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07/24/2014 1:32PM BXCITY ATTORN
Terry J. Brown
Franklin County Recorder

TRANSFERRED

JUL 24 2014

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

GENERAL WARRANTY DEED

(R.C. § 5302.05)

KNOW ALL PERSONS BY THESE PRESENTS THAT **LION-DOV**, an Ohio general partnership ("GRANTOR"), for good and valuable consideration, which receipt and sufficiency are acknowledged, given by the **CITY OF COLUMBUS, OHIO**, an Ohio municipal corporation ("GRANTEE"), does forever grant to Grantee and Grantee's successors and assigns the following described parcel of real property ("PROPERTY") in fee simple absolute, without limitation of access, and with all general warranty covenants under Ohio Revised Code, Section 5302.06; however, the Property is only subject to all: (I) previously and properly recorded easements, conditions, reservations, and restrictions; and (II) the terms and conditions contained in this General Warranty Deed:

0.002 ACRE PROPERTY (PUBLIC RIGHT-OF-WAY)

(SEE LEGAL DESCRIPTION AND MAP EXHIBIT ATTACHED AS EXHIBIT-A,
WHICH IS FULLY MADE A PART OF THIS GENERAL WARRANTY DEED)

FRANKLIN COUNTY TAX PARCEL(S): SPLIT FROM 010-254296;
PRIOR INSTRUMENT REFERENCE(S): D.V. 5113, PG. B14; INS. № 200007260147436;
INS. № 200007260147439;
RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;
STREET ADDRESS: 530 W. SPRING ST., COLUMBUS, OH 43215;
TAX MAILING ADDRESS: MORTGAGE CODE 9000 - REAL ESTATE MANAGEMENT OFFICE;
90 W. BROAD ST., ROOM 425, COLUMBUS, OH 43215.

TERMS & CONDITIONS

1. All terms and conditions contained in this General Warranty Deed are forever inuring to the benefit and binding upon Grantor and Grantee and their respective successors and assigns.

2. Grantor forever releases and discharges Grantee, City of Columbus, Ohio, from all compensation claims under the Ohio Constitution, Article 1, Section 19, arising from granting the Property to Grantee.

TO HAVE AND TO HOLD the Property forever to Grantor, City of Columbus, Ohio, and its successors and assigns.

[REMAINDER OF PAGE INTENTIONALLY BLANK; GRANTOR'S EXECUTION ON NEXT PAGE]

GRANTOR'S EXECUTION

IN WITNESS WHEREOF, Grantor, Lion-DOV, an Ohio general partnership, by its authorized general partner, Lion DOV Properties, LLC, an Ohio limited liability company, by its authorized managing member, William J. Schottenstein, who represents and warrants possessing legal authority and capacity to acknowledge this General Warranty Deed on behalf of Grantor, voluntarily acknowledges this General Warranty Deed on behalf of Grantor on the effective date below.

LION-DOV,
AN OHIO GENERAL PARTNERSHIP

BY ITS GENERAL PARTNER:
LION DOV PROPERTIES, LLC,
AN OHIO LIMITED LIABILITY COMPANY



WILLIAM J. SCHOTTENSTEIN, MANAGING MEMBER


EFFECTIVE DATE: 7/18/2014

STATE OF OHIO)
COUNTY OF Franklin) SS:

BE IT REMEMBERED ON July 18, 2014, this instrument was acknowledged before me by William J. Schottenstein, Managing Member, on behalf of Lion DOV Properties, LLC, an Ohio limited liability company, on behalf of Grantor, Lion-DOV, an Ohio general partnership.



JOSEPH A. SUGAR, III
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.


NOTARY PUBLIC
COMMISSION EXPIRATION DATE: N/A

THIS INSTRUMENT APPROVED BY: (4/2/2014)
COLUMBUS CITY ATTORNEY, REAL ESTATE DIVISION
BY: U. SAM ABDULLAH, ASSISTANT CITY ATTORNEY
FOR: DPS (TIM STURM)
RE: GWD: 3083 DR E

EXHIBIT-A (PG. 1/2)

0.002 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 1.630 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 1.630 acres being conveyed to Lion-DOV by deed of record in Instrument Number 200007260147439, (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 3/4 inch iron pin found at the intersection of the southerly right-of-way line of Nationwide Boulevard (60 feet wide, formerly Dublin Avenue, name changed by Ordinance Number 1896-00) with the westerly right-of-way line of Hocking Street (50 feet wide);

Thence South 07°47'54" East, with said westerly right of way line, a distance of 11.48 feet to an iron pin set;

Thence North 52°41'09" West, crossing said Lion-DOV tract, a distance of 16.25 feet to an iron pin set in said southerly right of way line;

Thence North 82°21'48" East, with said southerly right of way line, a distance of 11.47 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.

