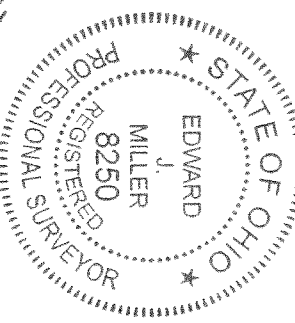
I.P.S Set are 1 3/16 I.D. Iron
 pipe w/ cap inscribed EMHT INC

- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.



GRAPHIC SCALE
 (IN FEET)

BASIS OF BEARINGS: The bearings are based on the Ohio State Plane Coordination System - South Zone per NAD83. Control for bearings was from coordinates of monuments Frank 64 and Frank 164, as established by the Franklin County Engineering Department, a portion of the centerline of Sunbury Road bears N05°02'32"E.



By Professional Surveyor No. 8250
 Slade

8

GENERAL WARRANTY DEED
(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **BLENDON-BEECHAM PROPERTIES**, "Grantor", an Ohio general partnership, for One Dollar (\$1.00) and other good and valuable consideration given to it, (the receipt of which is hereby acknowledged), by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, whose tax mailing address is Mortgage Code 9000 (90 West Broad Street, Columbus, Ohio 43215), does, subject to easements, conditions, and restrictions of record, hereby grant in fee simple, with general warranty covenants (O.R.C. §5302.06), for all roadway/highway purposes, to the Grantee, its successors and assigns forever, the following described real property:

(SEE LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel No. 545-169673.

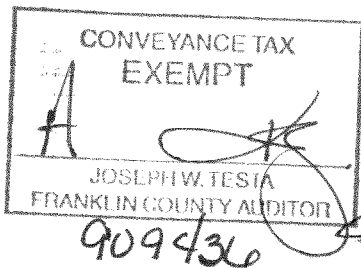
Prior Instrument Reference: Instrument Nos. 200012050246076 & 200012050246075,
D.B. Vol. 3689, Pg. 631,
Recorder's Office, Franklin County, Ohio.

The Grantor, Blendon-Beecham Properties, by its duly authorized partner, has caused this instrument to be executed and subscribed this 21st day of JULY 2006.

TRANSFERRED

AUG -4 2006

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



BLENDON-BEECHAM PROPERTIES
an Ohio general partnership

Print name: JAMES M. MERKEL
Title: PARTNER

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 21st day of JULY 2006
the foregoing instrument was acknowledged before me by JAMES M. MERKEL,
PARTNER, on behalf of Blendon-Beecham Properties, an Ohio general partnership.

(seal)

[Signature]
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Richard A. Pieplow (7-14-06)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Dr. E-2368 - Hamilton Rd. -Rick



GERALD H. SWEDLOW, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Section 147.03 R.C.

DESCRIPTION OF
0.946 ACRES
FOR ROAD RIGHT-OF-WAY
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

EXHIBIT "A"

Situated in the State of Ohio, Franklin County, City of Columbus, lying in Section 4, Township 2, Range 17, United States Military Lands and 0.515 acre of that 1.188 acre tract as conveyed to Blendon-Beecham Properties by deeds of record in Instrument Number 200012050246075 and Instrument Number 200012050246076 and 0.431 acre of that original 13.650 acre tract as conveyed to Blendon-Beecham Properties by deed of record in Deed Volume 3689, Page 631 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at Franklin County Geodetic Monument 8816 at the centerline intersection of Dublin-Granville Road and Hamilton Road, and being the corner common to said 1.188 acre tract and that 16.880 acre tract as conveyed to Columbus and Southern Ohio Electric Company by deed of record in Deed Volume 3738, Page 298, that 2.342 acre tract, Parcel Three as conveyed to Stephen L. Harper, Trustee by deed of record in Instrument Number 200404290096691, and being on the line common to said Section 4, Township 2, Range 17 and Section 3, Township 2, Range 16;

Thence South $03^{\circ} 23' 11''$ West, a distance of 230.01 feet, along the centerline of said Hamilton Road, the line common to said 1.188 and 2.342 acre tracts and the line common to Ranges 16 and 17, to a cotton gin spindle set at the southeasterly corner of said 1.188 acre tract and being the northeasterly corner of that 0.612 acre tract as conveyed to the City of Columbus by deed of record in Deed Volume 3491, Page 317;

Thence North $87^{\circ} 07' 57''$ West, a distance of 60.00 feet, leaving said centerline of Hamilton Road, passing a $3/4$ inch iron pin found (0.17 feet west, 0.24 feet north) at 40.18 feet, to $3/4$ inch iron pipe set on the westerly right-of-way line of said Hamilton Road;

Thence North $03^{\circ} 23' 11''$ East, a distance of 146.95 feet, crossing said 1.188 acre tract to a point on the westerly right-of-way line of said Hamilton Road;

Thence North $32^{\circ} 23' 48''$ West, a distance of 40.49 feet, along the existing right-of-way line to a $3/4$ inch iron pipe set;

Thence North $87^{\circ} 07' 51''$ West, a distance of 516.73 feet, across said 1.188 and original 13.650 acre tracts to a $3/4$ inch iron pipe set on the line common to said 13.650 acre tract and that 5.809 acre tract as conveyed to The Enclave at Albany Park Condominiums by deed of record in Instrument Number 200210030248625 and shown in Condominium Book 111, Page 47;

EXHIBIT "A"

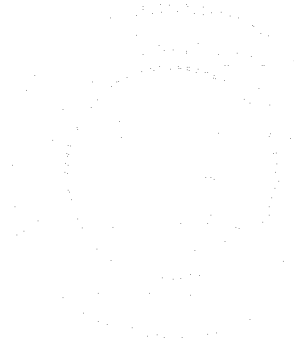
Thence North $03^{\circ} 35' 41''$ East, a distance of 50.00 feet, to a P.K. nail found on the centerline of said Dublin-Granville Road

Thence South $87^{\circ} 07' 51''$ East, a distance of 600.22 feet, along the centerline of said Dublin-Granville Road, to the **POINT OF BEGINNING**, containing 0.946 acres, more or less, of which the present road occupies 0.723 acre, and being subject to all easements, restrictions and rights-of-way of record.

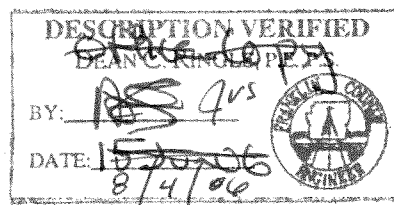
All iron pins set are $3/4$ inch iron pipes, 30 inches in length, with a yellow cap bearing the name "R.D. ZANDE".

The bearings in the above description are based on the bearing of North $03^{\circ} 12' 47''$ East for the centerline of Hamilton Road between Franklin County Geodetic Control Monuments 8814 and 8815, Ohio State Plane Coordinate System, South Zone, NAD 83 with the 1986 Adjustment.

R.D. Zande & Associates

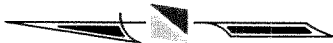

Robert J. Sands 06/15/06
Robert J. Sands Date
Professional Surveyor No.S-8053

O - 4 - F
Split
0.946 Acres
out of
(575)
169673



LEGEND

- Iron Pin Found
- Iron Pin Set
- ▲ Railroad Spike Found
- △ Railroad Spike Set
- PKNF Found
- Monument Box Found
- Concrete Right-of-way Monument Found
- STONE Found
- IPF
- IPS
- ▲ RRSF
- △ RRS
- PKNF
- MON
- CMF
- STONE



SCALE IN FEET

**EXHIBIT OF
0.946 ACRE FOR
RIGHT-OF-WAY**

LYING IN

STATE OF OHIO, FRANKLIN COUNTY, CITY OF COLUMBUS
SECTION 4, TOWNSHIP 2, RANGE 17
UNITED STATES MILITARY LANDS

Scale: 1 inch = 80 Feet

PREPARED BY:
R.D.Zande
& Associates

1500 LAKE SHORE DRIVE

SUITE 100

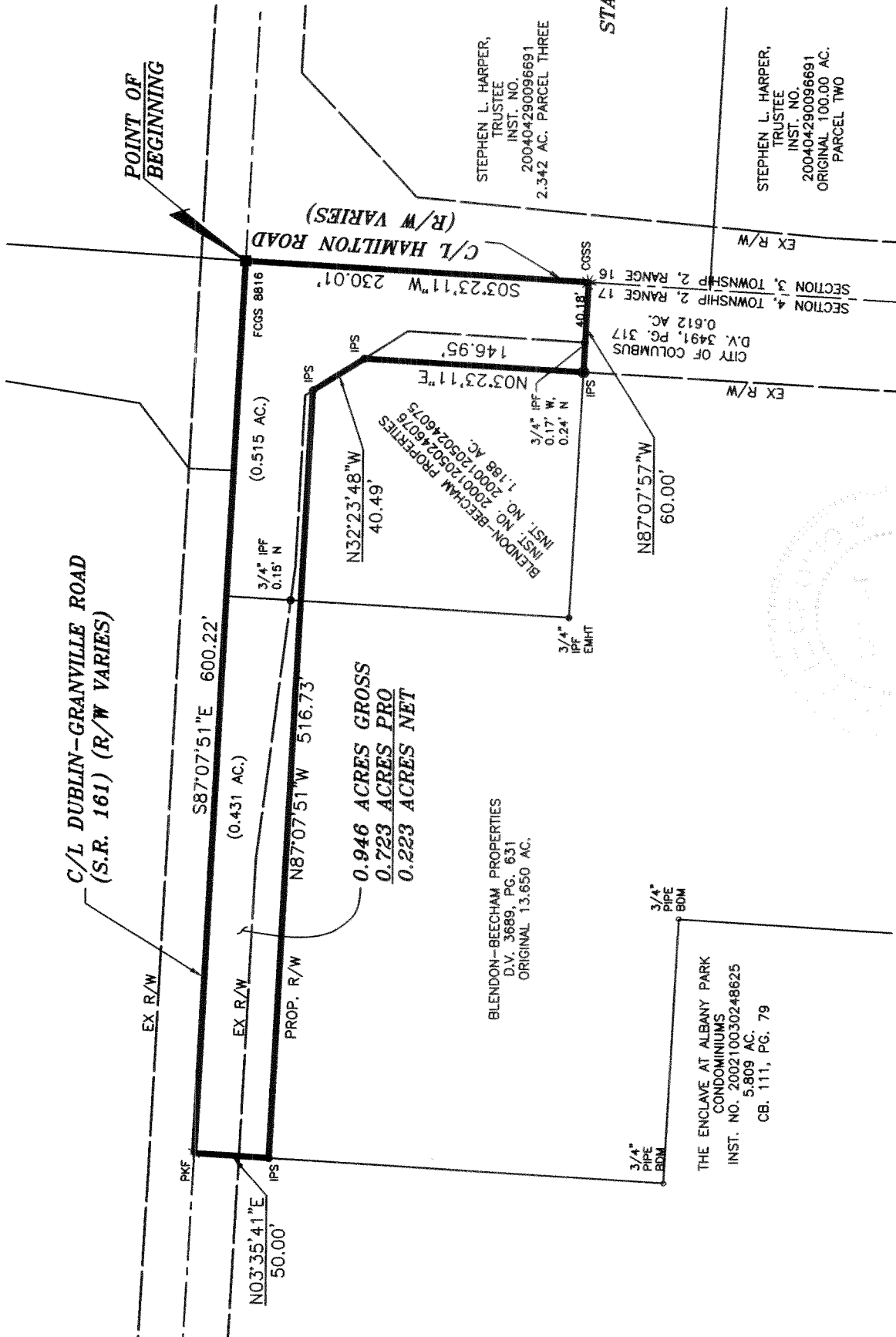
COLUMBUS, OHIO 43204

(614) 486-4383 1-800-340-2743

FAX (614) 486-4387

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R. D. ZANDE & ASSOCIATES, INC.

Robert J. Sands
06/15/06

ROBERT J. SANDS
Professional Surveyor No. S-8053

DATE

BASIS OF BEARINGS:

Bearings shown hereon are based on the bearing North 03° 12' 47" East for the centerline of Hamilton Road between Franklin County Geodetic Control Monument 8814 and 8815 Ohio State Plane Coordinate System, South Zone, 1986 Adjustment