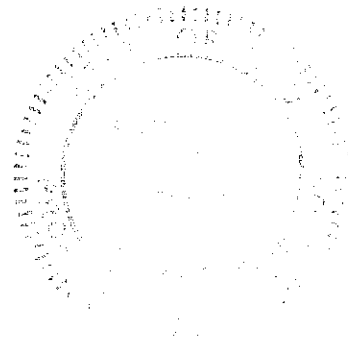
Iron pins set, where indicated, are iron pipes, thirteen sixteenth (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

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 26 Feb 14
Matthew A. Kirk
Registered Surveyor Number 7865

E-45
Split
0.002 acrc
out of
C010)
254296



DESCRIPTION VERIFIED
DEAN C. RINGLE, P.L., P.S.
BY: *AS SB*
DATE: *2/24/14*
7/24/14


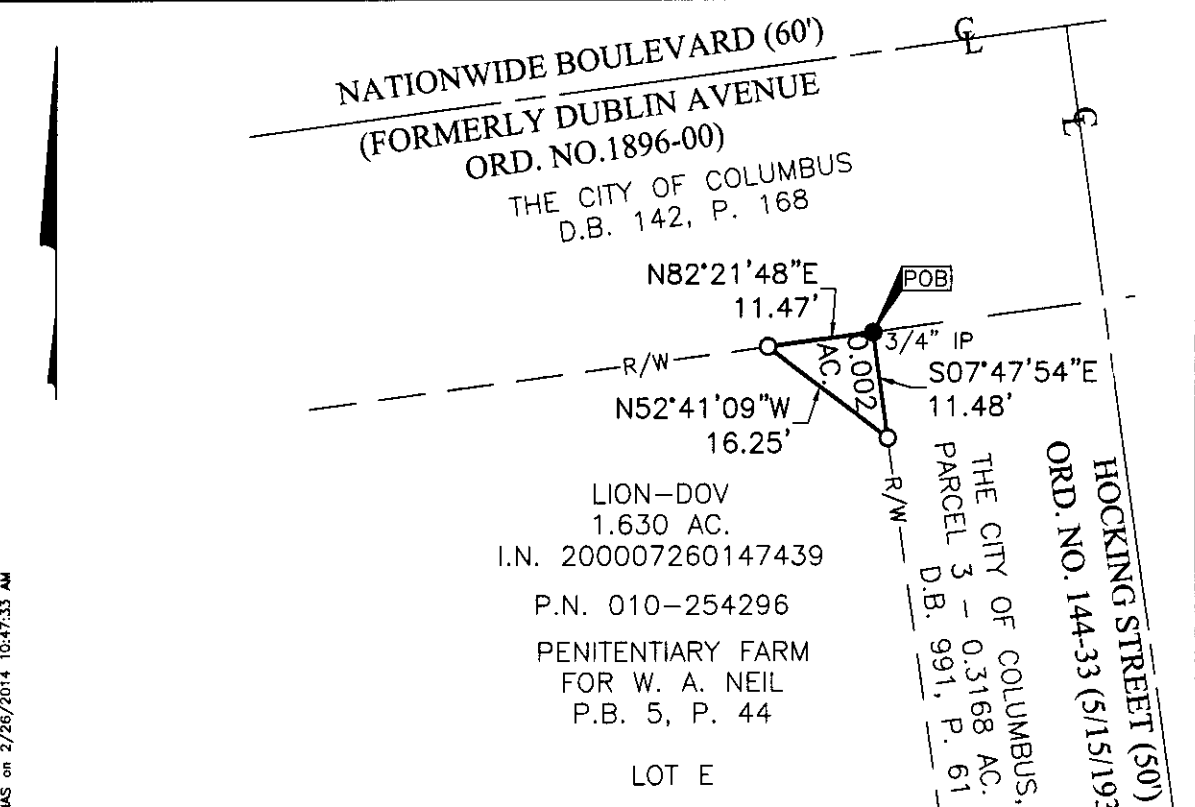


EXHIBIT-A (PG. 2/2)



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'

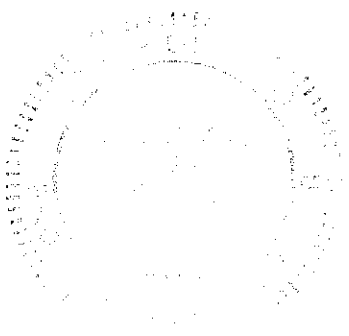
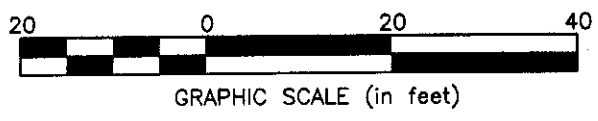


SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

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



By Matthew A. Kirk 26 FEB 14
 Matthew A. Kirk
 Professional Surveyor No. 7865

J:\20121665\DWG\04SHEETS\BOUNDARY\20121665-VS-BNDY-RWAY-01.DWG plotted by OIMAS, JACOB on 2/28/2014 8:23:56 AM last saved by JOMAS on 2/26/2014 10:47:33 AM Xrefs: