

Handwritten mark at top left corner.

Barcode  
200508090160300  
Pgs: 3 \$36.00 T20050061695  
08/09/2005 10:27AM BXCITY OF COL  
Robert G. Montgomery  
Franklin County Recorder

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

KNOW ALL MEN BY THESE PRESENTS that **M/I HOMES OF CENTRAL OHIO, 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:

Situated in the State of Ohio, County of Franklin, Township of Washington, Survey No. 6953 of the Virginia Military District and being part of Cosgray Road, said road being a part of the remainder of that tract conveyed to M/I Homes of Central Ohio, LLC of record in Instrument Number 20041120007502 and described as follows:

O-110-H  
Split  
0.397  
Acres  
out of  
(010)  
265641  
&  
Split  
0.281  
Acres  
out of  
(010)  
265643

Beginning at a mag nail set marking the original northwest corner of said M/I Homes tract, the same being the southwest corner of Parcel I as shown in the deed to Floyd Miller and Joyce E. Miller of record in Instrument Number 200411030253231, in the centerline of Cosgray Road, said mag nail being S 05° 51' 11" E, with said centerline, 2900.76 feet from Monument FCGS 8853 found marking the centerline intersection of said Cosgray Road with Rings Road (from the west);

Thence N 84° 17' 01" E, with the original north line of said M/I Homes tract, the south line of said Parcel I, 30.00 feet to an iron pin set in the old east right-of-way line for said Cosgray Road as dedicated by Road Record 7, Page 243;

Thence S 05° 51' 11" E, with said old east right-of-way line, the west line of "Hayden Farms Section I", as recorded in Plat Book 106, Page 42, 983.75 feet to an iron pin set in the north line of that 56.694 acre tract conveyed to Dominion Homes, Inc. of record in Instrument Number 200409230223247;

Thence S 83° 56' 57" W, with the original south line of said M/I Homes tract, the north line of said 56.694 acre tract, 30.00 feet to a mag nail set marking the original southwest corner of said M/I Homes tract, the northwest corner of said 56.694 acre tract, in said centerline of Cosgray Road;

Thence N 05° 51' 11" W, with said centerline of Cosgray Road, the original west line of said M/I Homes tract, 983.92 feet to the Point Of Beginning, containing 0.678 acre, more or less, from Auditor's Parcel 010-265641 (0.397 acre) and Auditor's Parcel 070-265643 (0.281 acre).

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.

CITY OF COLUMBUS  
SURVEY DEPARTMENT  
109 NORTH FRONT STREET  
3RD FLOOR  
COLUMBUS OHIO 43215

DESCRIPTION VERIFIED  
DEAN C. RINGLE, P.E. P.S.  
BY: T.G.  
DATE: 8/4/05

TRANSFERRED  
AUG 9 2005  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

910115  
CONVEYANCE TAX  
EXEMPT  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

*[Handwritten mark]*

This description was prepared from existing records and an actual field survey performed in May 2003.

Bearings are based on Ohio State Plane Coordinate System per NAD83, South Zone (1986 adjustment). Control for bearing was from coordinates of monuments FCGS 8876 and FCGS 2221, having a bearing of N 88° 53' 20" E, as established by the Franklin County Engineering Department.

All References refer to the records of the Recorder's Office, Franklin County, Ohio.

EMH&T, Inc., John C. Dodgion, P.S. No. 8069, 4/18/05

Franklin County Tax Parcel Nos. 010-265641 and 010-265643.

Prior Instrument Reference: Instrument Number 20041120007502,  
Recorder's Office, Franklin County, Ohio.

GRANTEE TO HAVE AND TO HOLD said real property, together with any buildings and improvements thereon, with all the estate, rights, easements and appurtenances belonging to the Grantor in the said real property. (O.R.C.§5302.04)

The Grantor, by its duly authorized representative, has caused this deed to be executed and subscribed this 30<sup>th</sup> day of June 2005.

**M/I HOMES OF CENTRAL OHIO, LLC**  
an Ohio limited liability company

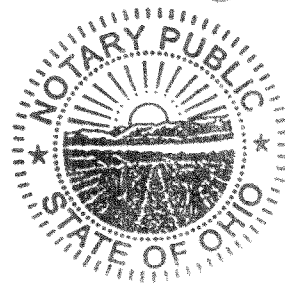
*[Signature]*  
Print Name: J. Thomas Mason  
Title: Senior Vice President + General Counsel

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 30<sup>th</sup> day of June 2005  
the foregoing instrument was acknowledged before me by J. Thomas Mason, Sr. Vice President  
+ General Counsel, on behalf of M/I Homes of Central Ohio, LLC, an Ohio limited liability company.

(seal)

*[Signature]*  
Notary Public



KIMBERLY L. McCOY  
Notary Public, State of Ohio  
My Commission Expires  
01/08/09

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
BY: Richard A. Pieplow *[Signature]* (6-10-05)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation (LeVally)  
Re: donation-Cosgray Road



EVANS, MECHWART, HAMBLETON & TILTON, INC.  
170 MILL STREET, GAHANNA, OHIO 43230  
TELEPHONE (614) 471-5150 - FACSIMILE (614) 471-9286

**RIGHT-OF-WAY ACQUISITION**  
**SURVEY NUMBER 6953**  
**VIRGINIA MILITARY DISTRICT**

TOWNSHIP OF WASHINGTON, FRANKLIN COUNTY, OHIO

Date: April 18, 2005

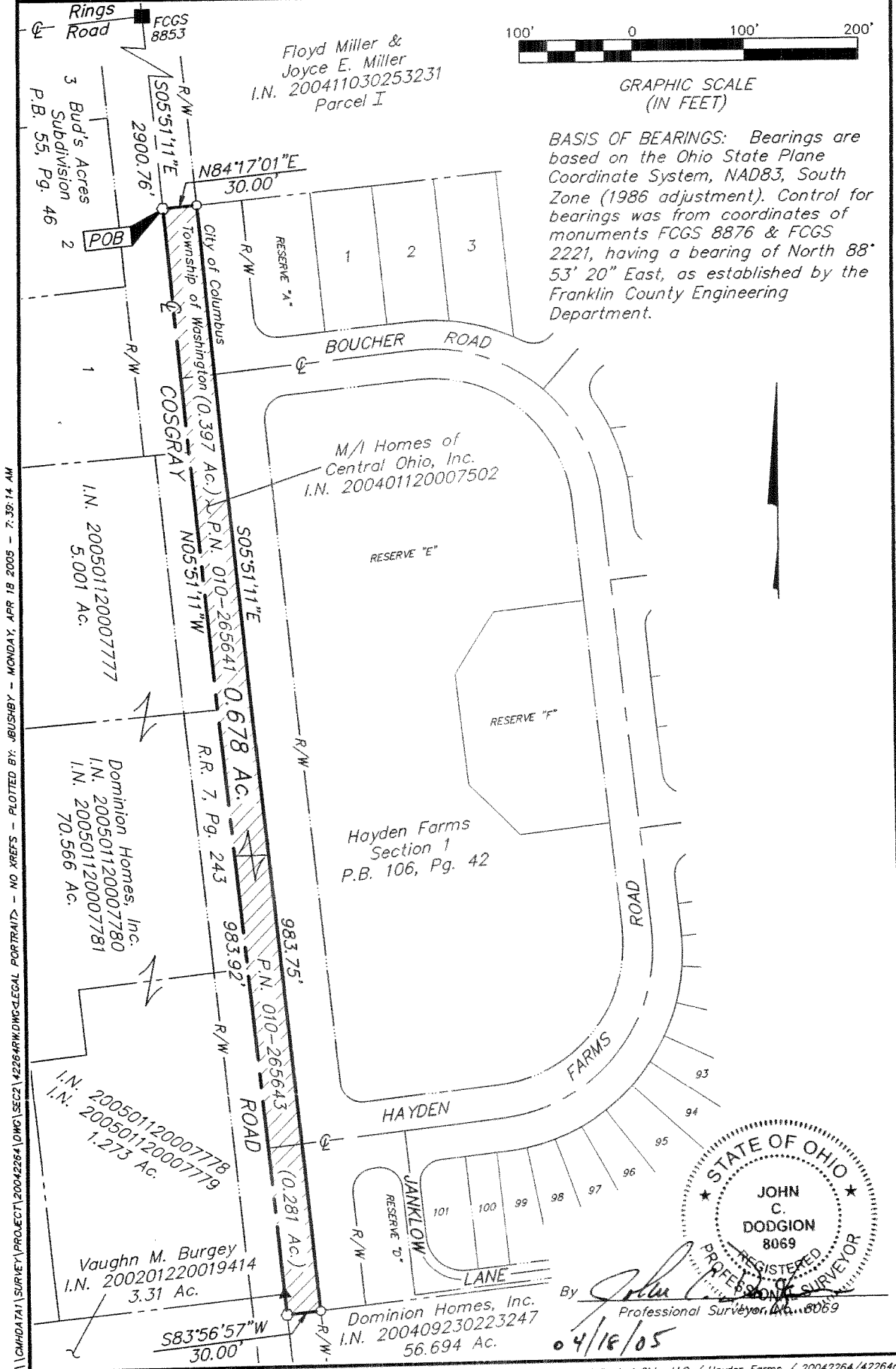
Job No. 2004-2264

Scale: 1" = 100'

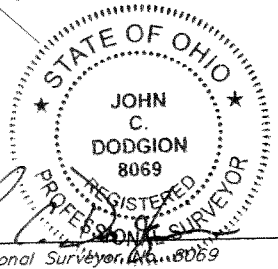


GRAPHIC SCALE  
(IN FEET)

**BASIS OF BEARINGS:** Bearings are based on the Ohio State Plane Coordinate System, NAD83, South Zone (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 8876 & FCGS 2221, having a bearing of North 88° 53' 20" East, as established by the Franklin County Engineering Department.



L:\CMHDATA\1\SURVEY\PROJECT\20042264\DWG\SEC2\42264RW.DWG-LEGAL PORTRAIT - NO XREFS - PLOTTED BY: JBUSHBY - MONDAY, APR 18 2005 - 7:39:14 AM



By John C. Dodgion  
Professional Surveyor, No. 8069  
04/18/05



200509160193266  
 Pgs: 4 \$44.00 T20050073066  
 09/16/2005 3:39PM BXSTEWART TIT  
 Robert G. Montgomery  
 Franklin County Recorder

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

KNOW ALL MEN BY THESE PRESENTS that **COLUMBUS-HOPKINS, LLC**, "Grantor", a Florida 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), 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. 425-273458  
 Prior Instrument Reference: Instrument Numbers: 200412140283506  
 200412140283507  
 200412140283508  
 Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized manager, has caused this instrument to be executed and subscribed this \_\_\_\_\_ day of September 2005.

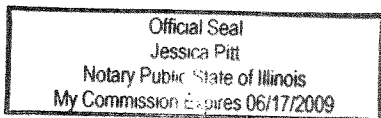
**COLUMBUS-HOPKINS, LLC**  
 A Florida limited liability company

Bret J. Boyd  
 Print Name: Bret J. Boyd  
 Title: Manager

STATE OF ~~OHIO~~ Illinois  
 COUNTY OF Lake, SS:

BE IT REMEMBERED, that on this 13<sup>th</sup> day of September, 2005 the foregoing instrument was acknowledged before me by Bret J. Boyd, Manager, on behalf of Columbus-Hopkins, LLC.

(seal)



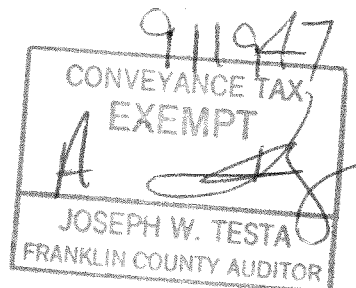
Jessica Pitt  
 Notary Public

This instrument prepared by:  
**CITY OF COLUMBUS, DEPARTMENT OF LAW**  
 By: John C. Klein, III  
 Real Estate Attorney  
 Real Estate Division  
 For: Transportation  
 Cols-Hopkins LLC gen warr deed 9-13-05.doc

TRANSFERRED

SEP 16 2005

JOSEPH W. TESTA  
 AUDITOR  
 FRANKLIN COUNTY, OHIO



©  
 um  
 120051761

Stewart Title Agency  
 of Columbus Box

Revised February 07, 2005

Description of 0.209 acres

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part Lots 351, 352, 353 and 354 of Gibson Park as recorded in Plat Book 19, pg. 33, and being a part of Lots 301, 302 and 303 of Gibson Park Addition as recorded in Plat Book 16, Page 9, Franklin County Recorder's Office, containing 0.209 acres and being further described as follows:

Beginning for reference at a found railroad spike at the intersection of the centerlines of Harrisburg Pike (U.S. Route 62, S.R. 3, 60' wide) and Hopkins Ave. (50' wide), as shown on said Gibson Park plat;

Thence North 45 degrees 30' 00" East 80.28 feet, along the centerline of said Harrisburg Pike, to a point;

Thence South 44 degrees 30' 00" East 30.00 feet, crossing said Harrisburg Pike, to an iron pin set, said iron pin being the southwesterly corner of said Lot 354 and being the True Place of Beginning for the herein described 0.209 acre tract;

Thence North 45 degrees 30' 00" East 374.50 feet, along the easterly line of said Harrisburg Pike, being the westerly line of said Lots 354, 353, 352, 351, 303, 302 and 301, to an iron pin set at the northwesterly corner of said Lot 301, being the southwesterly corner of Lot 300 of said Gibson Park Addition;

Thence South 44 degrees 36' 00" East 20.00 feet, along the northerly line of said Lot 301 being the southerly line of said Lot 300, to an iron pin set;

Thence South 45 degrees 30' 00" West 374.74 feet, crossing said Lots 301, 302, 303, 351, 352, 353 and 354, along a new division line, being 20 feet easterly and parallel to the east line of said Harrisburg Pike, to an iron pin set;

Thence crossing said Lot 354 along a new division line the following four (4) courses and distances:

South 00 degrees 30' 00" West 8.49 feet, to an iron pin set;

South 44 degrees 30' 00" East 17.12 feet, to an iron pin set;

Description of 0.209 acres (continued)

South 65 degrees 56' 44" East 57.48 feet, to an iron pin set;

along a curve to the left having a Delta angle of 02 degrees 29' 27" , a Radius of 1678.60 feet, an Arc Length of 72.98 feet, a Chord Bearing and distance of South 74 degrees 12' 24" East 72.97 feet, being 5 feet northerly and parallel to the north line of said Hopkins Ave., to an iron pin set in the east line of said Lot 354, being a west line of a 20' wide Alley;

Thence South 45 degrees 30' 00" West 5.83 feet, along the east line of said Lot 354, being the west line of said 20' wide Alley, to an iron pin set in the north line of said Hopkins Ave., said iron pin being the southeast corner of said Lot 354;

Thence along the northerly line of said Hopkins Ave., being a curve to the right having a Delta angle of 04 degrees 47' 35", a Radius of 1683.60 feet, an Arc Length of 140.84 feet, a Chord Bearing and distance of North 72 degrees 57' 13" West 140.80 feet, to an iron pin set;


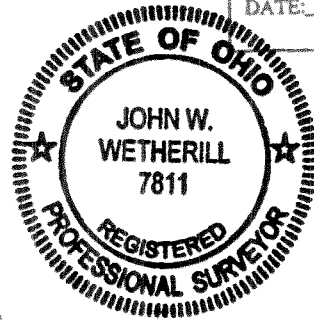
Thence along the easterly line of said Harrisburg Pike, being a curve to the right having a Delta angle of 115 degrees 42' 31", a Radius of 25.00 feet, an Arc Length of 50.49 feet, a Chord Bearing and distance of North 13 degrees 17' 26" West 42.33 feet, to the True Place of Beginning, containing 9109 square feet or 0.209 acres, more or less, subject to all legal easements and right of ways of record.

Bearings are based on the centerline of said Harrisburg Pike. as being North 45 degrees 30' 00" East, as shown on said Gibson Addition plat. Documents referred to are recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" rebar 30" long with yellow plastic cap stamped "J&J Surveying.

M147  
SPLIT  
IRREG  
SHAPE  
OFF OF  
W. & S.  
SIDE OF  
LOTS  
300-304 &  
351-354  
FROM  
(425)  
273458  
ON COMB

*John W. Wetherill* 2/7/05  
John W. Wetherill P.S. 7811 Date

DESCRIPTION VERIFIED  
DEAN C. RINGLE, P.E., P.S.  
BY: *BB*  
DATE: 9/16/05

PRELIMINARY  
APPROVAL  
FRANKLIN COUNTY  
ENGINEERING DEPT.  
DATE: 9/15/05  
*BB*

~~M147  
SPLIT  
20' N & S  
LINE W. END  
OF LOT 301  
FROM (425)  
273456 &  
SPLIT  
20' N & S  
LINE W. END  
OF LOT 302  
FROM (425)  
273457 &  
SPLIT  
20' N & S  
LINE W.  
END OF~~

~~LOT 303 & 304  
FROM (425)  
- 273458 &  
SPLIT 20' N & S  
LINE W. SIDE  
OF LOT 351  
FROM (425)  
273454 &  
273455 &  
SPLIT 20' N & S  
LINE W. SIDE  
OF LOT 352  
FROM (425)  
273459 &  
SPLIT  
20' N & S LINE  
W. SIDE OF LOT  
353 FROM (425) 273460~~

~~& SPLIT  
IRREGULAR  
SHAPE FROM  
W. SIDE &  
S. SIDE  
FROM LOT 354  
FROM (425)  
273461~~

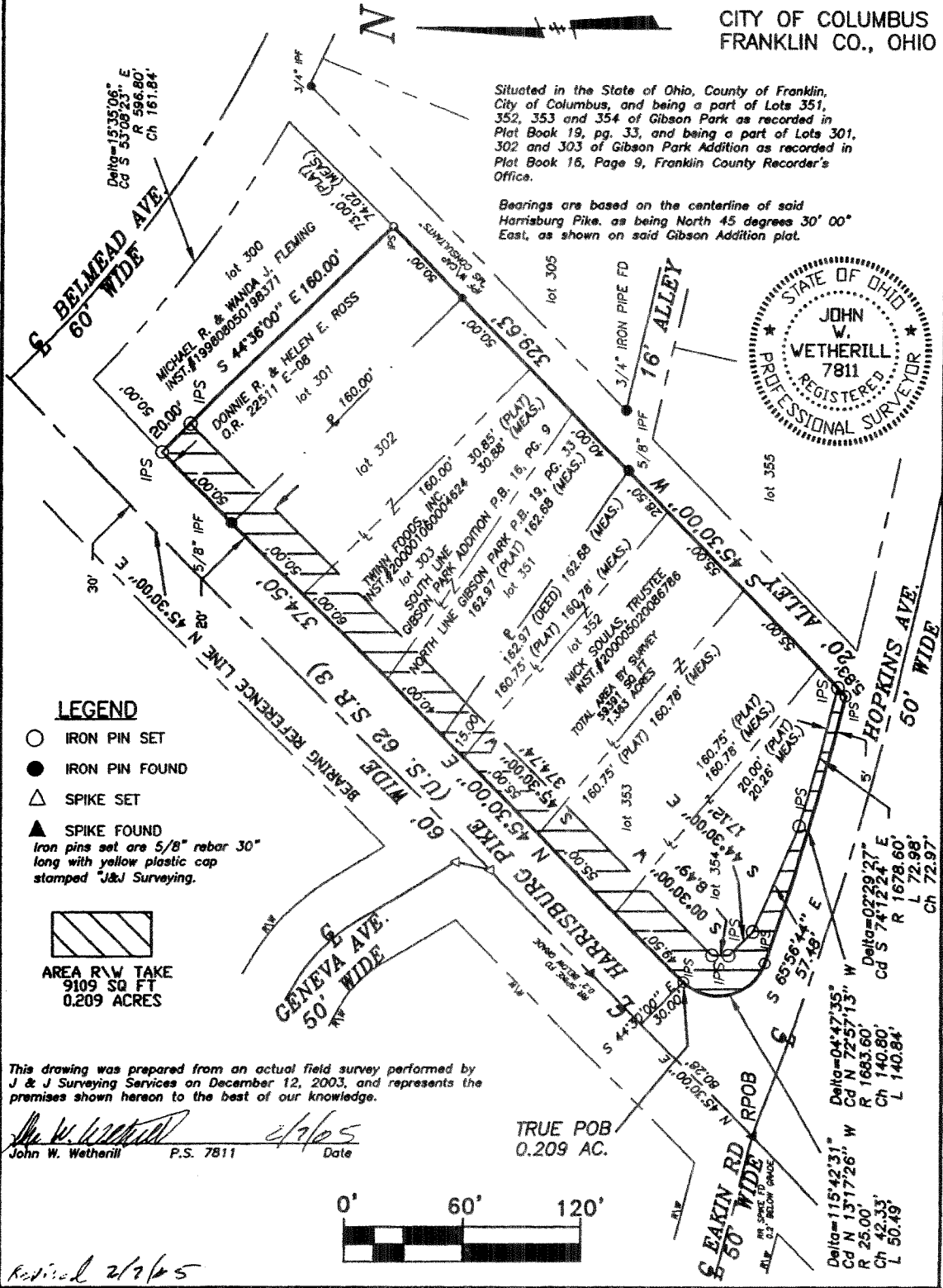
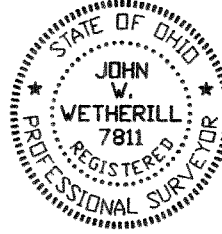
\* DESCRIPTION  
CLOSES PERMITS  
COPY OF SURVEY  
PLAT.

# 0.209 ACRE RIGHT OF WAY TAKE EXHIBIT HARRISBURG PIKE & HOPKINS AVE.

CITY OF COLUMBUS  
 FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Lots 351, 352, 353 and 354 of Gibson Park as recorded in Plat Book 19, pg. 33, and being a part of Lots 301, 302 and 303 of Gibson Park Addition as recorded in Plat Book 16, Page 9, Franklin County Recorder's Office.

Bearings are based on the centerline of said Harrisburg Pike, as being North 45 degrees 30' 00" East, as shown on said Gibson Addition plat.



This drawing was prepared from an actual field survey performed by J & J Surveying Services on December 12, 2003, and represents the premises shown hereon to the best of our knowledge.

A

200511090237471  
Pg: 4 \$44.00 T20050089376  
11/09/2005 10:03AM BXCITY OF COL  
Robert G. Montgomery  
Franklin County Recorder

**GENERAL WARRANTY DEED**

(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **ONE SPRINGBORO COMPANY, 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:

0.088 ACRES

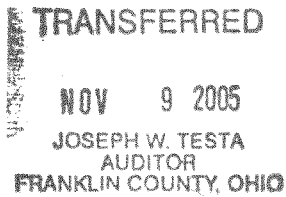
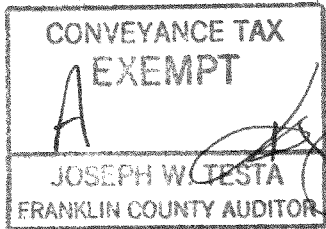
(SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel No. 010-268355.

Prior Instrument Reference: Instrument Number 200310150331586,  
Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized representative, has caused this deed to be executed and subscribed this 23<sup>rd</sup> day of September 2005.

**ONE SPRINGBORO COMPANY, LLC**  
an Ohio limited liability company



[Signature]  
Print Name: David M. Thomas  
Title: Manager

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 23<sup>rd</sup> day of September 2005 the foregoing instrument was acknowledged before me by David M. Thomas, on behalf of One Springboro Company, LLC, an Ohio limited liability company.

(seal)

[Signature]  
Notary Public

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
BY: Richard A. Pieplow (8-16-05)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: 2152 Dr. E



JANICE L. RICH  
Notary Public, State of Ohio  
My Commission exps 3-30-09  
Recorded in Stark County



6515 East Livingston Ave.  
Suite 12  
Reynoldsburg, Ohio 43068

Phone 614\866-9158  
Fax 614\866-9132

July 15, 2005

RE: Right of Way split, One Springboro Co., Menerey Lane

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Lot 17, Quarter Township 4, Township 2, Range 17, U.S. Military Lands, and being part of a 13.291 acre tract conveyed to One Springboro Company, LLC in Instrument Number (I.N.) 200310150331586, Franklin County Recorders Office;

All records referred to are those of record in the Franklin County Recorders Office;

BEGINNING for reference at Franklin County Geodetic Survey monument number 8813, being an angle point in the centerline of Hamilton Rd. (C.R. 103, width variable), and being a corner of a 1.759 acre tract conveyed to the City of Columbus in I.N. 200307310242157;

THENCE North 03 degrees 07 minutes 54 seconds East, 48.43 feet, along the centerline of the said Hamilton Rd. and an east line of the said 1.759 acre tract, to a point;

THENCE North 86 degrees 52 minutes 06 seconds West, 60.00 feet, crossing the said 1.759 acre tract, to a set iron pin, being the west line of the said 1.759 acre tract, the northeast corner of the residual of a 34.058 acre tract conveyed to The New Albany Co. LP in Official Record 34304 J-16, the southeast corner of the said 13.291 acre tract;

THENCE North 86 degrees 52 minutes 06 seconds West, 803.15 feet, along the south line of the said 13.291 acre tract, the south line of a 1.250 acre tract conveyed to JT Hamilton, LLC in I.N. 200501130008744, and the north line of the said residual of the 34.058 acre tract, to a set iron pin, being the southwest corner of the said 1.250 acre tract and a corner of the said residual of the 34.058 acre tract;

THENCE North 04 degrees 36 minutes 27 seconds East, 350.40 feet, along the west line of the said 1.250 acre tract, a west line of the said 13.291 acre tract, and a east line of the said residual of the 34.058 acre tract, to a set iron pin, being the True Point of Beginning;

THENCE North 04 degrees 36 minutes 27 seconds East, 5.00 feet, along a west line of the said 13.291 acre tract and a east line of the said residual of the 34.058 acre tract, to a set iron pin, being a northwest corner of the said 13.291 acre tract, a northeast corner of the said residual of the 34.058 acre tract, and a point in the south line of Menerey Lane, as shown on "Menerey Land and Hamilton Road Dedication and Easements", Plat Book 86, pg. 6;

THENCE South 85 degrees 23 minutes 33 seconds East, 10.00 feet, along a north line of the said 13.291 acre tract and the south line of the said Menerey Lane, to a point referenced by a found 3/4" iron pipe with a cap stamped "EMHT INC" (0.01' N, 0.17' W), being a corner of the said 13.291 acre tract;

THENCE North 04 degrees 36 minutes 27 seconds East, 58.54 feet, along a west line of the said 13.291 acre tract and the east line of the said Menerey Lane, to a set iron pin, being a northwest corner of the said 13.291 acre tract;

THENCE around a curve to the right, with a radius of 365.00 feet, through a central angle of 11 degrees 46 minutes 47 seconds, an arc distance of 75.04 feet, a chord bearing of North 10 degrees 29 minutes 49 seconds East, 74.91 feet, along a west line of the said 13.291 acre tract and the east line of the said Menerey Lane, to a set iron pin;

Right of Way split, One Springboro Co., Menerey Lane, con't

# EXHIBIT "A"

THENCE crossing the said 13.291 acre tract the following five (5) courses:

South 73 degrees 36 minutes 49 seconds East, 5.00 feet, to a set iron pin;

Around a curve to the left, with a radius of 360.00 feet, through a central angle of 00 degrees 20 minutes 46 seconds, an arc distance of 2.17 feet, a chord bearing of South 16 degrees 12 minutes 48 seconds West, 2.17 feet, to a set iron pin;

Around a curve to the left, with a radius of 50.00 feet, through a central angle of 60 degrees 01 minutes 03 seconds, an arc distance of 52.38 feet, a chord bearing of South 13 degrees 58 minutes 06 seconds East, 50.01 feet, to a set iron pin;

Around a curve to the right, with a radius of 50.00 feet, through a central angle of 138 degrees 35 minutes 05 seconds, an arc distance of 120.94 feet, a chord bearing of South 25 degrees 18 minutes 54 seconds West, 93.54 feet, to a set iron pin;

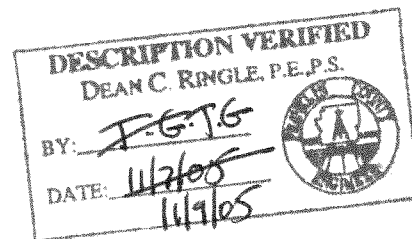
North 85 degrees 23 minutes 32 seconds West, 5.00 feet, to the True Point of Beginning, containing 3829 square feet or 0.088 acres, of which 86 square feet or 0.002 acres is out of PID 545-268356 and 3,743 square feet or 0.086 acres is out of PID 010-268355, according to a survey by J & J Surveying Services, Inc. on November 29, 2004, under the direct supervision of Raymond J. Wood, R.S. 7745;

The Basis of Bearings is the south line of Menerey Lane as being South 86 degrees 52 minutes 06 seconds East, as shown on "Menerey Land and Hamilton Road Dedication and Easements", Plat Book 86, pg. 6.

*Raymond J. Wood* 7/15/05  
Raymond J. Wood P.S. 7745 Date



0-4 f  
Split 0.002 ACRES OUT  
of (545) 268356  
0.086 ACRES OUT  
of (010) 268355



# BOUNDARY SURVEY

LOT 17  
QT 4, TWP 2, R 17  
U.S. MILITARY LANDS

OF  
13.291 ACRES

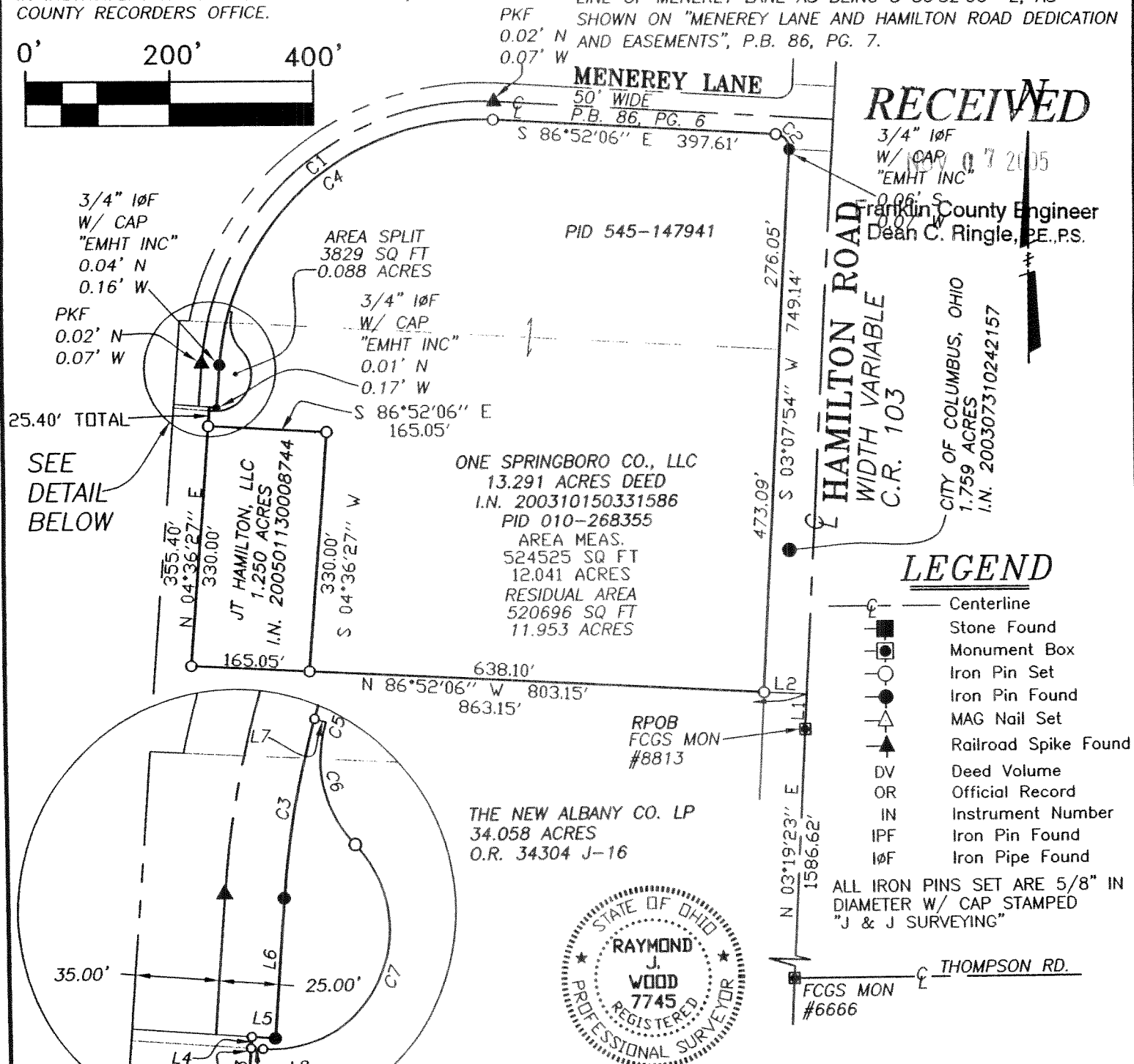
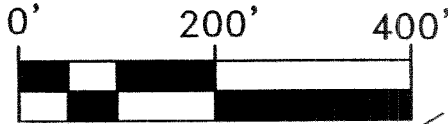
CITY OF COLUMBUS  
FRANKLIN CO., OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING LOCATED IN LOT 17, QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 17, U.S. MILITARY LANDS, AND BEING PART OF A 13.291 ACRE TRACT CONVEYED TO ONE SPRINGBORO COMPANY, LLC IN INSTRUMENT NUMBER 200310150331586, FRANKLIN COUNTY RECORDERS OFFICE.

**NOTES:**

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF MENEREY LANE AS BEING S 86°52'06" E, AS SHOWN ON "MENEREY LANE AND HAMILTON ROAD DEDICATION AND EASEMENTS", P.B. 86, PG. 7.



**RECEIVED**

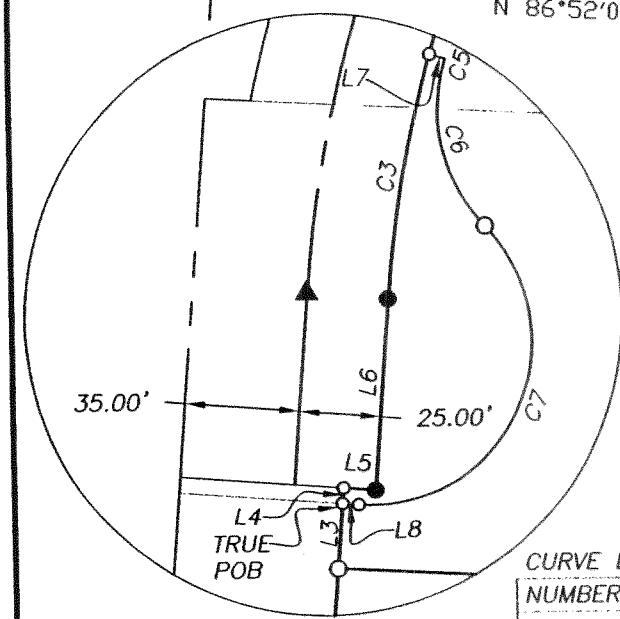
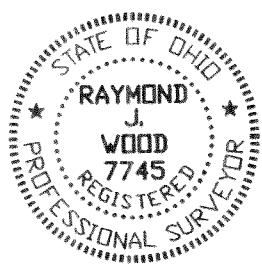
3/4" IØF  
W/ CAP  
"EMHT INC"  
Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

CITY OF COLUMBUS, OHIO  
1.759 ACRES  
I.N. 200307310242157

**LEGEND**

- Centerline
- Stone Found
- Monument Box
- Iron Pin Set
- Iron Pin Found
- MAG Nail Set
- Railroad Spike Found
- DV Deed Volume
- OR Official Record
- IN Instrument Number
- IPF Iron Pin Found
- IØF Iron Pipe Found

ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"



**DETAIL**  
1" = 60'

**LINE DATA**

NUMBER	DIRECTION	DISTANCE
L1	N 03°07'54" E	48.43'
L2	N 86°52'06" W	60.00'
L3	N 04°36'27" E	20.40'
L4	N 04°36'27" E	5.00'
L5	S 85°23'33" E	10.00'
L6	N 04°36'27" E	58.54'
L7	S 73°36'49" E	5.00'
L8	N 85°23'32" W	5.00'

**CURVE DATA**

NUMBER	Delta	Da	CD	T'	R'	L'	LC'
C1	88°31'24"	15°41'50"	N 48°52'10" E	355.72	365.00	563.94	509.50
C2	90°00'00"	286°26'50"	S 41°52'06" E	20.00	20.00	31.42	28.29
C3	11°46'47"	15°41'51"	N 10°29'49" E	37.65	365.00	75.04	74.91
C4	76°31'10"	15°39'30"	N 54°45'33" E	288.56	365.91	488.68	453.16
C5	00°20'46"	15°54'56"	S 16°12'48" W	1.09	360.00	2.17	2.17
C6	60°01'03"	114°35'30"	S 13°58'06" E	28.88	50.00	52.38	50.01
C7	138°35'05"	114°35'30"	S 25°18'54" W	132.27	50.00	120.94	93.54

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 11/15/04, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

*Raymond J. Wood* 7/15/05  
RAYMOND J. WOOD REG. SURV. 7745 DATE JOB # 04-134RW

8



200511090237472  
Pgs: 4 \$44.00 T20050089376  
11/09/2005 10:03AM BXCITY OF COL  
Robert G. Montgomery  
Franklin County Recorder

**GENERAL WARRANTY DEED**

(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **THE NEW ALBANY COMPANY LIMITED PARTNERSHIP**, a Delaware limited partnership, n.k.a. **THE NEW ALBANY COMPANY, LLC**, "Grantor", a Delaware 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:

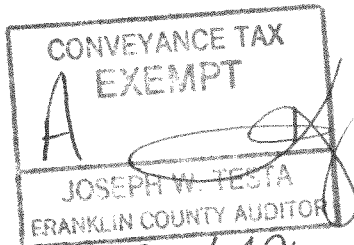
0.006 ACRES

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

Franklin County Tax Parcel No. 010210808.

Prior Instrument Reference: O.R. Vol. 34304, Pg. J-16,  
Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized representative, has caused this deed to be executed and subscribed this 14th day of October 2005.



**THE NEW ALBANY COMPANY, LLC**  
a Delaware limited liability company

Brent Bradbury  
Print Name: Brent Bradbury  
Title: Chief Financial Officer

STATE OF OHIO  
COUNTY OF OHIO, SS: 914496

BE IT REMEMBERED, that on this 14th day of October 2005 the foregoing instrument was acknowledged before me by Brent Bradbury, Chief Financial Officer, on behalf of The New Albany Company, LLC, a Delaware limited liability company.



LISA J. DINGER  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES SEPTEMBER 26, 2006

Lisa J. Dinger  
Notary Public

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
BY: Richard A. Pieplow (8-16-05)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: 2152 Dr-E

TRANSFERRED

NOV 9 2005  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS  
SURVEY DEPARTMENT  
109 NORTH FRONT STREET  
3RD FLOOR  
COLUMBUS OHIO 43215

6515 East Livingston Ave.  
Suite 12  
Reynoldsburg, Ohio 43068

Phone 614\866-9158  
Fax 614\866-9132

July 15, 2005

RE: Right of Way split, The New Albany Co., Menerey Lane

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Lot 17, Quarter Township 4, Township 2, Range 17, U.S. Military Lands, and being part of a 34.058 acre tract conveyed to The New Albany Co. LP in Official Record 34304 J-16, Franklin County Recorders Office;

All records referred to are those of record in the Franklin County Recorders Office;

BEGINNING for reference at Franklin County Geodetic Survey monument number 8813, being an angle point in the centerline of Hamilton Rd. (C.R. 103, width variable), and being a corner of a 1.759 acre tract conveyed to the City of Columbus in I.N. 200307310242157;

THENCE North 03 degrees 07 minutes 54 seconds East, 48.43 feet, along the centerline of the said Hamilton Rd. and an east line of the said 1.759 acre tract, to a point;

THENCE North 86 degrees 52 minutes 06 seconds West, 60.00 feet, crossing the said 1.759 acre tract, to a set iron pin, being the west line of the said 1.759 acre tract, the northeast corner of the residual of the said 34.058 acre tract, and the southeast corner of a 13.291 acre tract conveyed to One Springboro Co., LLC in Instrument Number (I.N.) 200310150331586;

THENCE North 86 degrees 52 minutes 06 seconds West, 803.15 feet, along the south line of the said 13.291 acre tract, the north line of the said residual of the said 34.058 acre tract, and the south line of a 1.250 acre tract conveyed to JT Hamilton, LLC in I.N. 200501130008744, to a point, being the southwest corner of the said 1.250 acre tract;

THENCE North 04 degrees 36 minutes 27 seconds East, 350.40 feet, along the west line of the said 1.250 acre tract, a west line of the said 13.291 acre tract, and a east line of the said residual of the 34.058 acre tract, to a set iron pin, being the True Point of Beginning;

THENCE North 85 degrees 23 minutes 32 seconds West, 50.00 feet, crossing the said 34.058 acre tract, to a set iron pin, being a point in the west line of the said 34.058 acre tract and in the east line of Blendon Park Condominiums, First Amendment, Condominium Plat Book (C.P.B.) 69, pg. 8;

THENCE North 04 degrees 36 minutes 27 seconds East, 5.00 feet, along the west line of the said 34.058 acre tract and the east line of the said Blendon Park Condominiums, First Amendment, to a set iron pin, being a northwest corner of the said residual of the 34.058 acre tract and the southwest corner of Menerey Lane, as shown on "Menerey Lane and Hamilton road Dedication and Easements", Plat Book 86, pg. 6;

THENCE South 85 degrees 23 minutes 33 seconds East, 50.00 feet, along a north line of the said residual of the 34.058 acre tract and the south line of the said Menerey Lane, to a set iron pin, being a northeast corner of the said residual of the 34.058 acre tract and a northwest corner of the said 13.291 acre tract;

THENCE South 04 degrees 36 minutes 27 seconds West, 5.00 feet, along a east line of the said residual of the 34.058 acre tract and a west line of the said 13.291 acre tract, to the True Point of Beginning, containing 250 square feet or 0.006 acres, according to a survey by J & J Surveying Services, Inc. on November 29, 2004, under the direct supervision of Raymond J. Wood, R.S. 7745;

The Basis of Bearings is the south line of Menerey Lane as being South 86 degrees 52 minutes 06 seconds East, as shown on the said "Menerey Land and Hamilton Road Dedication and Easements".

*Raymond J. Wood* 7/15/05  
Raymond J. Wood P.S. 7745 Date



O-4-F  
SPIT  
.006 ac  
form  
(010)  
210808

6515 E. LIVINGSTON AVE.  
SUITE 12  
REYNOLDSBURG, OHIO 43068

J&J SURVEYING SERVICES, INC. dba  
PAUL K. MOORE & ASSOCIATES

614-866-9158  
614-866-9132 FAX  
JJSURVEYING@WORLDNET.ATT.NET

# BOUNDARY SURVEY

LOT 17  
QT 4, TWP 2, R 17  
U.S. MILITARY LANDS

OF  
10.663 ACRES

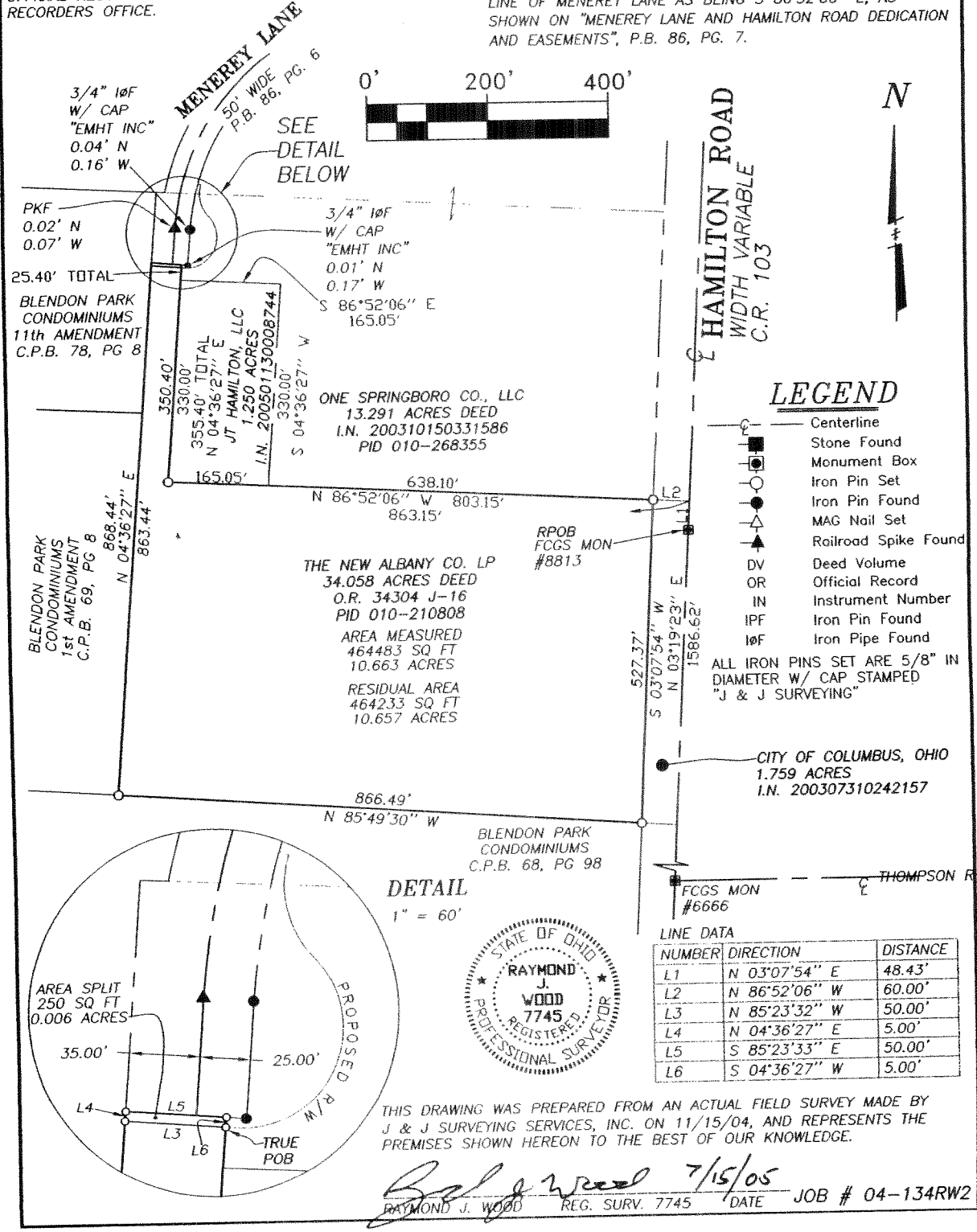
CITY OF COLUMBUS  
FRANKLIN CO., OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING LOCATED IN LOT 17, QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 17, U.S. MILITARY LANDS, AND BEING PART OF A 34.058 ACRE TRACT CONVEYED TO THE NEW ALBANY CO. LP IN OFFICIAL RECORD 34304 J-16, FRANKLIN COUNTY RECORDERS OFFICE.

**NOTES:**

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF MENEREY LANE AS BEING S 86°52'06" E, AS SHOWN ON "MENEREY LANE AND HAMILTON ROAD DEDICATION AND EASEMENTS", P.B. 86, PG. 7.



# BOUNDARY SURVEY

LOT 17  
QT 4, TWP 2, R 17  
U.S. MILITARY LANDS

OF  
10.663 ACRES

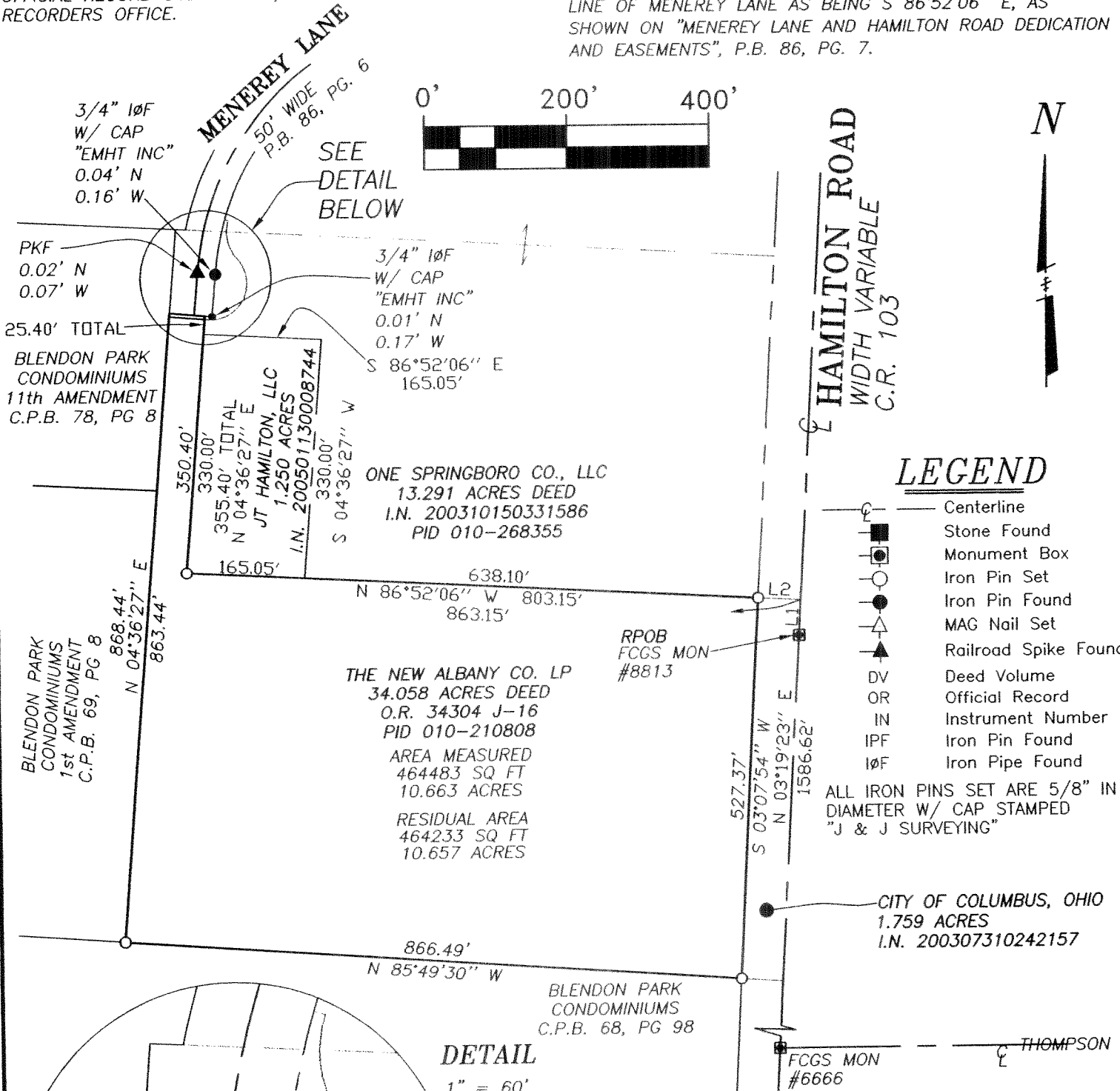
CITY OF COLUMBUS  
FRANKLIN CO., OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,  
CITY OF COLUMBUS, BEING LOCATED IN LOT 17,  
QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 17, U.S.  
MILITARY LANDS, AND BEING PART OF A 34.058 ACRE  
TRACT CONVEYED TO THE NEW ALBANY CO. LP IN  
OFFICIAL RECORD 34304 J-16, FRANKLIN COUNTY  
RECORDERS OFFICE.

**NOTES:**

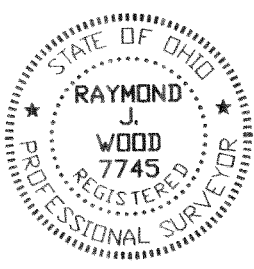
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR  
PROPERTY BOUNDARY SURVEYS."

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH  
LINE OF MENEREY LANE AS BEING S 86°52'06" E, AS  
SHOWN ON "MENEREY LANE AND HAMILTON ROAD DEDICATION  
AND EASEMENTS", P.B. 86, PG. 7.



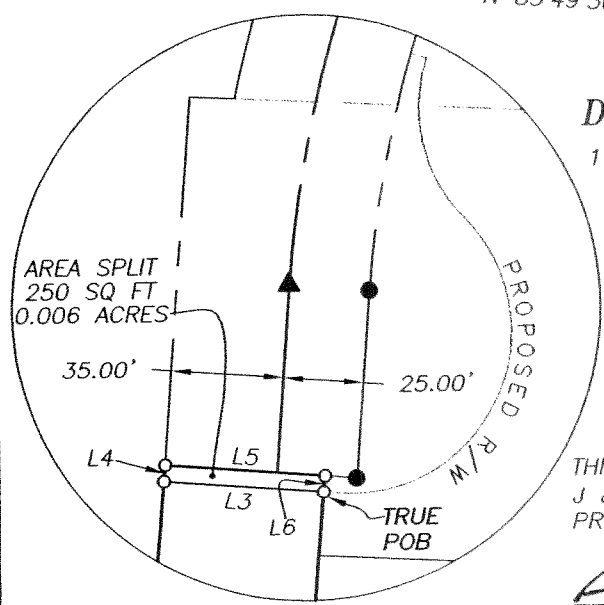
LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 03°07'54" E	48.43'
L2	N 86°52'06" W	60.00'
L3	N 85°23'32" W	50.00'
L4	N 04°36'27" E	5.00'
L5	S 85°23'33" E	50.00'
L6	S 04°36'27" W	5.00'



THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY  
J & J SURVEYING SERVICES, INC. ON 11/15/04, AND REPRESENTS THE  
PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

*Raymond J. Wood* 7/15/05  
RAYMOND J. WOOD REG. SURV. 7745 DATE JOB # 04-134RW2



ONE SPRINGBORO CO., LLC  
13.291 ACRES DEED  
I.N. 200310150331586  
PID 010-268355

THE NEW ALBANY CO. LP  
34.058 ACRES DEED  
O.R. 34304 J-16  
PID 010-210808  
AREA MEASURED  
464483 SQ FT  
10.663 ACRES  
RESIDUAL AREA  
464233 SQ FT  
10.657 ACRES

BLENDON PARK  
CONDOMINIUMS  
11th AMENDMENT  
C.P.B. 78, PG 8

BLENDON PARK  
CONDOMINIUMS  
1st AMENDMENT  
C.P.B. 69, PG 8

BLENDON PARK  
CONDOMINIUMS  
C.P.B. 68, PG 98

CITY OF COLUMBUS, OHIO  
1.759 ACRES  
I.N. 200307310242157

A

200512220269198  
Pgs: 10 \$92.00 T20050101035  
12/22/2005 1:34PM MLCRABBE BROW  
Robert G. Montgomery  
Franklin County Recorder

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

KNOW ALL MEN BY THESE PRESENTS that **CARMAX AUTO SUPERSTORES, INC.**, "Grantor", a Virginia 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:

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

Franklin County Tax Parcel Nos. 600-185189, 185190, 185191, and 010-248242.  
Prior Instrument Re: Instrument Number 200410120236943 & 200410140239193,  
Recorder's Office, Franklin County, Ohio.

GRANTEE TO HAVE AND TO HOLD said real property, together with any buildings and improvements thereon, with all the estate, rights, easements and appurtenances belonging to the Grantor in the said real property. (O.R.C. §5302.04)

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

TRANSFERRED  
DEC 22 2005  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

916505  
CONVEYANCE TAX  
EXEMPT  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

**CARMAX AUTO SUPERSTORES, INC.**  
a Virginia corporation

Print Name: K. Douglass Moyers  
Title: Vice President

STATE OF Virginia  
COUNTY OF Hanover, SS:

BE IT REMEMBERED, that on this 3 day of August 2005 the foregoing instrument was acknowledged before me by K. Douglass Moyers, on behalf of Carmax Auto Superstores, Inc., a Virginia corporation.

(seal)

[Signature]  
Notary Public

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LA...  
BY: Richard A. Pieplow (6-9-0)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: Z-04-048 LeVally

CITY OF COLUMBUS  
SURVEY DEPARTMENT  
109 NTH FRONT STREET 3RD FL  
COLUMBUS OHIO 43215



# EXHIBIT "A"

0.099 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus and located in Quarter Township 3, Township 2, Range 17, United States Military Lands, and being part of that tract of land conveyed to Carmax Auto Superstores by deed of record in Instrument Number 200410140239193, all references are to records of the Franklin County, Ohio Recorder's Office, said 0.394 acre being more particularly bounded and described as follows;

Beginning for reference at the FCGS 5252 monument found at the centerline intersection of Sunbury Road and Morse Road;

thence North 35° 13' 09" East, a distance of 287.88 feet to FCGS monument number 5257;

thence North 45° 14' 28" East, a distance of 268.02 feet to a point in the centerline of Sunbury Road and the TRUE POINT OF BEGINNING of the tract intended to be described herein;

thence North 45° 14' 28" East, with the centerline of Sunbury Road and the westerly line of the said Carmax tract, a distance of 143.48 feet to the northwesterly corner of the said Carmax tract the same also being a southwesterly corner of that tract of land conveyed to the City of Columbus by deed of record in Official Record 21443C19;

thence South 65° 12' 37" East, leaving the said centerline with the southerly line of the said City of Columbus tract, a distance of 31.95 feet to the northwesterly corner of that tract of land conveyed to the City of Columbus by deed of record in Official Record 33302B09;

thence South 45° 14' 28" West, with the westerly line of the said City of Columbus tract, a distance of 144.09 feet to the southwesterly corner of the said City of Columbus tract;

thence North 64° 10' 11" West, with the southerly line of the said Carmax tract, a distance of 31.74 feet to the TRUE POINT OF BEGINNING containing 0.099 acre of land more or less.

The bearing for this description are based on the same meridian as those in which the bearing between Franklin County Monument FCGS 5252 and FCGS 5253 is South 86° 12' 51" East as shown on the Centerline Survey Plat FRA – Morse Road of record in Plat Book 82, Page 27.

This description is base on available records and a field survey conducted by Resource International Inc. in January 2003 and August 2004.

*A*

# EXHIBIT "A"

Resource International Inc.

*Mark S. Ward*

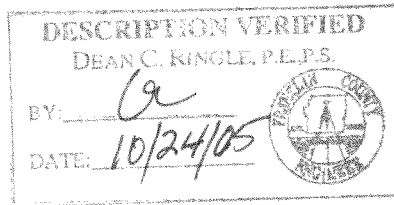
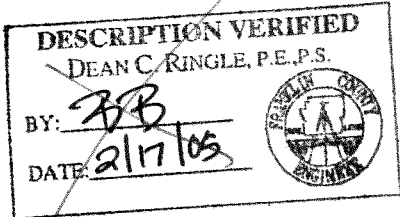
*2-2-05*

Mark S. Ward  
Professional Surveyor No S-7514

Date

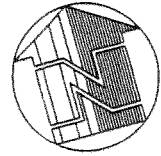


*03J  
SPLIT  
.099 Ac  
OUT OF  
(600)  
185189*

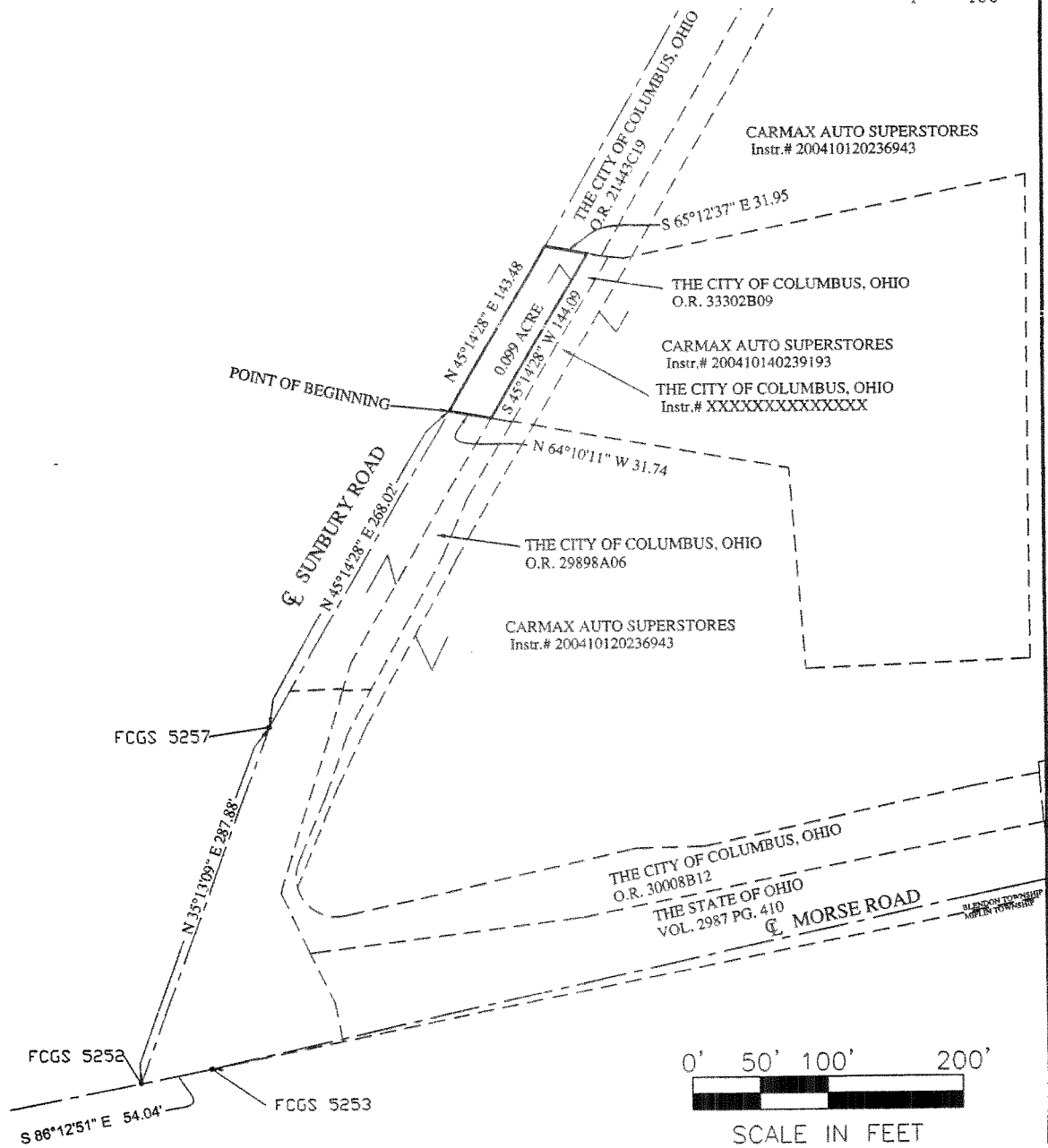


# SURVEY MAP OF 0.099 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3,  
Township 2, Range 17, United States Military Lands.



1" = 100'



**BASIS OF BEARINGS:** Bearings are based on a bearing of S 86°12'51" E between Franklin County Monuments FCGS 5252 and FCGS 5253 as shown on Centerline Survey Plat FRA-MORSE RD. of record in Plat Book 82 Page 27, Franklin County Records.



**RESOURCE INTERNATIONAL INC.**  
6350 PRESIDENTIAL GATEWAY  
COLUMBUS, OHIO 43231  
(614) 823-4949

I hereby state that the above map was prepared from record information and field measurements conducted by Resource International, Inc. in January of 2003 and August of 2004.



*Mark S. Ward*  
Mark S. Ward DATE  
P.S. S-7514 2-2-05

0.164 ACRES

# EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 2, Range 17, United States Military Lands, and being part of the 1.070 acre tract conveyed as Parcel 4 to Morno Holding Co. by deed of record in Official Record 30123A01 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of Morse Road with Sunbury Road;

thence North 35° 13' 44" East, a distance of 283.90 feet, with the centerline of said Sunbury Road, to a point;

thence North 45° 15' 01" East, a distance of 29.57 feet, continuing with the centerline of Sunbury Road, to a magnetic nail set at the southwesterly corner of said 1.070 acre tract and being the TRUE POINT OF BEGINNING for this description;

thence continuing North 45° 15' 01" East, a distance of 241.68 feet, with the centerline of Sunbury Road, to a magnetic nail set at the northwesterly corner of said 1.070 acre tract;

thence South 64° 10' 11" East, a distance of 31.69 feet, with the northerly line of said 1.070 acre tract, to an iron pin set in the original easterly right-of-way line of Sunbury Road;

thence with the original easterly right-of-way lines of Sunbury Road the following courses and distances:

South 45° 14' 28" West, a distance of 209.93 feet, to an iron pin set;

South 32° 22' 35" West, a distance of 20.94 feet, to an iron pin set in the southerly line of said 1.070 acre tract;

thence North 77° 03' 59" West, a distance of 40.92 feet, to the TRUE POINT OF BEGINNING, containing 0.164 acres of land, more or less.

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

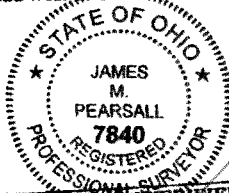
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings for this description are based on a bearing of North 86° 14' 49" West for the centerline of Morse Road west of ~~Stuber~~ Road as shown of record in Official Record 24271G10.

035  
EXHIBIT A/B  
All of  
(600)  
185189,  
(600) 213794,  
(600) 185191 &  
(600) 218242

0-003-5  
SPLIT  
0.164 ACRES  
OUT OF  
(600)  
185189

EVANS, MECHWART, HAMBLETON AND TILTON, INC.



*James M. Pearsall*  
James M. Pearsall  
Registered Surveyor No. 7840

10/1/04  
Date  
0.35  
SPLIT  
.164 ACRES  
From  
(600)  
185191

JMP/October 2005  
0.164 acres  
DESCRIPTION VERIFIED  
DEAN C. RINGLE, P.E., P.S.  
BY: *DR*  
DATE: *10/12/04*  
*62*

DESCRIPTION VERIFIED  
DEAN C. RINGLE, P.E., P.S.  
BY: *DR*  
DATE: *10/12/04*

DESCRIPTION VERIFIED  
DEAN C. RINGLE, P.E., P.S.  
BY: *FR*  
DATE: *2/9/05*

0.35  
SPLIT  
.164 acres  
from  
(600)  
185189

DESCRIPTION VERIFIED  
DEAN C. RINGLE, P.E., P.S.  
BY: *62*  
DATE: *10/24/05*

**EMHT**  
INC.  
ENGINEERS, SURVEYORS, PLANNERS, ARCHITECTS

EVANS, MICHEWART, HAMBLETON & TILTON, INC.  
179 MILL STREET, GALLUPPA, OHIO 43028  
TELEPHONE (614) 471-6150 - FACSIMILE (614) 471-8986

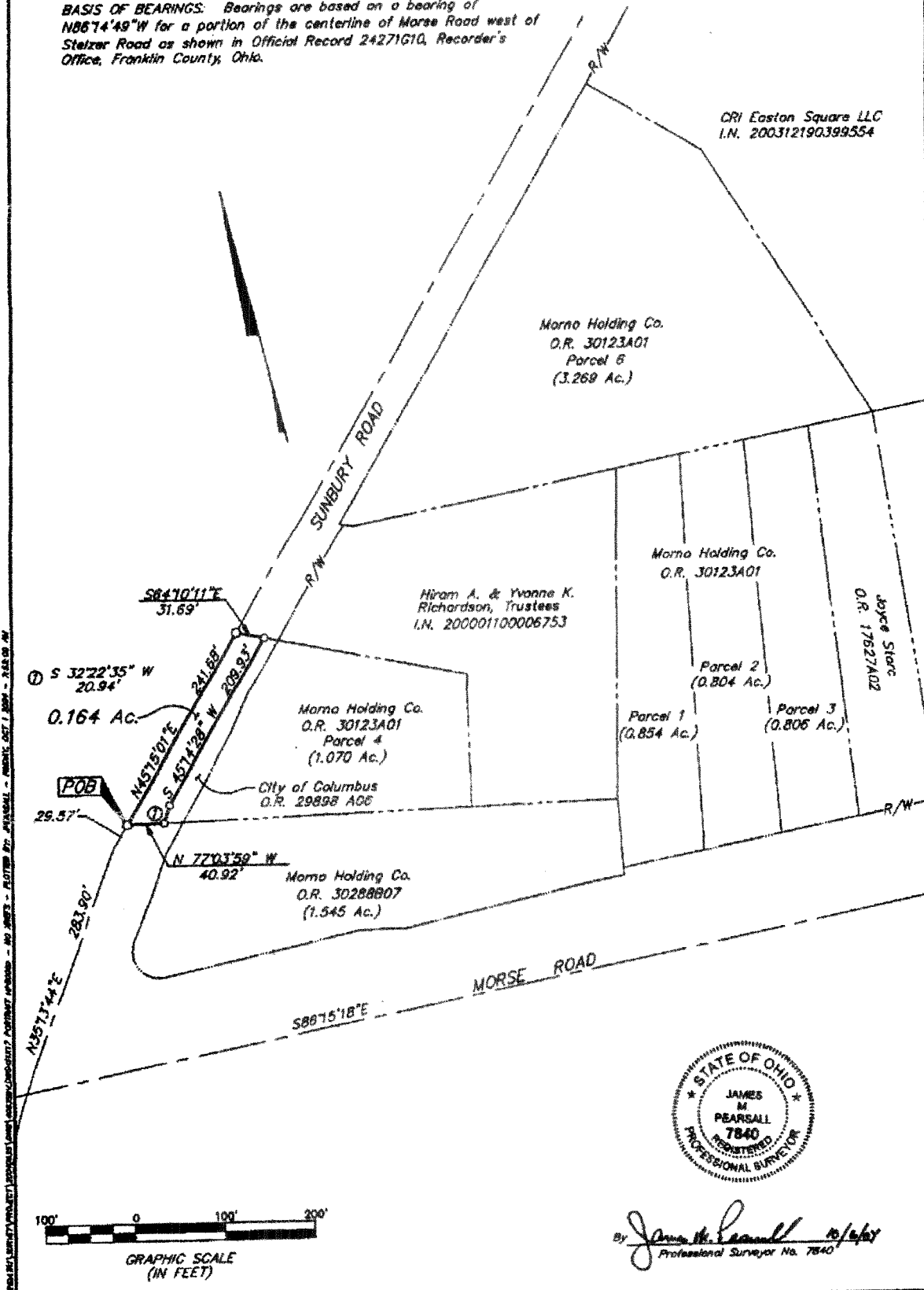
**SURVEY OF ACREAGE PARCEL**  
QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 17  
UNITED STATES MILITARY LANDS  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Date: October 1, 2004

Scale: 1" = 100'

Job No: 2004-0635

**BASIS OF BEARINGS:** Bearings are based on a bearing of  $N86^{\circ}14'49''W$  for a portion of the centerline of Morse Road west of Stelzer Road as shown in Official Record 24271610, Recorder's Office, Franklin County, Ohio.



1:\columbus\survey\military\2004\2004-0635\2004-0635.dwg - PLOTTED BY: JAMES M. PEARSALL - DATE: 10/1/04 - 10:58:00 AM

Unrevised Survey of Acreage/ 40825lv



# EXHIBIT "A"

0.394 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus and located in Quarter Township 3, Township 2, Range 17, United States Military Lands, and being part (0.344 acre) of that tract of land conveyed to Carmax Auto Superstores by deed of record in Instrument Number 200410120236943 and part (0.050 acre) of that tract of land conveyed to Carmax Auto Superstores by deed of record in Instrument Number 200410140239193, all references are to records of the Franklin County, Ohio Recorder's Office, said 0.394 acre being more particularly bounded and described as follows;

Beginning for reference at the FCGS 5252 monument found at the centerline intersection of Sunbury Road and Morse Road;

thence South 86° 12' 51" East, with the centerline of Morse Road, a distance of 54.04 feet a monument (FCGS 5253) found at an angle point in the centerline of Morse Road;

thence South 87° 25' 04" East, continuing with the centerline of Morse Road, a distance of 122.73 feet to a point;

thence North 2° 34' 56" East, a distance of 90.00 feet to a point in the northerly right of way line of Morse Road, also being in a line common to that tract of land conveyed to City of Columbus by deed of record in Official Record 30008B12 and that tract of land conveyed to Carmax Auto Superstores by deed of record in Instrument Number 200410120236943;

thence with said common line northwestwardly with the arc of a curve to the right (Delta = 87° 21' 14", Radius = 30.00 feet, Arc Length = 45.74 feet) a chord bearing and distance of North 43° 44' 16" West, 41.44 feet to an iron pin set at the TRUE POINT OF BEGINNING of the tract intended to be described herein;

thence continuing with said common line and curve northeastwardly with the arc of said curve (Delta = 37° 43' 41", Radius = 30.00 feet, Arc Length = 19.75 feet) a chord bearing and distance of North 18° 48' 08" East, a distance of 19.40 feet to an iron pin set at the point of tangency of said curve, also being in the easterly right of way line of Sunbury Road;

thence North 37° 40' 13" East, continuing with said common line and the easterly right of way line of Sunbury Road, a distance of 53.21 feet to an iron pin set;

thence North 34° 00' 42" East, continuing with said common line and the easterly right of way line of Sunbury Road, a distance of 47.97 feet to a iron pin set;

thence North 43° 55' 21" East, continuing in part with said common line and in part with a line common to the said Carmax Auto Superstores tract and that tract



# EXHIBIT "A"

of land conveyed to The City of Columbus by deed of record in Official Record 29898A06, the same also being the said easterly right of way line, a distance of 151.44 feet to an iron pin set;

thence North 38° 54' 25" East, continuing with said line common to the said Carmax Auto Superstores tract and that tract of land conveyed to The City of Columbus by deed of record in Official Record 29898A06 and said right of way line, a distance of 45.32 feet to an iron pin set;

thence North 45° 14' 31" East, continuing with, in part, said common line and with, in part, a line common to that tract of land conveyed to City of Columbus, Ohio by deed of record in Official Record 33302B09 and that tract of land conveyed to Carmax Auto Superstores by deed of record in Instrument Number 200410140239193, the same also being the easterly right of way line of Sunbury Road, a distance of 212.67 feet to an iron pin set in a northerly line of said Carmax Auto Superstores tract and at the northeasterly corner of the said City of Columbus tract;

thence North 65° 13' 10" West, with a northerly line of the said City of Columbus tract and the a southerly line of the said Carmax Auto Superstores tract of record in Instrument Number 200410120236943, a distance of 5.34 feet to an iron pin set at a southwesterly corner of the said Carmax Auto Superstores tract, the same also being a southeasterly corner of that tract of land conveyed to The City of Columbus by deed of record in Official Record 21443C19;

thence North 45° 14' 28" East, with a line common to said The City of Columbus tract and the said Carmax Auto Superstores tract of record in Instrument Number 200410120236943, the same also being the easterly right of way line of Sunbury Road, a distance of 558.90 feet to an iron pin set at northwesterly corner of the said Carmax Auto Superstores tract and a southwesterly corner of that tract of land conveyed to CRI Easton Square LLC tract of record in Instrument Number 200313190399554;

thence South 44° 41' 59" East, with a southerly line of the said CRI Easton Square LLC tract and a northerly line of the said Carmax Auto Superstores tract, a distance of 20.00 feet to an iron pin set;

thence South 45° 14' 28" West, crossing, in part the said Carmax Auto Superstores tract, in part, the Carmax Auto Superstores tract of record in Instrument Number 200410140239193, and again in part, the said Carmax Auto Superstores tract of record in Instrument Number 200410120236943, a distance of 810.07 feet to an iron pin set;

thence continuing across the said Carmax Auto Superstores tract the following courses;

# EXHIBIT "A"

South 44° 00' 29" West, a distance of 146.05 feet to an iron pin set;

South 40° 13' 49" West, a distance of 47.80 feet to an iron pin set; and

South 37° 15' 39" West, a distance of 80.37 feet to the TRUE POINT OF BEGINNING containing 0.394 acre of land more or less (0.031 acres out of parcel number 010248242, , 0.060 acres out of parcel number 600-185191, 0.051 acres out of parcel number 600-185190, and 0.252 acres out of parcel number 600-185189.)

The bearing for this description are based on the same meridian as those in which the bearing between Franklin County Monument FCGS 5252 and FCGS 5253 is South 86° 12' 51" East as shown on the Centerline Survey Plat FRA - Morse Road of record in Plat Book 82, Page 27.

All iron pins set are 3/4 inch iron pipes with a plastic plug placed in the top end inscribed Rii.

This description is base on available records and a field survey conducted by Resource International Inc. in January 2003 and August 2004.

Resource International Inc.

*Mark S. Ward*

*revised 2-2-05*

Mark S. Ward

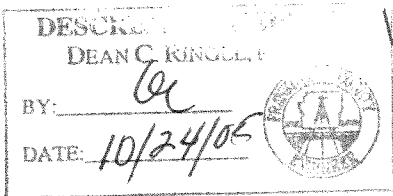
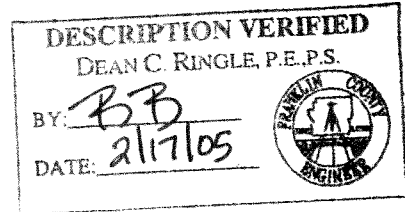
Professional Surveyor No S-7514

Date



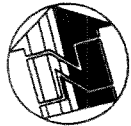
*0.3-)*  
*SPLIT*  
*.031 ac*  
*from*  
*(010)*  
*248242 &*  
*SPLIT*  
*.363 ac*  
*from*  
*(600)*  
*185189*

*03J*  
*SPLIT*  
*.031 Ac*  
*FROM*  
*(010)*  
*248242 &*  
*SPLIT*  
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*FROM*  
*(600)*  
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*SPLIT*  
*.252 AC*  
*FROM*  
*(600)*  
*185189*



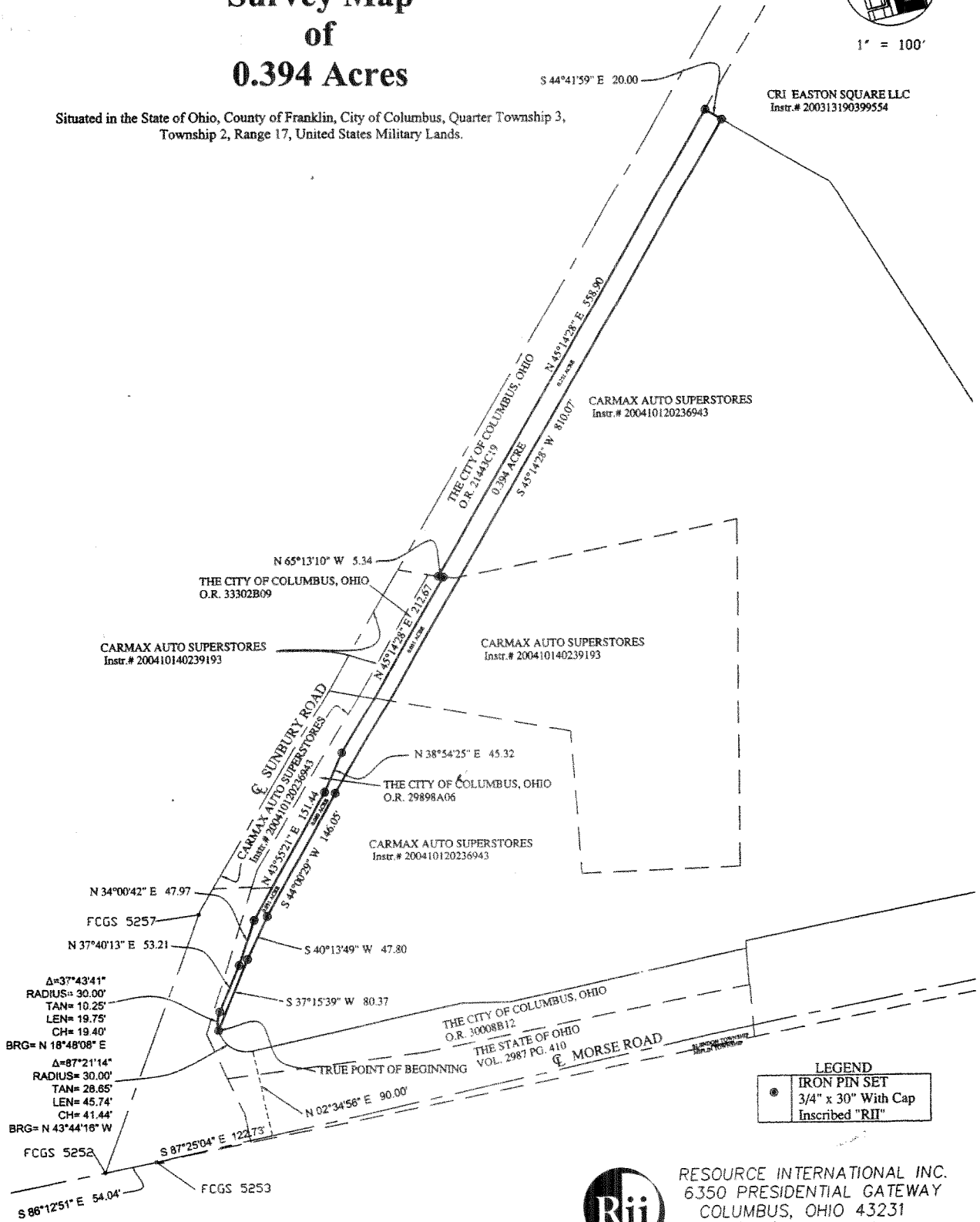


# Survey Map of 0.394 Acres



1" = 100'

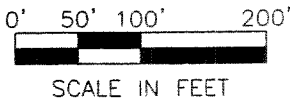
Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3,  
Township 2, Range 17, United States Military Lands.



$\Delta=37^{\circ}43'41''$   
 RADIUS= 30.00'  
 TAN= 10.25'  
 LEN= 19.75'  
 CH= 19.40'  
 BRG= N 18°48'08" E

$\Delta=87^{\circ}21'14''$   
 RADIUS= 30.00'  
 TAN= 28.65'  
 LEN= 45.74'  
 CH= 41.44'  
 BRG= N 43°44'16" W

**LEGEND**  
 (Symbol) IRON PIN SET  
 3/4" x 30" With Cap  
 Inscribed "RII"



**BASIS OF BEARINGS:** Bearings are based on a bearing of S 86°12'51" E between Franklin County Monuments FCGS 5252 and FCGS 5253 as shown on Centerline Survey Plat FRA-MORSE RD. of record in Plat Book 82 Page 27, Franklin County Records.



**RESOURCE INTERNATIONAL INC.**  
 6350 PRESIDENTIAL GATEWAY  
 COLUMBUS, OHIO 43231  
 (614) 823-4949

I hereby state that the above map was prepared from record information and field measurements conducted by Resource International, Inc. in January of 2003 and August of 2004.



*Mark S. Ward*  
 Mark S. Ward DATE  
 P.S. 5-7514 Revised  
 2-2-05



200601130009321  
 Pgs: 3 \$36.00 T20060003528  
 01/13/2006 4:18PM BXCITY ATTORN  
 Robert G. Montgomery  
 Franklin County Recorder

**GENERAL WARRANTY DEED**

(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **ROBERT G. EICKHOLT and JANE M. EICKHOLT**, "Grantors", husband and wife, for valuable consideration given to them, (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 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:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 1, Township-2-North, Range-19-West, United States Military Lands, and being a part of that 3.434 acre tract (Auditor's Acreage) as conveyed to Robert G. Eickholt and Jane M. Eickholt by deed of record in Official Record 21413 C03, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at Franklin County Monument #7772, at the intersection of the existing right-of-way centerline of Hard Road (County Road 61), with the existing construction centerline of Sawmill Road (County Road 70), being 0.00 feet right of Sawmill Road station 100+00.00, as shown on the plans for "Sawmill Road Turn Lane Improvements" on file with the City of Columbus;

Thence S 02°34'54" W, a distance of 261.48 feet along the existing construction centerline of said Sawmill Road to a point in said centerline being 0.00 feet right of Sawmill Road station 97+38.52;

Thence S 87°25'06" E, a distance of 42.18 feet perpendicular to the existing construction centerline of said Sawmill Road, to a northwest corner of said Eickholt 3.434 acre tract in the existing easterly right-of-way line of said Sawmill Road, being 42.18 feet right of Sawmill Road station 97+38.52, and being the Point of True Beginning;

Thence S 88°09'26" E, a distance of 12.82 feet along the northerly line of said Eickholt 3.434 acre tract, and along the southerly line of that 0.927 acre tract as conveyed to Society Bank by deed of record in Official Record 11709 D05, to an iron pin set at the intersection with the proposed easterly right-of-way line of said Sawmill Road, being 55.00 feet right of Sawmill Road station 97+38.69;

Thence S 02°34'54" W, a distance of 188.69 feet across said Eickholt 3.434 acre tract, and along the proposed easterly right-of-way line of said Sawmill Road, to an iron pin set in an angle point in said right-of-way line, being 55.00 feet right of Sawmill Road station 95+50.00;

Thence S 16°57'45" W, a distance of 51.62 feet across said Eickholt 3.434 acre tract, and along the proposed easterly right-of-way line of said Sawmill Road, to an iron pin set at the intersection with the existing easterly right-of-way line of said Sawmill Road, being 42.18 feet right of Sawmill Road station 95+00.00;

0-72-D  
 Split  
 0.063  
 acres  
 out of  
 (590)  
 175665

900641

TRANSFERRED

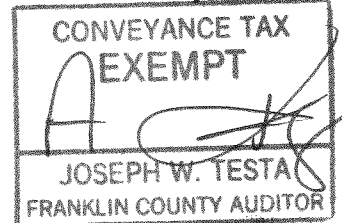
JAN 13 2006

JOSEPH W. TESTA

AUDITOR

FRANKLIN COUNTY, OHIO

1



Thence N 02°34'54" E, a distance of 238.52 feet along the westerly line of said Eickholt 3.434 acre tract and along the existing easterly right-of-way line of said Sawmill Road, to the Point Of True Beginning, containing 0.063 acres, more or less, of which 0.000 acres, more or less, lies within the present road occupied;

Of the above described area, 0.063 acres is contained within the Franklin County Auditor's Parcel 590-175665;

The bearing datum of the afore-described parcel is based on the bearing of N 02°34'54" E, for the centerline of Sawmill Road, from an adjusted field survey using G.P.S. methods from Franklin County Monument #7772 to Franklin County Monument #7771, based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983.

This description was based upon a survey of Hard Road and Sawmill Road by R.D. Zande & Associates, Inc., in September 2004, and prepared on January 24, 2005 by Tim A. Baker, Registered Surveyor 7818.


Iron pins set are 3/4 inches in diameter by 30 inches long with a 1-1/2 inch aluminum cap placed on top, bearing the name "ODOT R/W" and "R D ZANDE & ASSOC".

072D  
SPLIT  
.063 Ac  
FROM  
(590)  
175665

**Franklin County Tax Parcel No. 590-175665.**

Prior Instrument Reference: O.R. Vol. 21413, Pg. C-03,  
Recorder's Office, Franklin County, Ohio.

The Grantors have executed and subscribed this deed this 19<sup>th</sup> day of December 2005.

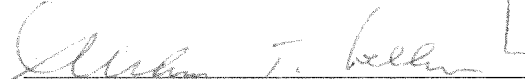
  
Robert G. Eickholt, husband

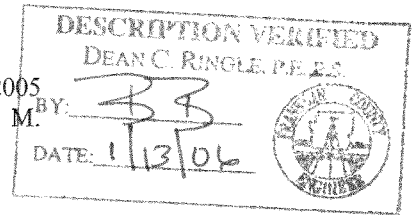
  
Jane M. Eickholt, wife

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

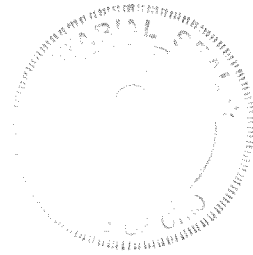
BE IT REMEMBERED, that on this 19<sup>th</sup> day of December 2005  
the foregoing instrument was acknowledged before me by Robert G. Eickholt and Jane M. Eickholt, husband and wife.

(seal)

  
Notary Public

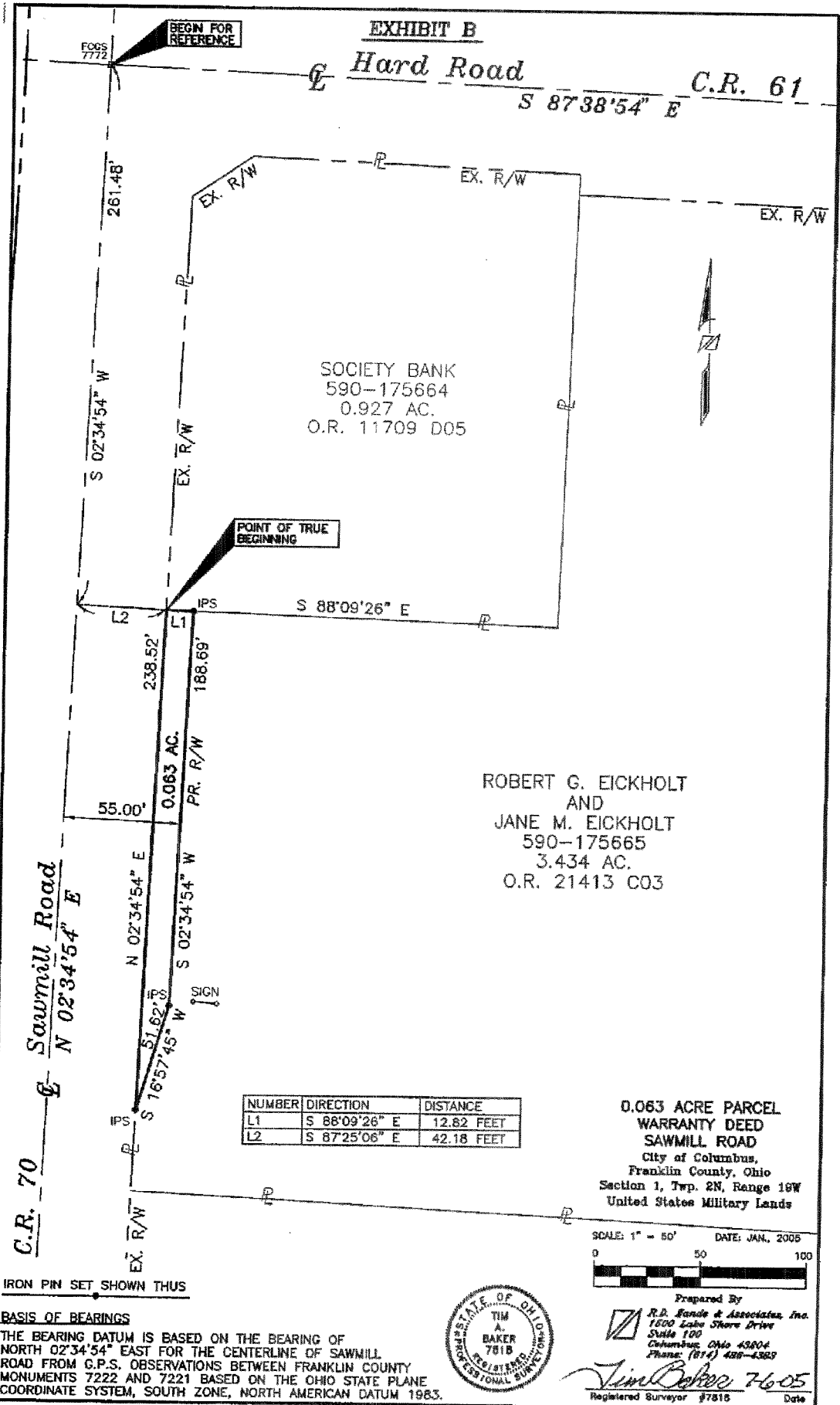


This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
By: Richard A. Pieplow (12-13-05)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: S/E corner Sawmill & Hard Roads.



DIRKEN T. VOELKER  
ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
LIFETIME COMMISSION

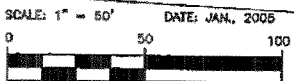
EXHIBIT B



SOCIETY BANK  
590-175664  
0.927 AC.  
O.R. 11709 D05

ROBERT G. EICKHOLT  
AND  
JANE M. EICKHOLT  
590-175665  
3.434 AC.  
O.R. 21413 C03

0.063 ACRE PARCEL  
WARRANTY DEED  
SAWMILL ROAD  
City of Columbus,  
Franklin County, Ohio  
Section 1, Twp. 2N, Range 18W  
United States Military Lands



Prepared By  
R.D. Bunde & Associates, Inc.  
1600 Lake Shore Drive  
Suite 100  
Columbus, Ohio 43204  
Phone: (614) 480-4363  
*Tim Baker* 7-6-05  
Registered Surveyor #7818 Date



IRON PIN SET SHOWN THUS

**BASIS OF BEARINGS**  
THE BEARING DATUM IS BASED ON THE BEARING OF NORTH 02°34'54" EAST FOR THE CENTERLINE OF SAWMILL ROAD FROM G.P.S. OBSERVATIONS BETWEEN FRANKLIN COUNTY MONUMENTS 7222 AND 7221 BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM 1983.

TAKE2 P:\7427\Plan\ROW\eickholt-wbd.dwg JUL 06 2005

C.R. 70  
Sawmill Road  
N 02°34'54" E

Hard Road  
C.R. 61  
S 87°38'54" E

EGGS 7772

BEGN FOR REFERENCE

POINT OF TRUE BEGINNING

C.R. 61

EX. R/W

EX. R/W

EX. R/W

261.48'

S 02°34'54" W

EX. R/W

S 88°09'26" E

L2

L1

238.52'

IPS

188.69'

55.00'

0.063 AC.

PR. R/W

N 02°34'54" E

S 02°34'54" W

IPS

SIGN

51.62'

S 16°57'45" W

EX. R/W

IRON PIN SET SHOWN THUS

**GENERAL WARRANTY DEED**

(O.R.C. §5302.05)



200602080025290  
Pgs: 3 \$36.00 T20060010094  
02/08/2006 12:03PM BXCITY OF COL  
Robert G. Montgomery  
Franklin County Recorder

KNOW ALL MEN BY THESE PRESENTS that **CENTEX HOMES**, "Grantor", a Nevada general partnership, 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:

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

Franklin County Tax Parcel No. 490-190887.

Prior Instrument Reference: Instrument Number 200304040098481,  
Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized partner, has caused this deed to be executed and subscribed this 5<sup>th</sup> day of August 2005.

TRANSFERRED

PARTNERSHIP  
FILING DATE 8-30-1996  
RECORDED VOL. 32959 PAGE I04  
ROBERT G. MONTGOMERY, RECORDER  
FRANKLIN COUNTY, OHIO

**CENTEX HOMES**  
a Nevada general partnership

FEB 08 2006

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

Wayne Zill  
Wayne Zill, Columbus Division President  
Centex Real Estate Corporation,  
a Nevada corporation,  
Managing general Partner

901699

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

STATE OF OHIO  
COUNTY OF Delaware, SS:

BE IT REMEMBERED, that on this 5<sup>th</sup> day of August 2005 the foregoing instrument was acknowledged before me by Wayne Zill, Columbus Division President, Centex Real Estate Corporation, a Nevada corporation, Managing General Partner of and on behalf of Centex Homes, a Nevada general partnership.

(seal)

Julie L. Felske  
Notary Public

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
BY: Richard A. Pieplow (7-26-05)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: Zoning No. Z-95-109, Ordinance No. 1171-96.

JULIE L. FELSKE, Notary Public  
State of Ohio  
My Commission Expires 11/29/09

CITY OF COLUMBUS  
SURVEY DEPARTMENT  
109 NTH FRONT STREET 3RD FL  
COLUMBUS OHIO 43215

0.028 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 18, Township 15, Range 20, Congress lands being part of that tract conveyed to Centex Homes by deed of record in Instrument Number 200304040098481, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning at Franklin County Geodetic Survey Monument Number 3325, found in the centerline of Lehman Road, and being the southeasterly corner of that 5.001 acre tract conveyed to Kathleen M. and James D. Schwartz by deed of record in Official Record in Official Record 7509C06;

thence North 04° 15' 36" East, with the easterly line of said 5.001 acre tract conveyed to Kathleen M. and James D. Schwartz tract, a distance of 20.00 feet to an iron pin set;

thence South 85° 42' 25" East, across reserve "B" of that subdivision entitled Canal Crossing Section 3 recorded in Plat Book 104, Pages 56-57, a distance of 60.01 feet to an iron pin set in the westerly line of that 12.339 acre tract conveyed to Lynd Land Development Company by deed of record in Official Record 27488G17;

thence South 04° 15' 35" West, with the westerly line of said 12.339 acre tract, a distance of 20.00 feet to a mag nail set in the centerline of Leyman Road;

thence North 85° 42' 25" West with the centerline of said Leyman Road, a distance of 60.01 feet to the True Point of Beginning. Containing 0.028 acres of land, more or less.

0-46-B  
A(101  
(490)  
190877

~~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.

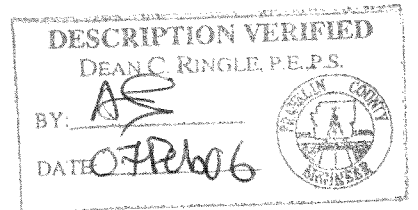
The bearings shown hereon were transferred here from a field traverse from and tying to Franklin county Survey Control Monuments including 3325 and 9932 having a bearing of South 85° 42' 25" East and are based on the Ohio State Plain Coordinate System, South Zone as per NAD83.



EVANS, MECHWART, HAMLBETON & TILTON, INC.

*[Signature]* 1/19/05  
Edward J. Miller  
Registered Surveyor No. 8250

EJM:sbt/Jan05  
0\_028 acres 31265.doc





EMHT INC.  
ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS

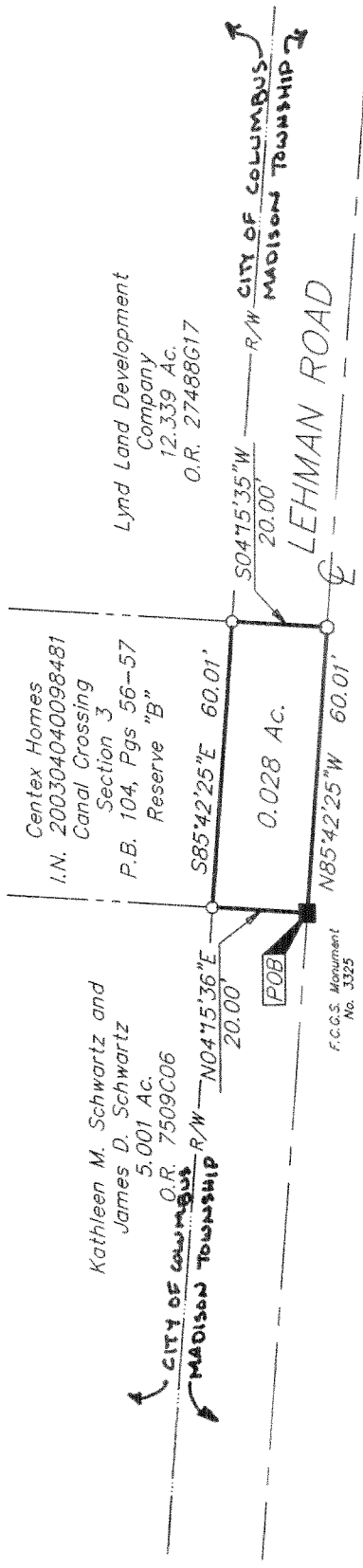
EVANS, MECHWART, HABLETON & TILTON, INC.  
170 MILL STREET, GAHANNA, OHIO 43230  
TELEPHONE (614) 471-5150 • FACSIMILE (614) 471-9286

**SURVEY OF ACREAGE PARCEL**  
**SECTION 18, TOWNSHIP 15, RANGE 20**  
**CONGRESS LANDS**  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Date: January 14, 2005

Scale: 1" = 30'

Job No: 2003-1265

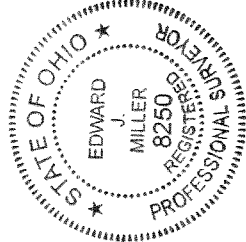


- = STONE FND.
- = MON. FND.
- ◐ = I.P. FND.
- = I.P. SET
- ◐ = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.

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



GRAPHIC SCALE  
(IN FEET)



BASIS OF BEARINGS: Bearings were transferred from a field traverse from and tying to Franklin County Survey Control Monuments including 3325 and 9932 having a bearing of South 85°42'25" East, and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83.

By *[Signature]*  
Professional Surveyor No. 8250

*A*



200602080025300  
Pgs: 3 \$36.00 T20060010094  
02/08/2006 12:05PM BXCITY OF COL  
Robert G. Montgomery  
Franklin County Recorder

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

KNOW ALL MEN BY THESE PRESENTS that **STEVEN YOUNG and STEFANIE STEWARD-YOUNG**, "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 (109 North Front Street, Columbus, Ohio 43215), do, 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:

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

Franklin County Tax Parcel No. 010-126761.

Prior Instrument Reference: Instrument Number 200508010152777,  
Recorder's Office, Franklin County, Ohio.

The Grantors have caused this instrument to be subscribed this 26 day of October 2005.

*Steven Young*  
\_\_\_\_\_  
STEVEN YOUNG, husband  
*Stefanie Steward-Young*  
\_\_\_\_\_  
STEFANIE STEWARD-YOUNG, wife

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 26 day of October 2005 the foregoing instrument was acknowledged before me by Steven Young and Stefanie Steward-Young, husband and wife.

(seal)

*Debra L. Clay*  
\_\_\_\_\_  
Notary Public

TRANSFERRED

FEB - 8 2006

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
By: Richard A. Pieplow (10-18-05)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: Morse Rd. - LeVally 205-037

*AR* 901691  
CONVEYANCE TAX EXEMPT  
*A*  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

Notary Seal  
Notary Public  
The State of Ohio  
Debra L. Clay  
My Commission Expires June 29, 2010



# EXHIBIT "A"

## DESCRIPTION OF A 0.029 ACRE TRACT LOCATED SOUTH OF MORSE ROAD AND EAST OF CLEVELAND AVENUE

Situate in the State of Ohio, County of Franklin, Township of Mifflin and being part of the 0.166 acre tract conveyed to Steven Young and Stefanie Steward-Young by a deed of record in Instrument Number 200508010152777, records of the Recorder's Office, Franklin County, Ohio and being bounded and more particularly described as follows:

Begin, for reference, at the Franklin County Engineer's Monument No. 1135 at an angle point in the centerline of Morse Road (varies in width);

Thence, North 85° 00' 00" West, a distance of 170.12 feet, along the centerline of said Morse Road, to a point in the northerly extension of the easterly line of said 0.166 acre tract;

Thence South 04° 41' 00" West, a distance of 55.00 feet, along the northerly extension of the easterly line of said 0.166 acre tract, to an iron pin set in the existing southerly right-of-way line of said Morse Road at the northeasterly corner of said 0.166 acre tract and in the northerly extension of the westerly line of the 0.4236 acre tract conveyed to Hendrick Auto Radiator, Inc. by a deed of record in Instrument No. 200308180261103, said point also being the **Point of True Beginning** for the herein described tract;

Thence South 04° 41' 00" West, a distance of 25.00 feet, along the line common to said 0.166 and 0.4236 acre tracts, to an iron pin set;

Thence North 85° 00' 00" West, a distance of 50.00 feet, parallel with and 80.00 feet southerly from, as measured perpendicular, the centerline of said Morse Road, to a mag nail set in the westerly line of said 0.166 acre tract and the easterly line of the 0.160 acre tract (Parcel II) conveyed to Storage Trust Properties by a deed of record in Official Record 32124F15;

Thence North 04° 41' 00" East, a distance of 25.00 feet, along the line common to said 0.166 acre and 0.160 acre tracts, to a mag nail set in the existing right-of-way line of said Morse Road, at the northwesterly corner of said 0.166 acre tract;

Thence South 85° 00' 00" East, a distance of 50.00 feet, parallel with and 55.00 feet southerly from, as measured perpendicular, the centerline of said Morse Road, to the **Point of True Beginning**, containing 0.029 acres (1250.0 Sq. Ft.), more or less.

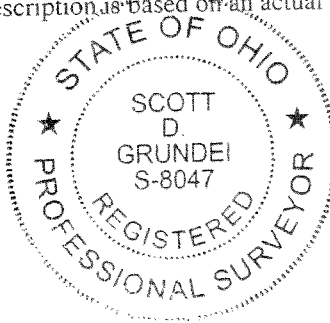
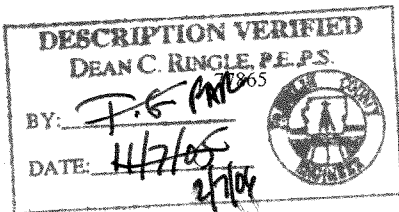
The bearings in the above description are based on of South 85° 00' 00" East for the centerline of Morse Road, of record in Inst. No. 20050801015277, Recorder's Office, Franklin County, Ohio.

All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey in September of 2005.

0-56-A.

SPLIT 0.029 ACRES  
OUT OF (C/O) 126761

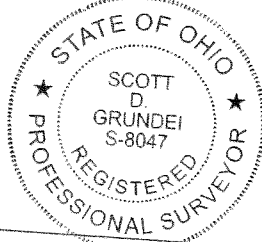
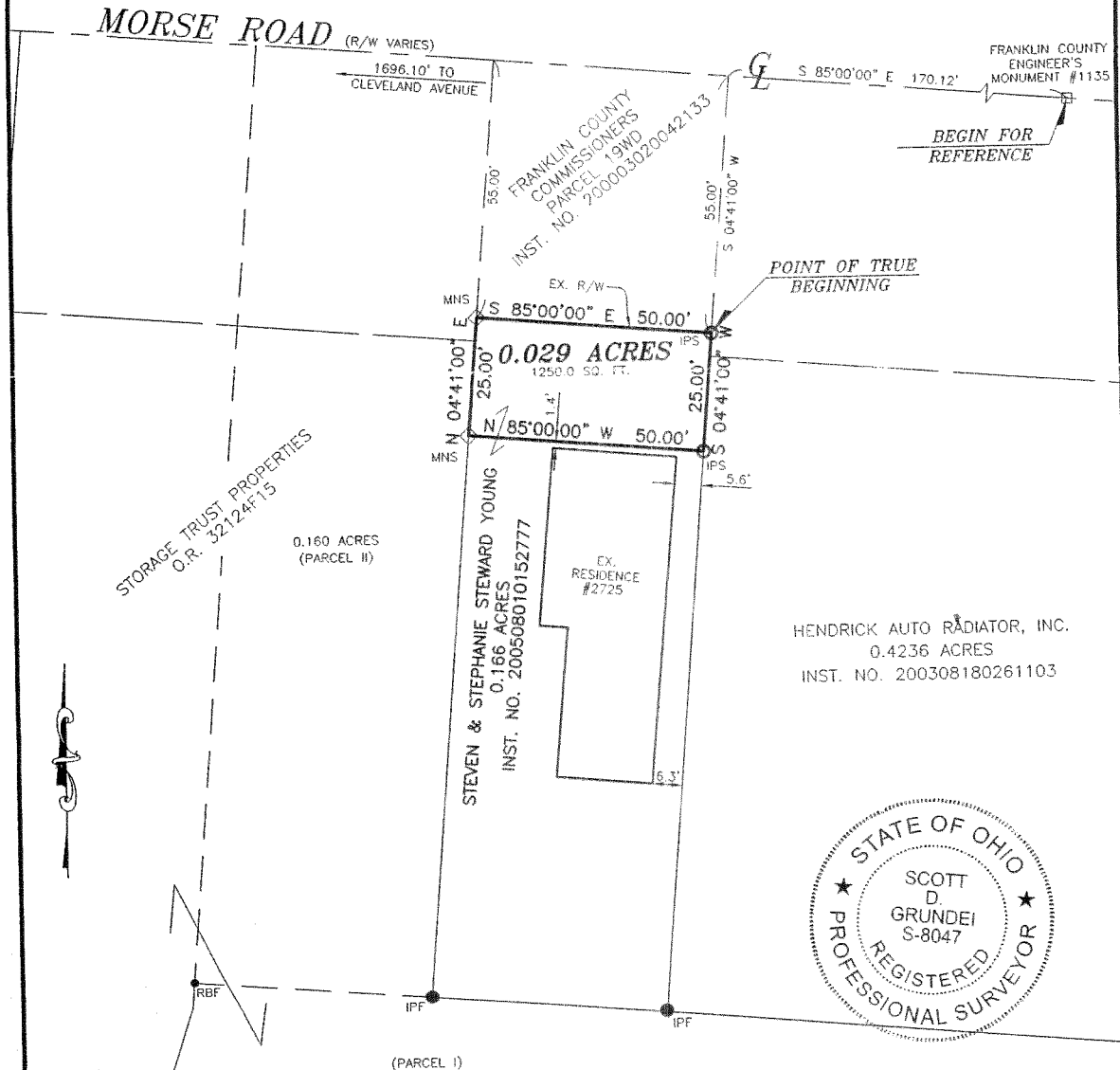


LANDMARK SURVEY GROUP, INC.

*Scott D. Grundei* 9/12/05  
Scott D. Grundei, P.S. Date  
Registered Surveyor No. 8047

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ◇ MNS MAG NAIL SET



**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S 85°00'00" E FOR THE CENTER LINE OF MORSE ROAD, OF RECORD IN INST. NO. 20050801015277, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

**NOTE:**

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

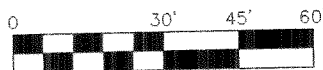
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN SEPTEMBER OF 2005 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DRAWN BY: BKG

*Scott D. Grundel* 9/12/05  
 SCOTT D. GRUNDEL, P.S. DATE  
 REGISTERED SURVEYOR NO. 8047

**BOUNDARY SURVEY OF  
 0.029 ACRES**

LYING IN  
 QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 17  
 UNITED STATES MILITARY LANDS  
 TOWNSHIP OF MIFFLIN, COUNTY OF FRANKLIN  
 STATE OF OHIO



SCALE IN FEET  
 SCALE: 1"=30'

**LS GI** LANDMARK SURVEY  
 GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212  
 PHONE: (614) 485-9000 FAX: (614) 485-9003

DATE: 9/9/05 FILE NO. 77865

*AR*



200602080025301  
Pgs: 3 \$36.00 T20060010094  
02/08/2006 12:06PM BXCITY OF COL  
Robert G. Montgomery  
Franklin County Recorder

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

KNOW ALL MEN BY THESE PRESENTS that **THOUK RIN and SOVOEUN LAY**, "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 (109 North Front Street, Columbus, Ohio 43215), do, 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:

0.032 Acres (1395.72 Sq. Ft.)  
(SEE LEGAL DESCRIPTION ATTACHED HERETO  
AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel No. 010-218963.

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

The Grantors have caused this instrument to be subscribed this 31 day of October 2005.

Thouk Rin  
Thouk Rin, husband

Sovoeun Lay  
Sovoeun Lay, wife

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 31 day of October 2005 the foregoing instrument was acknowledged before me by Thouk Rin and Sovoeun Lay, husband and wife.



SHARON A. McCARDLE  
Notary Public, State of Ohio  
My Commission Expires  
June 11, 2007

Sharon A. McCardle  
Notary Public

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: Z-05-028, 736 N. Wilson Rd.

901692  
CONVEYANCE TAX EXEMPT  
TRANSFERRED  
FEB - 8 2006  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

# EXHIBIT "A"

Situated in Virginia Military Survey 875, City of Columbus, Franklin County, State of Ohio and being part of an original 1.931 acre tract of land conveyed to Thouk Rin and Sovoeun Lay by deed of record in Instrument Number 200304300125013 and being more particularly described as follows;

**Commencing** at a monument box assembly found at the intersection of the centerline of Fisher Road with the centerline of Wilson Road;

Thence along the centerline of Wilson Road **North 24° 00' 40" West** a distance of **873.99 feet** to a survey nail set,

Thence **North 66° 10' 04" East** a distance of **46.00 feet** to a 5/8 inch diameter iron pin found at the grantors southwesterly property corner and the **True Point of Beginning**;

Thence the grantors westerly line and the easterly right of way line of Wilson Road **North 24° 00' 40" West** a distance of **99.71 feet** to an iron pin set at the grantors northwesterly corner;

Thence along the grantors northerly line and the southerly line of a 1.20 acre tract of land conveyed to Manuel G. Vargas by Instrument Number 200107050152779, **North 66° 10' 04" East** a distance of **14.00 feet** to an iron pin set;

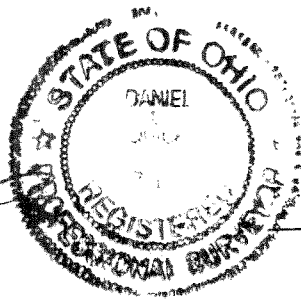
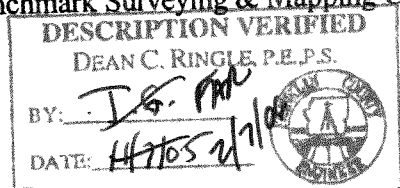
Thence parallel to the centerline of Wilson Road **South 24° 00' 40" East** a distance of **99.71 feet** to a 5/8 inch diameter iron pin found in the grantors southerly line and in the easterly right of way line of Wilson Road, said point being the northwesterly corner of a 0.032 acre tract conveyed to the City of Columbus by deed of record in Instrument Number 200407140163516;

Thence along the grantors southerly property line and the current right of way of Wilson Road **South 66° 10' 04" West** a distance of **14.00 feet** to the **True Point of Beginning** and containing **0.032 acres (1395.72 Sq.Ft.)**, more or less,

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed by **Benchmark Surveying and Mapping Company** on April 27, 2004.

The bearings in this description are based upon the centerline of Wilson Road being **North 24° 00' 40" West** as shown upon the Wilson Road Right of Way Plans on file at the Franklin County Engineers Office.

Iron pins set are 5/8"x30" rebar topped by an orange plastic identification cap, bearing the inscription "Benchmark Surveying & Mapping Co.".



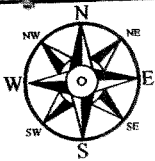
SPLIT 0.032  
ACRES OUT  
OF (010)218963

*Daniel L. Quick*

August 30, 2005

Daniel L. Quick, P.S.7803  
Benchmark Surveying and Mapping Co.

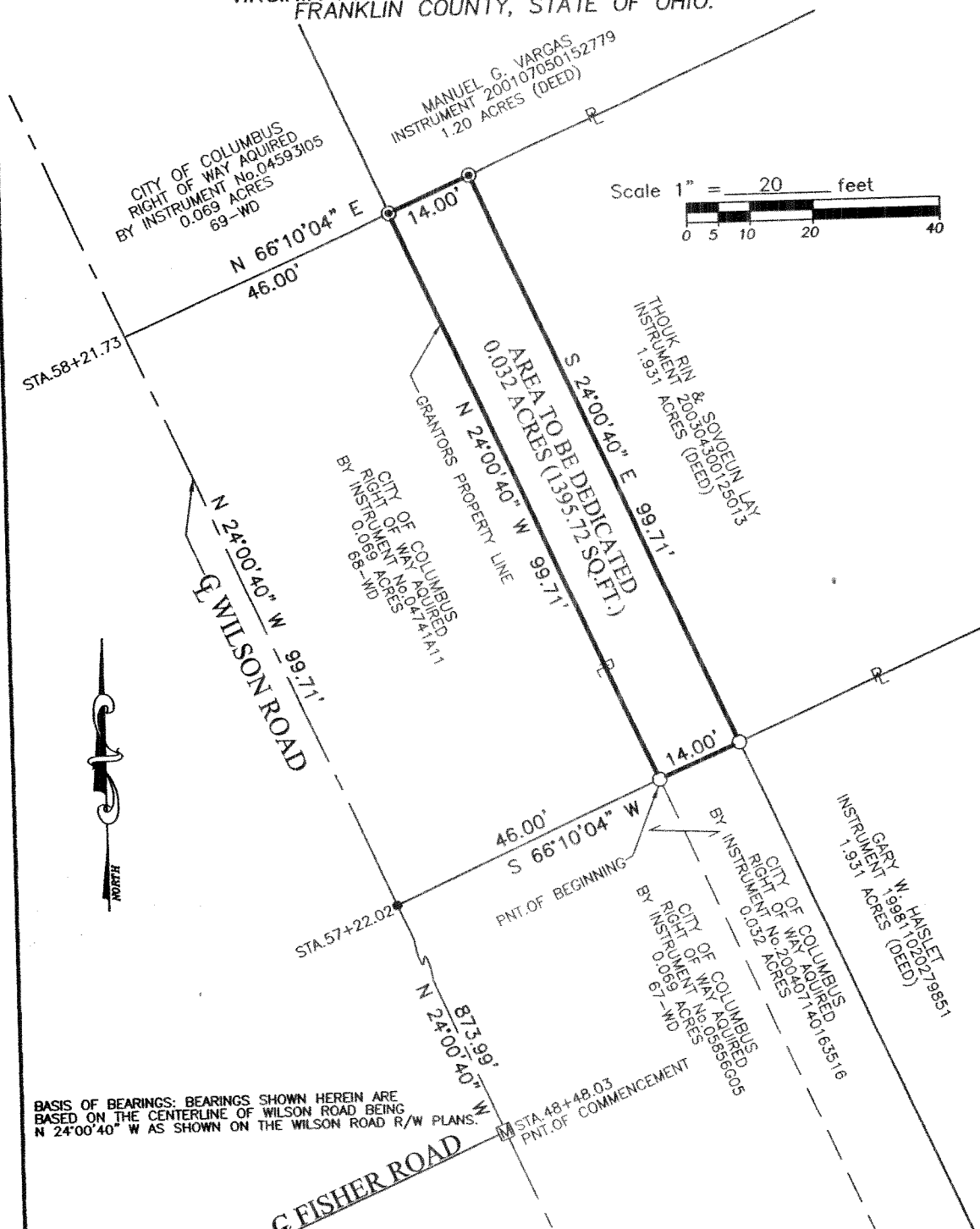
Date



# BENCHMARK SURVEYING & MAPPING CO.

TONY MEACHAM, P.S.  
DAN QUICK, P.S.  
70 S. LIBERTY STREET  
SUITE 102  
POWELL, OH 43065

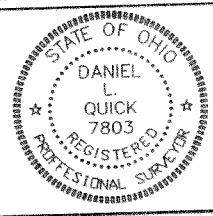
## PLAT OF SURVEY BEING PART OF SURVEY NUMBER 875 IN THE VIRGINIA MILITARY LANDS, CITY OF COLUMBUS, FRANKLIN COUNTY, STATE OF OHIO.



BASIS OF BEARINGS: BEARINGS SHOWN HEREIN ARE BASED ON THE CENTERLINE OF WILSON ROAD BEING N 24°00'40" W AS SHOWN ON THE WILSON ROAD R/W PLANS.

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: STEVE PAINTER

- - 5/8"  $\phi$  Iron pin fnd.
- ⊙ - Conc. R/W Monument
- - Survey nail set
- Ⓜ - Monument Box
- ⊙ - 5/8"x30" iron pin set w/ yellow ID cap "PS7799"



CERTIFICATION

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

*Daniel L. Quick*  
REGISTERED SURVEYOR NO. 7803

Aug. 30, 2005  
DATE

AP

3 10



200602080025302  
Pgs: 3 \$36.00 T20060010094  
02/08/2006 12:06PM BXCITY OF COL  
Robert G. Montgomery  
Franklin County Recorder

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

KNOW ALL MEN BY THESE PRESENTS that **HURRICANE SYSTEMS, 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), to the Grantee, its successors and assigns forever, the following described real property:

0.2296 Acre  
(SEE LEGAL DESCRIPTION ATTACHED HERETO  
AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel No. 540-164978.

Prior Instrument Reference: Instrument Number 200503160048566,  
Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized officer, has caused this deed to be executed and subscribed this 27<sup>th</sup> day of October 2005.

**HURRICANE SYSTEMS, INC.**  
an Ohio corporation

*James Roe for Hurricane Systems, Inc.*  
Print Name: James Roe - Hurricane Systems, Inc.  
Title: President

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

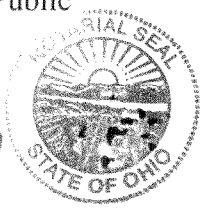
BE IT REMEMBERED, that on this 27<sup>th</sup> day of October 2005  
the foregoing instrument was acknowledged before me by Janet Roe,  
on behalf of Hurricane Systems, Inc., an Ohio corporation.

(seal)

*[Signature]*  
Notary Public

901693  
CONVEYANCE TAX  
EXEMPT  
A  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
BY: Richard A. Pieplow (10-21-05)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: Tussing Rd.-Z-04-083-LeVally



KENNA MILLER  
Notary Public, State of Ohio  
My Commission Expires 05-15-06

TRANSFERRED  
FEB - 8 2006  
1  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

# EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, and City of Columbus and being located in the Southeast Quarter of Section 24, Township 12, Range 21, Refugee Lands, and being a part of the 3.000 acres conveyed to Hurricane Systems, Inc. by Instrument Number 200503160048566, and being more particularly described as follows:

Beginning for reference at the Franklin County Geodetic Survey Monument #2216, found in the centerline of Tussing Road (80 feet in width) at the Franklin County/Fairfield County Line, said monument being the southeast corner of Section 24 and the northeast corner of Section 25, T12N, R21W, and the southwest corner of Section 19 and the northwest corner of Section 30, T16, R20W;

Thence North  $86^{\circ}28'29''$  West a distance of 400.00 feet along the section line in the center of Tussing Road to a point, said point being located South  $86^{\circ}28'29''$  East a distance of 2311.28 feet from Franklin County Geodetic Survey Monument #2215, said point being the True Point of Beginning of the herein described Tract 1;

Thence North  $3^{\circ}45'41''$  East a distance of 50.00 feet to an iron pin set (3/8 rebar w/ yellow cap labeled HULSART S-7864), passing an iron pin found at 30.00 feet (1/2 inch rebar) and an iron pin (1/2 inch rebar w/ red cap labeled "XYZ") found at 40.00 feet, said iron pin being on the right-of-way of Tussing Road and being the southeast corner of the said 6970 Tussing Rd. LLC property;

Thence South  $86^{\circ}28'29''$  East a distance of 200.00 feet to a point on the west line of the 3.00 acre parcel conveyed to Michael L. and Hope W. Boren in O.R. 32338, D-14, to an iron pin set (3/8 rebar w/ yellow cap labeled HULSART S-7864);

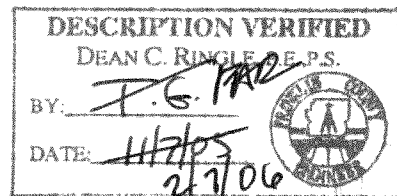
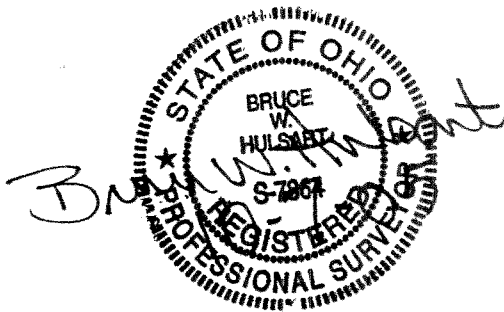
Thence South  $3^{\circ}45'41''$  West a distance of 50.00 feet to a point on the centerline of Tussing Road, said point being the southwest corner of the said Boren 3.000 acre tract;

Thence North  $86^{\circ}28'29''$  West a distance of 200.00 feet along the section line in the center of Tussing Road to the Point of Beginning, containing .22956 acres, more or less,

The Basis of Bearing of the foregoing Tract is the centerline of Tussing Road as being South  $86^{\circ}28'29''$  East, as shown in Plat Book 55, Page 7, entitled "Dedication of Americana Parkway & Tussing Road & Easements", Recorder's Office, Franklin County, Ohio.

This description is based on an actual field survey performed by Bruce W. Hulsart & Associates, Inc., March 9, 2005.

0-105-A  
SPLIT 0.22956 ACRES  
OUT OF (540) 164978



1

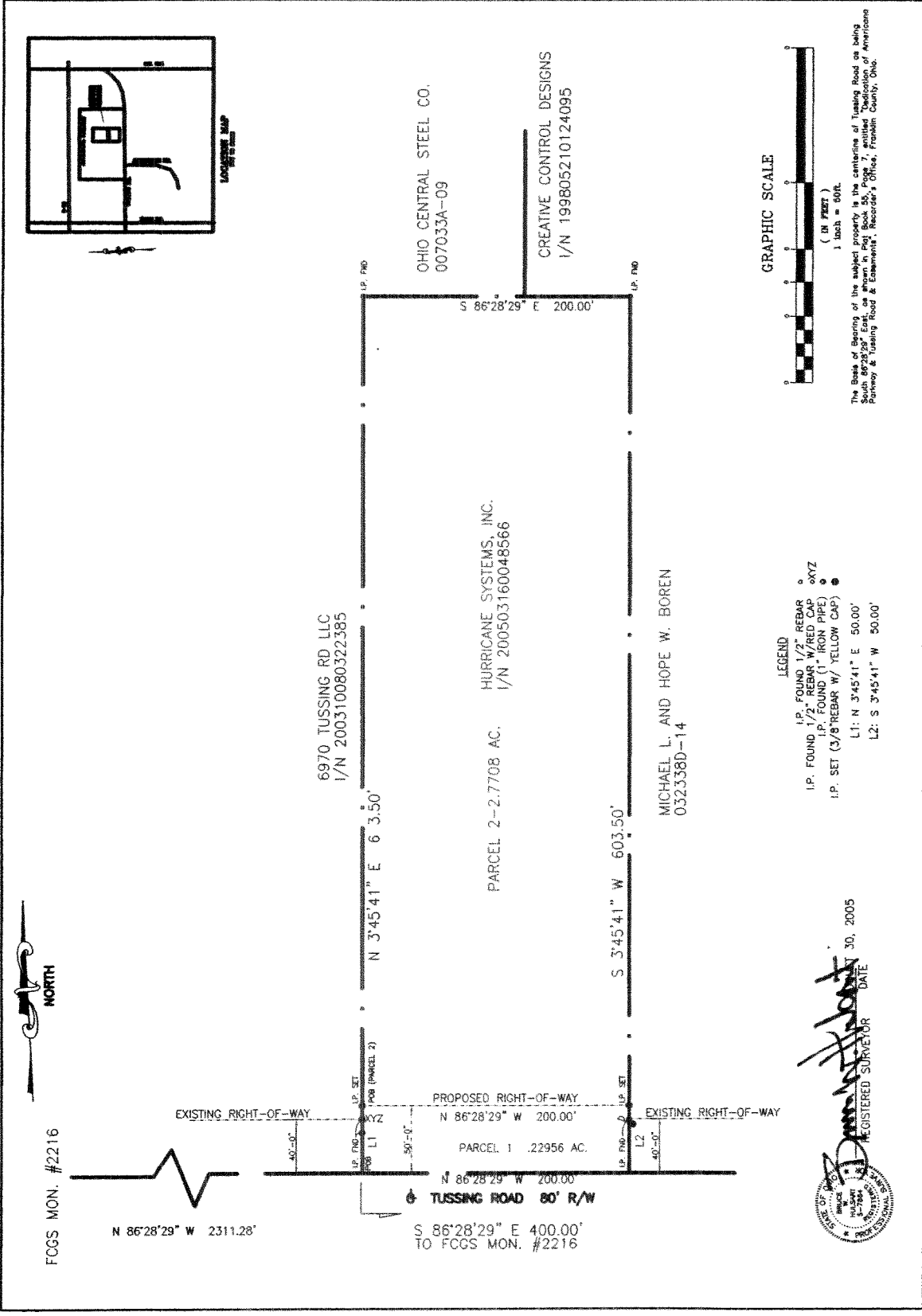
HALSART & ASSOCIATES, INC.  
ENGINEERING, SURVEYING AND ARCHITECTURE  
2525 WOODBURN AVENUE  
COLUMBUS, OHIO 43235  
E-MAIL: HALSART@HALSART.COM  
TEL: 614-291-1234  
FAX: 614-291-1235

NO.	DATE	REVISION

RIGHT-OF-WAY DEDICATION FOR  
HURRICANE SYSTEMS, INC.  
6970 TUSSING ROAD,  
COLUMBUS, OHIO 43068

DRAWING TITLE  
ROW DEDICATION

C-2







200602170031749

Pgs: 3 \$36.00 T20060012809  
02/17/2006 4:16PM BXCITY ATTORN  
Robert G. Montgomery  
Franklin County Recorder

**GENERAL WARRANTY DEED**

(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **MEDFIRST DEVELOPMENT II, LTD.**, "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 non-limited access roadway/highway purposes, to the Grantee, its successors and assigns forever, the following described real property:

Situated in the State of Ohio, County of Franklin, Township of Perry, City of Columbus, and being 0.107 acres in the City of Columbus and 0.169 acres in the Township of Perry for a total of 0.276 acres of land all out of a 1.000 acre parcel of land, Auditor's Parcel Number 590-234516, owned by MedFirst Development II, Ltd. of record in Instrument Number 200510040208539 (all references to records being on file in the Office of the Recorder, Franklin County, Ohio) said 0.276 acre parcel being more fully described herein;

Beginning for reference at Franklin County Monument Number 3369 at the centerline of the intersection of Henderson Road and Henderson Heights Road; thence N 83° 32' 59" W, with the centerline of Henderson Road, a distance of 383.74 feet to a mag nail set at the True Point Of Beginning;

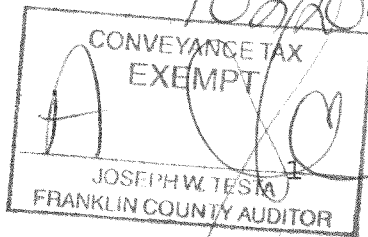
Thence N 83° 32' 59" W, with the centerline of Henderson Road, a distance of 252.04 feet to a mag nail set, said nail also being the southeast corner of Brynwood Subdivision of record in Plat Book 60, Page 51, and being further referenced by a bearing of N 83° 32' 59" W, a distance of 1037.36 feet to Franklin County Monument Number 5242;

Thence N 06° 26' 36" E, with the east line of said Brynwood passing a 3/4" iron pin found on the Perry Township Line at 30.00 feet, a total distance of 50.00 feet to an iron pin set which lies in the City of Columbus;

Thence S 83° 32' 59" E, across said 1.00 acre parcel and parallel with the centerline of Henderson Road, a distance of 228.46 feet to a point on the west line of Lot 25 of the C. B. Shoemaker Subdivision of record in Plat Book 23, Page 41;

Thence S 18° 47' 52" E, with the west line of said Shoemaker Subdivision passing the Perry Township Line at 22.11 feet, a total distance of 55.28 feet to the True Point Of Beginning, containing 0.276 acres.

For the purpose of this description a bearing of N 83° 32' 56" W was held on the centerline of Henderson Road. Said bearing being determined by GPS observations, and based upon the Ohio South Zone State Plane Coordinate System, North American Datum of 1983, from monumentation and published values as provided by national Geodetic Survey.



TRANSFERRED

FEB 17 2006

JOSEPH W. TESTA  
AUDITOR

FRANKLIN COUNTY, OHIO

This description was prepared from an actual field survey performed on September 12, 2005. All iron pins set are 3/4" ID x 30" galvanized iron pipe with a cap inscribed P.S.S.

Robert W. Martin, P.S. No. 8114, 1/11/2006.

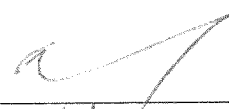
0.687A  
Split  
0.276 Acres  
out of  
(580)  
234516

**Franklin County Tax Parcel No. 580-234516-00.**

Prior Instrument Reference: Instrument Number 200510040208539,  
Recorder's Office, Franklin County, Ohio.

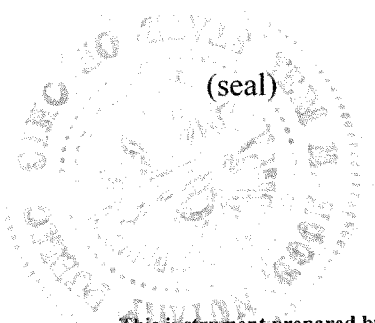
The Grantor, by its duly authorized member, has caused this deed to be executed and subscribed this 9th day of February 2006.

**MEDFIRST DEVELOPMENT II, LTD**  
an Ohio limited liability company

  
\_\_\_\_\_  
Print Name: Philip M. Crawford  
Title: member

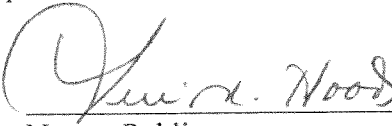
STATE OF OHIO  
COUNTY OF Franklin, SS:

BE IT REMEMBERED, that on this 9th day of February 2006  
the foregoing instrument was acknowledged before me by Philip M. Crawford,  
member, on behalf of MedFirst Development II, Ltd., an Ohio limited liability company.



(seal)

TERI M. HOOD  
COMMISSION EXP  
1/07/07

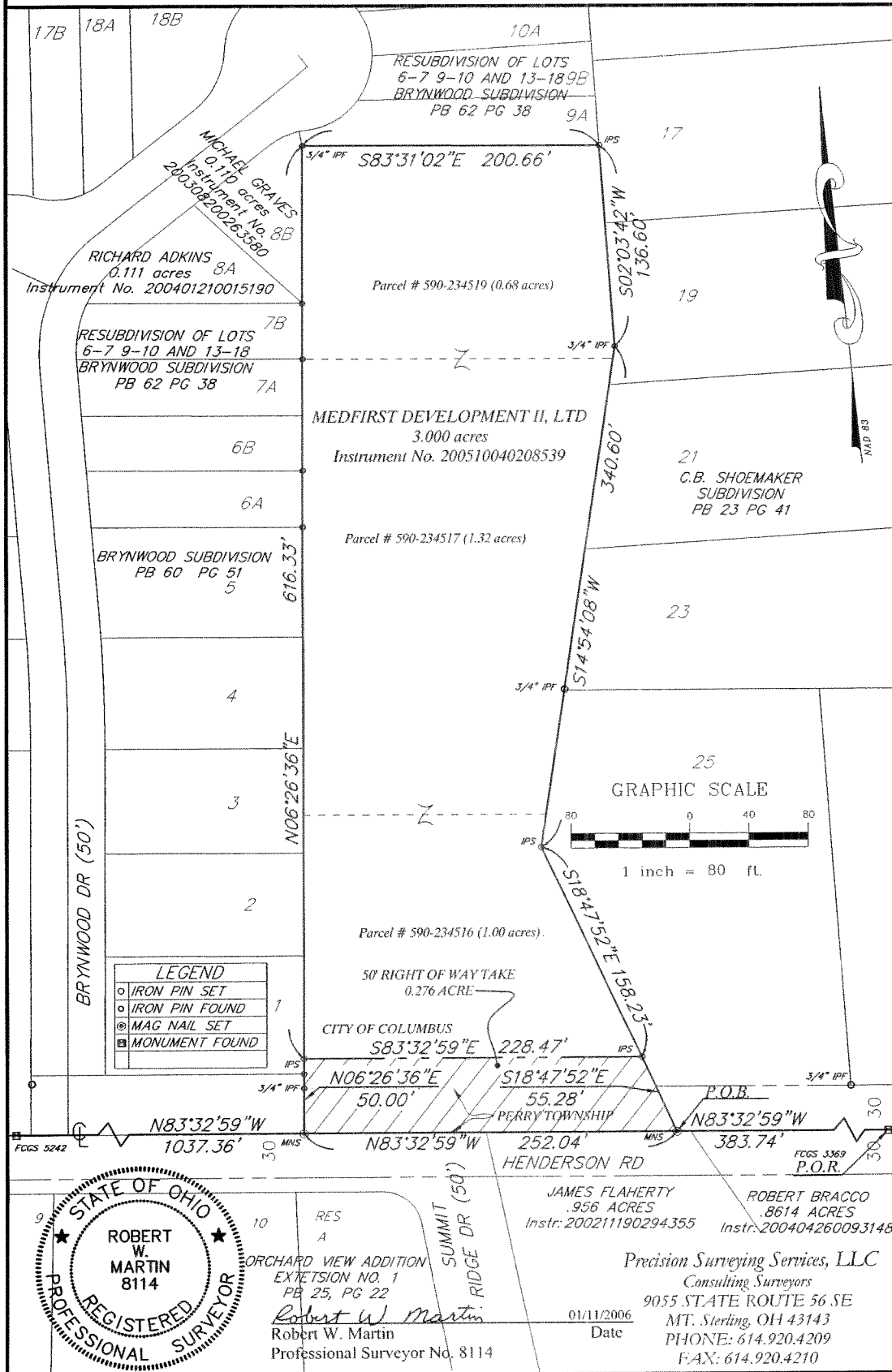
  
\_\_\_\_\_  
Notary Public

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
By: Richard A. Pieplow (2-7-06)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: Zoning Z-05-019, 3558 W. Henderson Rd.



**Exhibit of a 0.276 acre parcel of land  
Situating in Franklin County, State of Ohio,  
City of Columbus & Township of Perry**

0.107 Acres in the City of Columbus  
0.169 Acres in the Township of Perry



**QUITCLAIM DEED**  
(R.C. 5302.11)

200602230034943  
Pgs: 3 \$36.00 T20060013956  
02/23/2006 1:23PM BXPLAT CITY 0  
Robert G. Montgomery  
Franklin County Recorder

KNOW ALL MEN BY THESE PRESENTS that the **BOARD OF EDUCATION OF THE CITY SCHOOL DISTRICT OF COLUMBUS, OHIO** n.k.a. **BOARD OF EDUCATION OF THE COLUMBUS CITY SCHOOL DISTRICT**, "Grantor", for One Dollar (\$1.00) and other good and valuable consideration paid 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 hereby quitclaim unto said Grantee, its successors and assigns, the following described real property:

*n.k.a. Board of Education*

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

**Franklin County Tax Parcel No. 010-070255.**

Prior Instrument Reference: D.B. Vol. 1698, Pg. 546,  
Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized officers, has caused this instrument to be executed and subscribed this \_\_\_\_\_ day of \_\_\_\_\_ 2005.

**BOARD OF EDUCATION OF THE COLUMBUS CITY SCHOOL DISTRICT**

*[Signature]*  
Stephanie Hightower, President

*[Signature]*  
Michael Kineer, Treasurer

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 1st day of November 2005 the foregoing instrument was acknowledged before me by Stephanie Hightower, President, and Michael Kineer, Treasurer, on behalf of the Board of Education of the Columbus City School District.

(seal)

*[Signature]*  
Notary Public

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
By: Richard A. Pieplow  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: Griggs Avenue - LeVally

902125  
CONVEYANCE TAX EXEMPT  
*[Signature]*  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

TRANSFERRED

FEB 16 2006  
JOSEPH W. TESTA  
AUDITOR

FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS  
SURVEY DEPARTMENT  
109 NTH FRONT STREET 3RD FL  
COLUMBUS OHIO 43215

Legal Description For  
0.117 Acre Right-of-Way parcel  
City of Columbus, Ohio  
July 20, 2005

# EXHIBIT "A"

Situated in Virginia Military Survey Number 422, located within the City of Columbus, of Franklin County, State of Ohio and being part of lots 7, 8, 9 and 10 of the plat of Mrs. J.O.B. Renick's Subdivision as recorded in Plat Book 4, Page 162, said lots being part of a 7.04 acre tract of land conveyed to The Board of Education of The City School District of Columbus Ohio as recorded in Volume 1698, Page 546 of the Deed Records of Franklin County, Ohio, (all references to Deed Books, Official Records, Microfiche numbers, Survey Records and Plats refer to the Franklin County Recorder's Office, Franklin County, Ohio) and being a tract of land more particularly described as follows:

Beginning at a 5/8' iron pin with a cap stamped "CESO INC" found at the northwest corner of said 7.04 acre tract of land and being the northwest corner of said lot 10, said 5/8' iron pin being located on the existing south right-of-way line of a 50 foot wide Griggs Avenue;

thence along the south right-of-way line of said Griggs Avenue North 80°02'06" East, 511.27 feet to a 1" iron pipe found at the northeast corner of said 7.04 acre tract of land and being the northwest corner of a 5 acre tract of land conveyed to M.A.I. of Ohio, Inc. as recorded in 200104100073876;

thence along the east line of said 7.04 acre tract of land and being along the west line of said 5 acre tract of land South 14°15'20" East, 10.03 feet to a set 5/8" iron pin with a cap stamped "CESO INC";

022C  
SPUT  
10.03' W.  
LINE X  
10.03' E  
LINE  
N. SIDE  
OF  
LOTS  
7-10  
FROM  
(010)  
70255

thence along a new division line through said 7.04 acre tract of land, and through said lots 7, 8, 9 and 10, South 80°02'06" West, 511.30 feet to a 5/8" iron pin with a cap stamped "CESO INC" set on the east line of a 12.17 acre tract of land conveyed to Columbus Metropolitan Housing Authority as recorded in Instrument Number 00641F08;

thence along the east line of said 12.17 acre tract of land and being along the west line of said 7.04 acre tract of land North 14°07'50" West, 10.03 feet to the **Point of Beginning**, containing 0.117 acres.

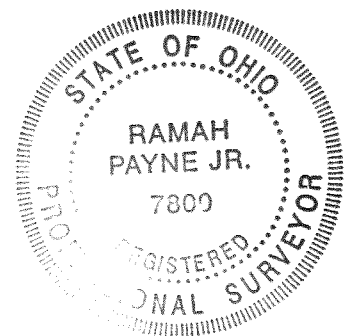
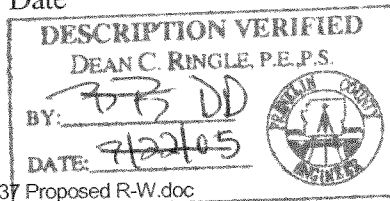
Subject however to all covenants, conditions, restrictions and easements contained in any instrument of record pertaining to the above described tract of land.

Bearings are based on the centerline of Greenfield Drive (North 36°47'30" East) as shown on the Dedication of Greenfield Drive and Easements as recorded in Plat Book 36, Page 54.

This description prepared by CESO Inc., 1700 Lyons Road, Centerville, Ohio, 45458 and based on a field survey made by same in September 2003, under the direct supervision of Ramah Payne Jr. P.S. #7800. All iron pins set are 5/8" x 30" and capped with "CESO INC".

*Ramah Payne Jr. P.S.*  
Ramah Payne Jr. P.S. #7800

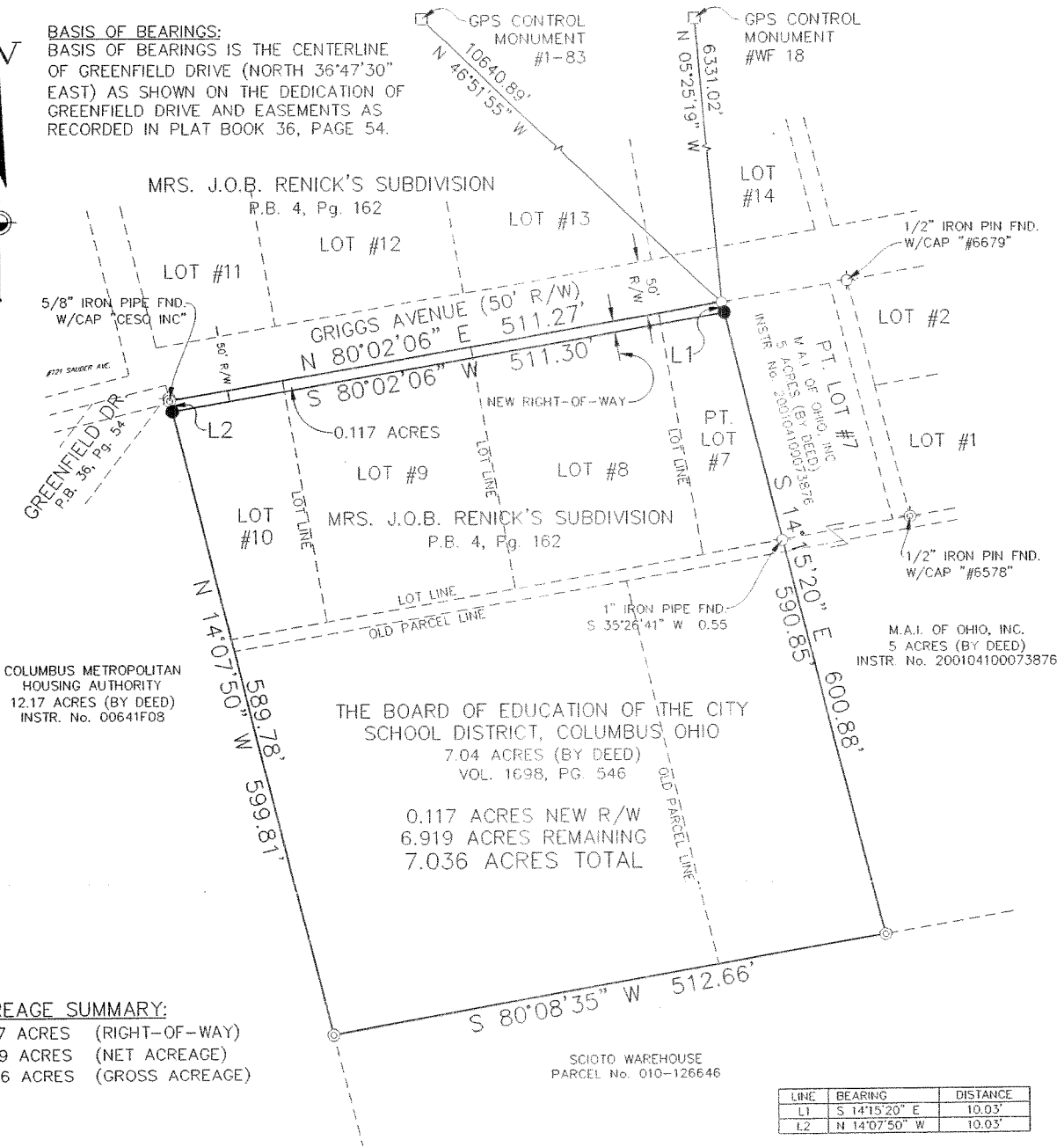
*July 20, 2005*  
Date



*2-16-06*



**BASIS OF BEARINGS:**  
BASIS OF BEARINGS IS THE CENTERLINE OF GREENFIELD DRIVE (NORTH 36°47'30" EAST) AS SHOWN ON THE DEDICATION OF GREENFIELD DRIVE AND EASEMENTS AS RECORDED IN PLAT BOOK 36, PAGE 54.



**ACREAGE SUMMARY:**

0.117 ACRES (RIGHT-OF-WAY)  
6.919 ACRES (NET ACREAGE)  
7.036 ACRES (GROSS ACREAGE)

SCIOTO WAREHOUSE  
PARCEL No. 010-126646

LINE	BEARING	DISTANCE
L1	S 14°15'20" E	10.03'
L2	N 14°07'50" W	10.03'

**SURVEY NOTES:**

NO DISCREPANCY WAS FOUND BETWEEN FOUND MONUMENTATION AND PHYSICAL OCCUPATION. THE SURVEY IN GENERAL FITS PHYSICAL OCCUPATION.

DEEDS, PLATS AND SURVEY REFERENCES AS SHOWN ON SURVEY PLAT, WERE USED IN THE PERFORMANCE OF THIS SURVEY.

ALL MONUMENTS FOUND ARE IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

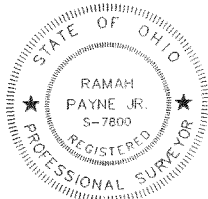
A TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.

**MONUMENT LEGEND**

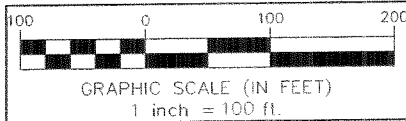
- ⊙ 1" IRON PIPE FOUND
- 5/8" IRON PIPE FOUND
- ⊕ 1/2" IRON PIPE FOUND
- ⊙ 1" IRON PIN FOUND
- ⊙ 5/8" IRON PIN FOUND
- ⊕ 1/2" IRON PIN FOUND
- ⊙ P.K. or MAG NAIL FOUND
- ★ MAG NAIL SET
- △ RR SPIKE FOUND
- ▲ RR SPIKE SET
- 5/8" IRON PIN W/ CAP STAMPED "CESO INC" TO BE SET
- GPS CONTROL MONUMENTS

**CERTIFICATE OF SURVEYOR:**

I HEREBY CERTIFY THAT THIS PLAT IS FROM A SURVEY MADE UNDER MY DIRECT SUPERVISION, AND IS BASED ON FIELD WORK PERFORMED IN SEPTEMBER 2003, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT ALL MONUMENTS WILL BE SET AS SHOWN.



*Ramah Payne Jr. P.S.*  
RAMAH PAYNE JR. P.S. DATE  
REGISTERED SURVEYOR NO. 7800



VIRGINIA MILITARY SURVEY NUMBER 422

<b>RIGHT-OF-WAY</b>	
<b>SULLIVANT SCHOOL</b>	
CITY OF COLUMBUS	FRANKLIN COUNTY, OHIO
SCALE: 1" = 100'	DATE: JULY 20, 2005
DESIGN: RP	JOB NO. 24037
DRAWN: RP	CESO PROFESSIONAL ENGINEERS REGISTERED LAND SURVEYORS
CHKD: LJH	1700 LYONS ROAD, DAYTON, OHIO 45458-1864 (937) 435-8584 FAX (937) 435-3307
	SHEET NO. 1 OF 1

*A*



200602230034946  
Pgs: 3 \$36.00 T20060013956  
02/23/2006 1:24PM BXPLAT CITY O  
Robert G. Montgomery  
Franklin County Recorder

**QUITCLAIM DEED**  
(R.C. 5302.11)

KNOW ALL MEN BY THESE PRESENTS that the **BOARD OF EDUCATION OF THE CITY SCHOOL DISTRICT OF COLUMBUS, OHIO** n.k.a. **BOARD OF EDUCATION OF THE COLUMBUS CITY SCHOOL DISTRICT**, "Grantor", for One Dollar (\$1.00) and other good and valuable consideration paid 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 hereby quitclaim unto said Grantee, its successors and assigns, the following described real property:

*aka Board of Education*

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

**Franklin County Tax Parcel No. 010-113663.**

Prior Instrument Reference: D.B. Vol. 2235, Pg. 89; Vol. 2329, Pg. 185;  
Vol. 2277, Pg. 261; Vol. 2276, Pg. 282;  
Vol. 2308, Pg. 8; Vol. 1179, Pg. 255; Vol. 2333, Pg. 374;  
Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized officers, has caused this instrument to be executed and subscribed this \_\_\_\_\_ day of \_\_\_\_\_ 2005.

**BOARD OF EDUCATION OF THE COLUMBUS CITY SCHOOL DISTRICT**

TRANSFERRED

FEB 16 2006

JOSEPH W. TESTA  
AUDITOR

FRANKLIN COUNTY, OHIO

902124  
CONVEYANCE TAX EXEMPT  
A  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

*Stephanie Hightower*  
Stephanie Hightower, President

*Michael Kineer*  
Michael Kineer, Treasurer

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 1st day of November 2005 the foregoing instrument was acknowledged before me by Stephanie Hightower, President, and Michael Kineer, Treasurer, on behalf of the Board of Education of the Columbus City School District.

(seal)

*Notary Public*  
Notary Public

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
By: Richard A. Pieplow (10-21-05)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: Watkins Road - LeVally

WILLIAM S. JOHNSON, Attorney at Law  
Columbus, Ohio  
This commission has no expiration date  
02/23/03 O.R.C.

CITY OF COLUMBUS  
SURVEY DEPARTMENT  
109 NTH FRONT STREET 3RD FL  
COLUMBUS OHIO 43215

0.088 Acres  
(3841.98 S.F.)

# EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 2, Township 4, Range 22, Congress Lands, being part of a 6.140 Ac. Tract described in deeds to **The Board of Education of The City School District of Columbus, Ohio**, of record in Deed Book 2335 Page 89, Deed Book 2329 Page 185, Deed Book 2277 Page 261, Deed Book 2276 Page 282, Deed Book 2308 Page 8, Deed Book 1179 Page 255 and Deed Book 2333 Page 374 and being part of Lots 28-35 of Opportunity Farms, Plat Book 15 Page 28, being more particularly described as follows:

Beginning at a 3/4" hollow iron pin found at the northeast corner of Watkins Road (70') and Bulen Avenue (50') and being the southwest corner of said 6.140 acre tract, also being the southwest corner of Lot 35 of "Opportunity Farms Subdivision", Plat Book 15 Page 28;

Thence, northerly, with the east right-of-way line of Bulen Avenue, and with the west line of Lot 35, N 03° 44' 47" E, 6.00 feet to an iron pin set;

Thence, easterly, crossing said 6.140 acre tract and crossing Lots 28-35 of Plat Book 15 Page 28, S 85° 55' 24" E, 640.33 feet to an iron pin set in the west line of Rhodes Avenue (50') and being in the west line of Lot 28;

Thence, southerly, with the west line of Rhodes Avenue and the east line of Lot 28, S 03° 46' 36" W, 6.00 feet to the northwest corner of Watkins Road and Rhodes Avenue and being the southeast corner of Lot 28;

Thence, westerly, with the north line of Watkins Road and with the south line of said 6.140 acre tract and with the south line of Lots 28-35, N 85° 55' 24" W, 640.33 feet to the PLACE OF BEGINNING, containing 0.088 acres (3841.98 S.F.), more or less.

The bearings are based on the State Plane Coordinate System (NAD 83, Ohio South Zone, Adjusted 1986), being N 39° 12' 18" E, between "GRANDVIEW" and "CONNER" as published by the Franklin County Engineer.

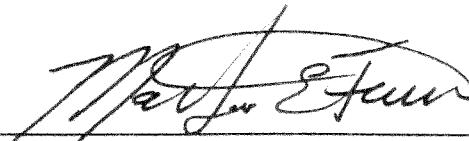
All iron pins set are 5/8" rebar, 30" in length, with a yellow plastic cap with "E.P. FERRIS SURVEYOR 8230" inscribed on top.

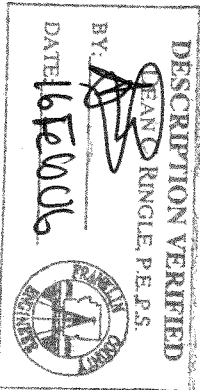
This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on October 6, 2005.

N-114  
split  
6.00ft Eastline of Lot 28  
6.00ft Westline of Lot 35  
off of southline  
out of  
(010)  
113663

APPROVAL PENDING  
ORIGINAL PLATT SCALED

PRELIMINARY APPROVAL
FRANKLIN COUNTY ENGINEERING DEPT.
DATE: <u>11/9/05</u> BY: <u>T.G.</u>
<u>10-6-05</u>

  
Matthew E. Ferris, P.E., P.S.  
Registered Surveyor No. 8230



Date



# E. P. FERRIS & ASSOCIATES, INC.

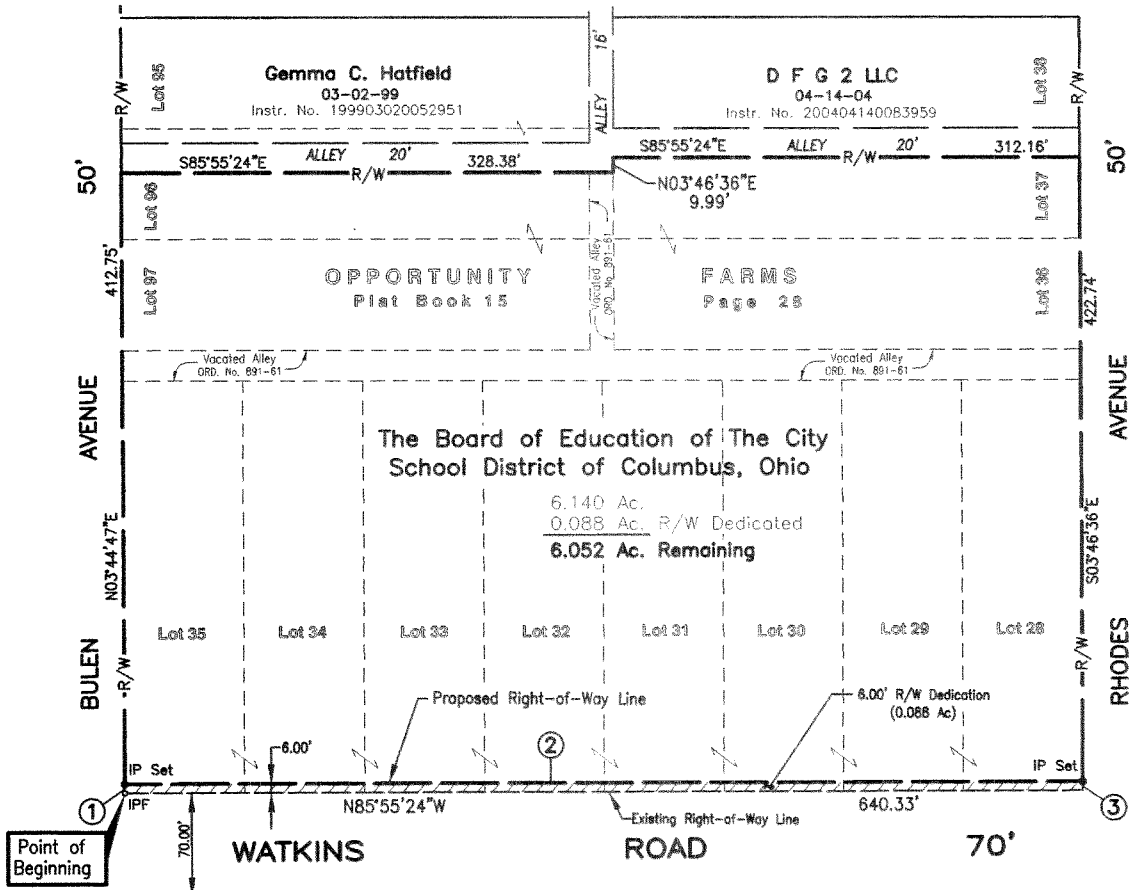
Consulting Civil Engineers and Surveyors  
880 King Avenue, Columbus Ohio, 43212

(PH) 614-299-2999  
(FX) 614-299-2992

## EXHIBIT "A" RIGHT-OF-WAY DEDICATION

0.088 Ac.  
(3841.98 S.F.)

Section 2, Township 4, Range 22, Congress Lands  
City of Columbus  
Franklin County, Ohio



- Legend**
- (D) Deed Distance
  - PL Property Line
  - R/W Right-of-Way
  - o Iron Pin Found (IPF)
  - 3/4" Hollow Pin
  - Iron Pin Set (IP Set)

- DEED VOLUME**
- DB 2335 PG 89
  - DB 2329 PG 185
  - DB 2277 PG 261
  - DB 2276 PG 282
  - DB 2308 PG 8
  - DB 1179 PG 255
  - DB 2333 PG 374

**BASIS OF BEARING:**  
The bearings are based on the State Plane Coordinate System (NAD 83, Ohio South Zone, Adjusted 1986), being N 39° 12' 18" E, between "GRANDVIEW" and "CONNER" as published by the Franklin County Engineer.

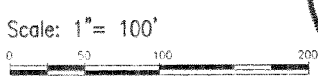
Field survey was conducted on 06-24-04 to 06-30-04.

All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8230" inscribed on top.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements and represents the minimum standards for a Boundary Survey in accordance with Chapter 4733-37 of the Ohio Administrative Code.

BLUEFIELD DRIVE (60')

LINE TABLE		
LINE	LENGTH	BEARING
1	6.00'	N03°44'47"E
2	640.33'	S85°55'24"E
3	6.00'	S03°46'36"W



BY: *Matthew E. Ferris* 10-6-05  
Matthew E. Ferris, P.E., P.S.  
Registered Surveyor No. 8230 Date

DRWN BY MEF CHK BY MEF DATE 10-06-05  
708221

**QUITCLAIM DEED**

(R.C. 5302.11)

200602230034948  
Pgs: 3 \$36.00 T20060013956  
02/23/2006 1:25PM BXPLAT CITY 0  
Robert G. Montgomery  
Franklin County Recorder

KNOW ALL MEN BY THESE PRESENTS that **THE BOARD OF EDUCATION OF THE CITY SCHOOL DISTRICT OF COLUMBUS, OHIO**, "Grantor", for One Dollar (\$1.00) and other good and valuable consideration paid 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 hereby quitclaim unto said Grantee, its successors and assigns, the following described real property:

Situated in the State of Ohio, County of Franklin, and City of Columbus, and being part of a 1.02 acre tract conveyed to The Board of Education of the City School District of Columbus, Ohio, as recorded in Deed Book 2248, Page 302, Franklin County Recorder's Office, Ohio and being further shown in the attached "Exhibit A", and more particularly described as follows:

*Beginning* at an iron pipe set in the easterly right-of-way line of Lee Ellen Place (50 feet in width), said iron pipe set being the northeast corner of said 1.02 acre tract;

Thence along the easterly right-of-way line of Lee Ellen Place, with a curve to the left, having a radius of 160.00 feet, a curve length of 7.49 feet, a chord bearing of S 41°43'51" E. and a chord distance of 7.49 feet to an iron pipe set;

Thence along the easterly right-of-way line of Lee Ellen Place, with a curve to the right having a radius of 210.00 feet, a curve length of 171.50 feet, a chord bearing of S 19°40'37" E, and a chord distance of 166.77 feet to an iron pipe set;

Thence S 3°43'7" W, along the easterly right-of-way line of Lee Ellen Place, a distance of 6.60 feet to an iron pipe set, said iron pipe set being the intersection of the easterly right-of-way line of Lee Ellen Place and the northerly right-of-way line of Basswood Road (25 feet in width);

Thence N 85°46'55" W, along the extension of the northerly right-of-way line of Basswood Road, a distance of 50.00 feet to an iron pipe set at the intersection of the westerly right-of-way line of Lee Ellen Place and the northerly right-of-way line of Basswood Road;

Thence N 3°43'7" E, along the westerly right-of-way line of Lee Ellen Place, a distance of 6.17 feet to an iron pipe set;

Thence along the westerly right-of-way line of Lee Ellen Place, with a curve to the left, having a radius of 160.00 feet, a curve length of 130.67 feet, a chord bearing of N 19°40'37" W, and a chord distance of 127.07 feet to an iron pipe set;

Thence along said westerly right-of-way line of Lee Ellen Place, with a curve to the right, having a radius of 210.00 feet, a curve length of 54.09 feet, a chord bearing of N 35°41'36" W, and a chord distance of 53.94 feet to an iron pipe set in the north line of said 1.02 acre tract and the south line of Hillgate Subdivision No. 2, as recorded in Plat Book 30, Page 3;

CITY OF COLUMBUS  
SURVEY DEPARTMENT  
109 NTH FRONT STREET 3RD FL  
COLUMBUS OHIO 43215

902123  
CONVEYANCE TAX EXEMPT  
A  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

TRANSFERRED  
FEB 16 2006  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

PARSONS ec

Thence S 86°18'08" E, along the north line of said 1.02 acre tract and the south line of said Hillgate Subdivision No. 2, a distance of 63.14 feet to the Point Of Beginning, containing 0.217 acres (9439.20 square feet), more or less.

The basis of bearings is the westerly right-of-way line of Lee Ellen Place being N 3°43'7" E, and is transferred from a GPS survey based on Franklin County Geodetic Survey Monument "Frank 134".

This description was prepared by Phil Y. Shih, Professional surveyor No. 7668, based on an actual field survey performed in August 2003.

**Franklin County Tax Parcel No. 010-105295.**


Prior Instrument Reference: Deed Book Volume 2248, Page 302,  
Recorder's Office, Franklin County, Ohio.


The Grantor, by it duly authorized officers, has hereunto caused this instrument to be subscribed this 5<sup>th</sup> day of December 2005.

0.55  
Split  
0.217  
Acres  
out of  
(010)  
105295

**THE BOARD OF EDUCATION OF THE CITY  
SCHOOL DISTRICT OF COLUMBUS, OHIO**

  
Stephanie Hightower, President

  
Michael Kinneer, Treasurer

DESCRIPTION VERIFIED  
DEAN C. RINGLE, P.E.P.S.  
BY:   
DATE: 16 Feb 06

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 6<sup>th</sup> day of December, 2005, the foregoing instrument was acknowledged before me by Stephanie Hightower, President, and ~~Jeri Wiles~~, Michael Kinneer, Interim Treasurer, on behalf of The Board Of Education Of The City School District Of Columbus, Ohio.

(seal)

  
Notary Public

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
BY: Richard A. Pieplow (8-1-05)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: File No. 03-40, Exchange.

LOREN LOUIS BRAVERMAN  
ATTORNEY AT LAW  
NOTARY PUBLIC-STATE OF OHIO  
MY COMMISSION HAS NO EXPIRATION DATE  
BRIDGE 14703 B.S. 1007

**EXHIBIT A**

0.217 AC TRACT  
 Situated in the State of Ohio,  
 County of Franklin, and City of  
 Columbus, and being part of  
 a 1.02 acre tract conveyed to  
 The Board of Education of The  
 City School District of Columbus,  
 Ohio.

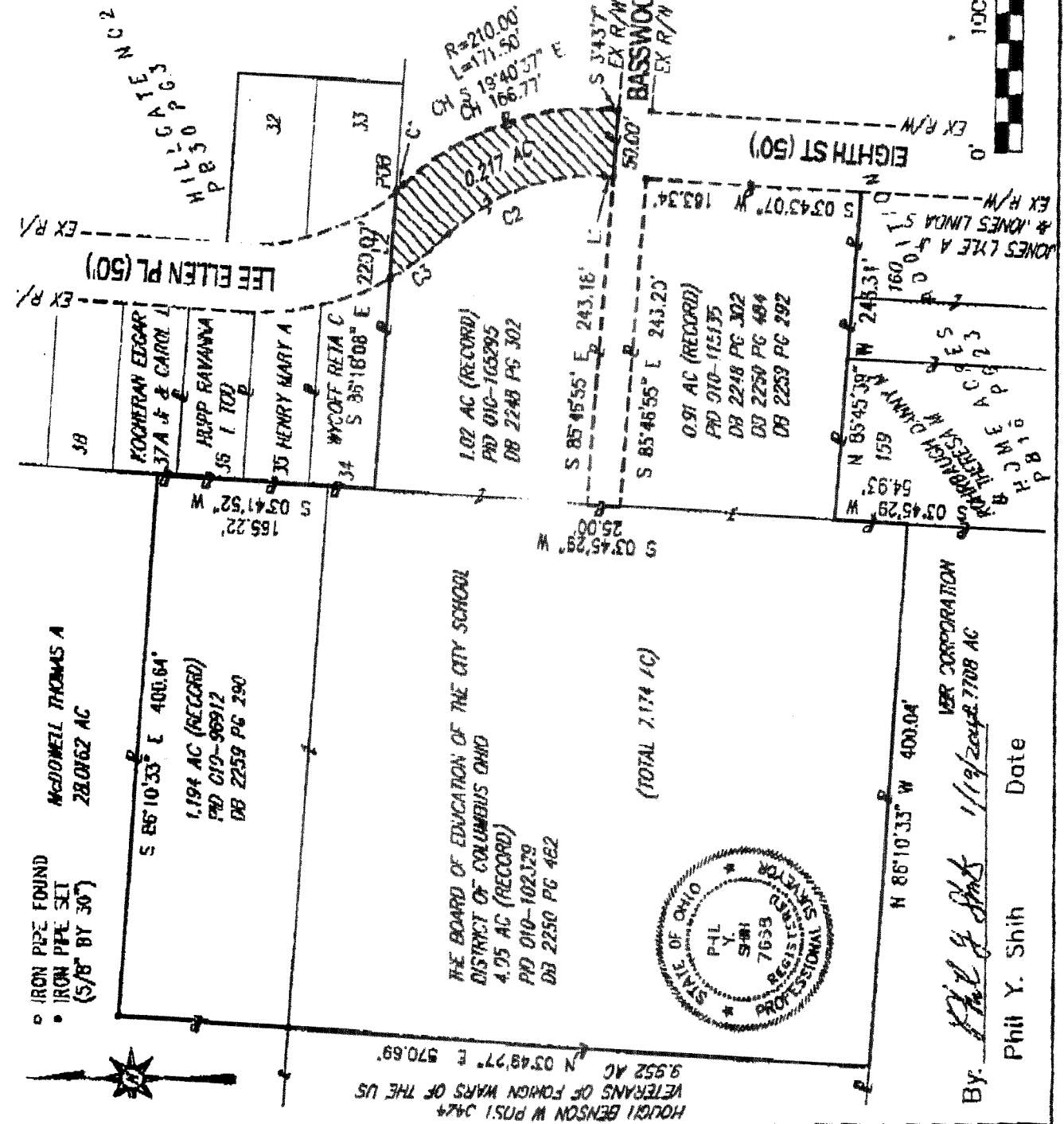
**G1 CURVE**  
 R=160.00'  
 L=7.49'  
 CH 5 41'43.51" E  
 CH=7.49'

**BRIANNA JAMES  
 & JUSTIN M**  
 1.18 AC

**G2 CURVE**  
 R=160.00'  
 L=130.67'  
 CH N 15'40'37" W  
 CH=127.07'

**G3 CURVE**  
 R=210.00'  
 L=54.09'  
 CH N 35'41'36" W  
 CH=53.94'

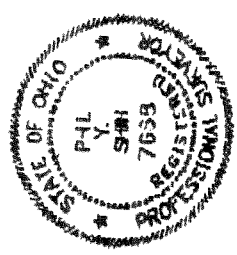
L1 - N 3'43.7" E, 6.17'  
 L2 - S 86'18.8" E, 63.14'



• IRON PIPE FOUND  
 • IRON PIPE SET  
 (5/8" BY 30")

McDOWELL THOMAS A  
 28,062 AC  
 S 86'10'33" E, 400.64'  
 1.194 AC (RECORD)  
 PD 010-96912  
 DB 2259 PG 290

THE BOARD OF EDUCATION OF THE CITY SCHOOL  
 DISTRICT OF COLUMBUS OHIO  
 4.25 AC (RECORD)  
 PD 010-102,179  
 DB 2250 PG 482  
 (TOTAL 7.174 AC)



WER CORPORATION  
 119/20428.7708 AC

By: Phil Y. Shih 1/19/2018  
 Phil Y. Shih Date

HUGHL BENSON W POST 0424  
 VETERANS OF FOREIGN WARS OF THE US  
 9.552 AC N 03'48'27" E 570.69'



200603300059062  
 Pgs: 3 \$36.00 T20060023541  
 03/30/2006 11:15AM BXPLAT CITY 0  
 Robert G. Montgomery  
 Franklin County Recorder

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

KNOW ALL MEN BY THESE PRESENTS that **FIVE CHICKS & A DUDE, 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:

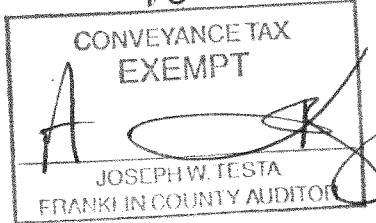
0.119 Acres (5,200 sq.ft.)  
 (SEE LEGAL DESCRIPTION ATTACHED HERETO  
 AS EXHIBIT "A" AND MADE A PART HEREOF)

**Franklin County Tax Parcel No. 010-113662.**

Prior Instrument Reference: Instrument Number 200511030232967,  
 Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized representative, has caused this deed to be executed and subscribed this 24 day of March 2006.

904020



TRANSFERRED  
 MAR 30 2006  
 JOSEPH W. TESTA  
 AUDITOR  
 FRANKLIN COUNTY, OHIO

**FIVE CHICKS & A DUDE, LLC**  
 an Ohio limited liability company

[Signature]  
 Print Name: P. Francis MB  
 Title: CEO

STATE OF OHIO  
 COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 24 day of MARCH 2006 the foregoing instrument was acknowledged before me by P. Francis MB, on behalf of Five Chicks & A Dude, LLC, an Ohio limited liability company.

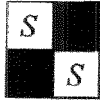
(seal)

[Signature]  
 Notary Public

This instrument prepared by:  
 CITY OF COLUMBUS, DEPARTMENT OF LAW  
 BY: Richard A. Pieplow (3-17-06)  
 Real Estate Attorney  
 Real Estate Division  
 For: Division of Transportation  
 Re: Reed Road donation-Z-02-101-LeVally



**Cheryl K. Heinlen**  
 Notary Public, State of Ohio  
 Commission Expires March, 2011



# Smart Surveying, Inc.



1725 Blue Jay Road, Heath, Ohio 43056  
\* Phone: (740) 345-4700 \* Fax: (740) 522-4706 \*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF**  
**0.119 ACRES or 5,200 sq.ft.**  
**OF THE FIVE CHICKS AND A DUDE, LLC. PROPERTY**  
**February 28, 2006**

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Township 1, Range 19, United States Military Lands, and being part of the property conveyed to Five Chicks and a Dude, LLC. by Instrument Number 200511030232967 of the Franklin County Recorder's Office, and being more particularly bound and described as follows:

Beginning for Reference at a Railroad Spike Found at the centerline intersection of Reed Road and Francisco Road;

Thence along the centerline of said Reed Road, North 02 degrees 13 minutes 53 seconds East, 639.00 feet to a Mag Nail Set marking the southwest corner of said Five Chicks and a Dude property, the northwest corner of the property conveyed to Ernest A. and Gloria Anne Leo by Deed Book 1898, Page 377, and the True Point of Beginning of the parcel herein described;

Thence continuing along the centerline of said Reed Road and the westerly line of said Five Chicks and a Dude property, North 02 degrees 13 minutes 53 seconds East, 130.00 feet to a point marking the northwest corner of said Five Chicks and a Dude property, said point being referenced by a Railroad Spike Found (N 0.26');

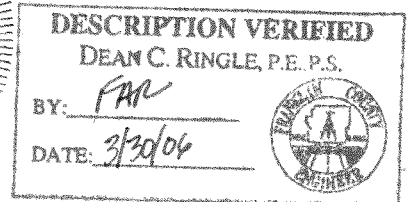
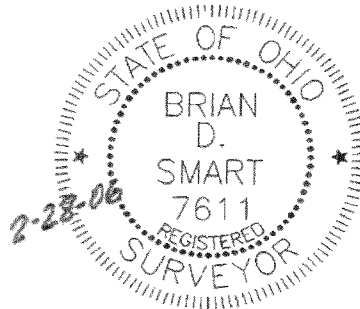
Thence along the northerly line of said Five Chicks and a Dude property, South 87 degrees 04 minutes 37 seconds East, 40.00 feet to an Iron Pin Set marking the southwest corner of the property conveyed to Rittenhouse Square Condominiums, Phase IV, by Condominium Plat Book 2, Page 868;

Thence crossing said Five Chicks and a Dude property, South 02 degrees 13 minutes 53 seconds West, 130.00 feet to an Iron Pin Set marking the southerly line of said Five Chicks and a Dude property and the northerly line of said Leo property;

Thence along the southerly line of said Five Chicks and a Dude property and the northerly line of said Leo property, North 87 degrees 04 minutes 37 seconds West, 40.00 feet to the True Point of Beginning, containing 0.119 Acres, 5,200 sq.ft., more or less. ~~Subject to any and all easements, right of ways, conditions and restrictions of record.~~ All Iron Pins Set are 5/8-inch by 30-inch rebar with yellow identification caps labeled "Smart Surveying". Basis of bearing is Grid North based upon Ohio State Plane Coordinate System (South Zone), as established by GPS observation and are based on the centerline of Reed Road as being North 02 degrees 13 minutes 53 seconds East and are used to denote angles only. This description was prepared by Smart Surveying, Inc. in January 2006 and is based upon actual field measurements.

0-67-A  
SPLIT  
0.119 ACRES  
OUT OF  
(010)  
113662

**BRIAN D. SMART**  
REG. SURVEYOR NO. 7611  
G:\PROJECTS\3031600's\31618\legals\rightofway.doc



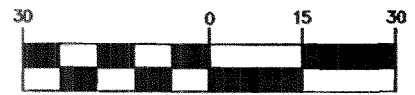


SMART SURVEYING, INC.  
1725 BLUE JAY ROAD  
HEATH, OHIO 43056

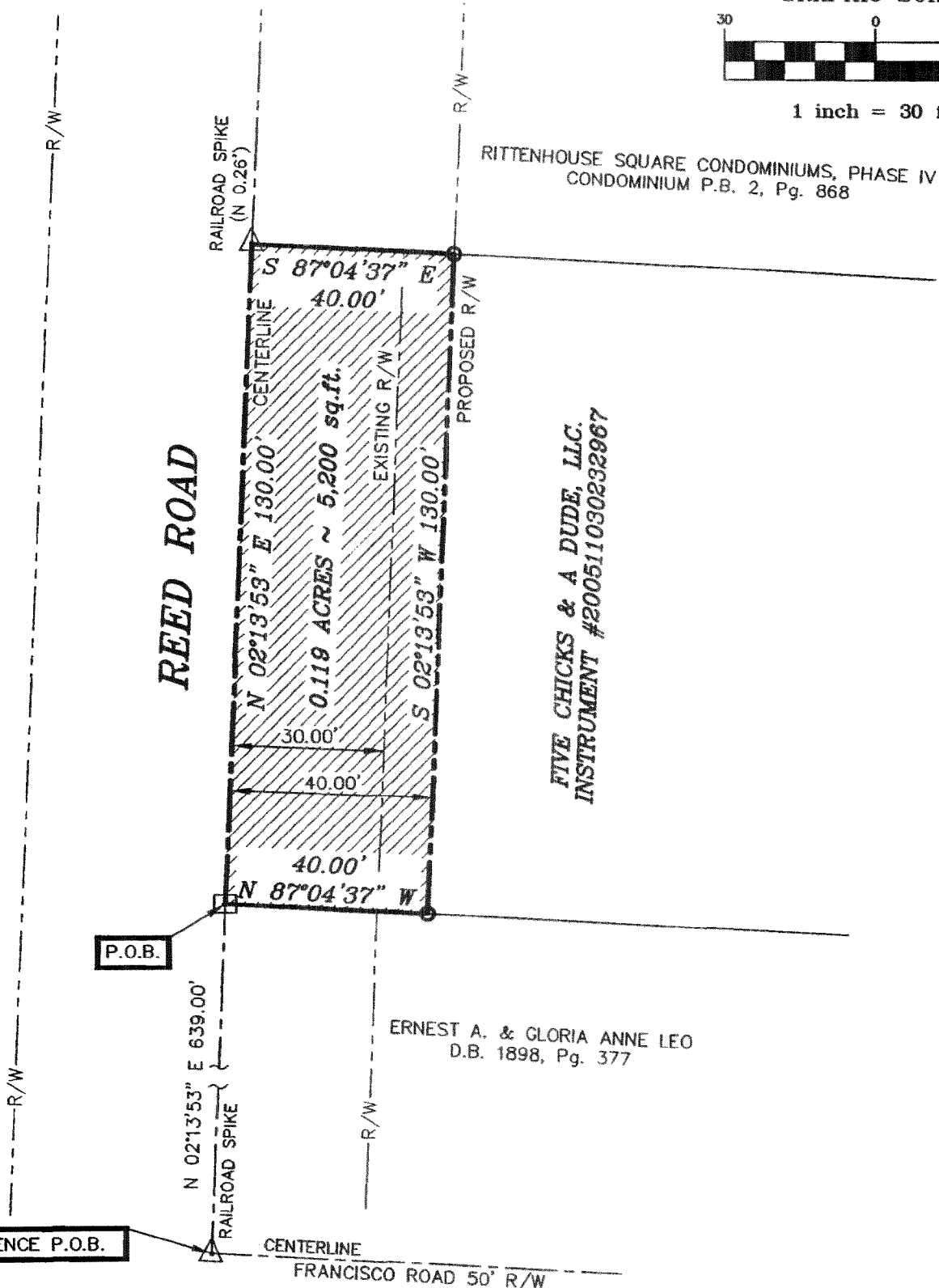
PHONE: (740) 345-4700  
FAX: (740) 522-4706

JOB: 31618ESM01

GRAPHIC SCALE



1 inch = 30 ft.



LEGEND

- 5/8" REBAR SET WITH YELLOW IDENTIFICATION CAP MARKED "SMART SURVEYING"
- MAG NAIL SET

BASIS OF BEARINGS

BASIS OF BEARINGS IS GRID NORTH BASED UPON OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), AS ESTABLISHED BY GPS OBSERVATION AND ARE BASED ON THE CENTERLINE OF REED ROAD AS BEING NORTH 02 DEGREES 13 MINUTES 53 SECONDS EAST AND ARE USED TO DENOTE ANGLES ONLY.

LOT SPLIT FOR 40' RIGHT OF WAY ~ EXHIBIT "A"

PART OF TOWNSHIP 1, RANGE 19, U.S.M.L.  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

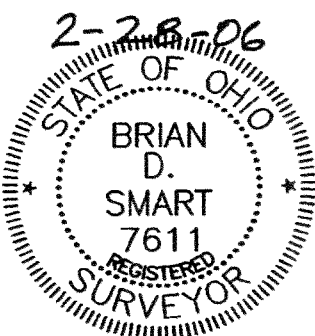
CERTIFICATION

THIS PLAT WAS PREPARED BY SMART SURVEYING, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN JANUARY 2006.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

*Brian D. Smart*

BRIAN D. SMART REG. SURVEYOR NO. 7611





200603020039235  
 Pgs: 5 \$52.00 T20060015790  
 03/02/2006 10:47AM BXPLAT CITY 0  
 Robert G. Montgomery  
 Franklin County Recorder

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

KNOW ALL MEN BY THESE PRESENTS that **UNIVERSAL PROPERTIES OF OHIO, II, 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:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 12, Township 4, Range 22, Congress Lands, being part of the 6.710 acre tract conveyed to Universal Properties of Ohio, II, LLC by deed of record in Instrument Number 200302070039812, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being particularly described as follows:

*Beginning* at a railroad spike found in the centerline of Williams Road, at a common corner of said 6.710 acre tract and the 10.27 acre tract conveyed to Mary M. Czompi (Life Estate) by deed of record in Deed Book 3493, Page 41, and Mary Ellen Czompi by deed of record in Official Record 9686, E-12;

Thence S 89° 44' 00" W, a distance of 414.80 feet, with said centerline, to a railroad spike found at the southeasterly corner of the 0.062 acre tract conveyed to City of Columbus by deed of record in Official Record 15289, G-01;

Thence N 00° 19' 00" W, a distance of 50.00 feet, with the easterly lines of said 0.062 acre tract and the 19.339 acre tract conveyed to Copart of Connecticut Inc. by deed of record in Instrument Number 200511020231452;

Thence N 89° 44' 00" E, a distance of 413.96 feet, across said 6.710 acre tract, to a point in the westerly line of said 10.27 acre tract;

Thence S 01° 16' 37" E, a distance of 50.01 feet, with said westerly line, to the *Point Of Beginning*, containing **0.476 acres** of land, more or less.

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.

The bearings herein are based on S 89° 44' 00" W for a portion of the centerline of Williams Road, as described in Instrument Number 200302070039812.

EMH&T, Inc., James M. Pearsall, P.S. #7840, 12/29/05. *BEING THE SAME PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.*

**Franklin County Tax Parcel No. 530-112961.**

Prior Instrument Reference: Instrument Number 200302070039812, Recorder's Office, Franklin County, Ohio.

O-54-F  
 Split  
 0.476  
 Acres  
 out of  
 (530)  
 112961

**TRANSFERRED**

**MAR 02 2006**  
 JOSEPH W. TESTA  
 AUDITOR  
 FRANKLIN COUNTY, OHIO

902699  
 CONVEYANCE TAX  
 EXEMPT  
 JOSEPH W. TESTA  
 FRANKLIN COUNTY AUDITOR

1

**PLATS - CITY OF COLUMBUS  
 SURVEY DEPARTMENT  
 109 NTH FRONT STREET 3RD FL  
 COLUMBUS OHIO 43215**



*[Handwritten mark]*

The Grantor, by its duly authorized representative, has caused this deed to be executed and subscribed this 3RD day of FEBRUARY 2006.

**UNIVERSAL PROPERTIES OF OHIO, II, LLC**  
an Ohio limited liability company

*[Handwritten signature of Rocco A. Eramo]*

Print Name: ROCCO A. ERAMO

Title: GENERAL MANAGER

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 3RD day of FEBRUARY 2006 the foregoing instrument was acknowledged before me by ROCCO A. ERAMO, \_\_\_\_\_, on behalf of Universal Properties of Ohio, II, LLC, an Ohio limited liability company.

(seal)



ROSEMARIE KNIGHT  
Notary Public, State of Ohio  
My Commission Expires 03-10-10

*[Handwritten signature of Rosemarie Knight]*  
Notary Public

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
BY: Richard A. Pieplow *[Signature]* (1-11-06)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: Williams Rd. - Zoning Z-05-096 - LeVally

# EMHT

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 12, TOWNSHIP 4, RANGE 22 CONGRESS LANDS CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

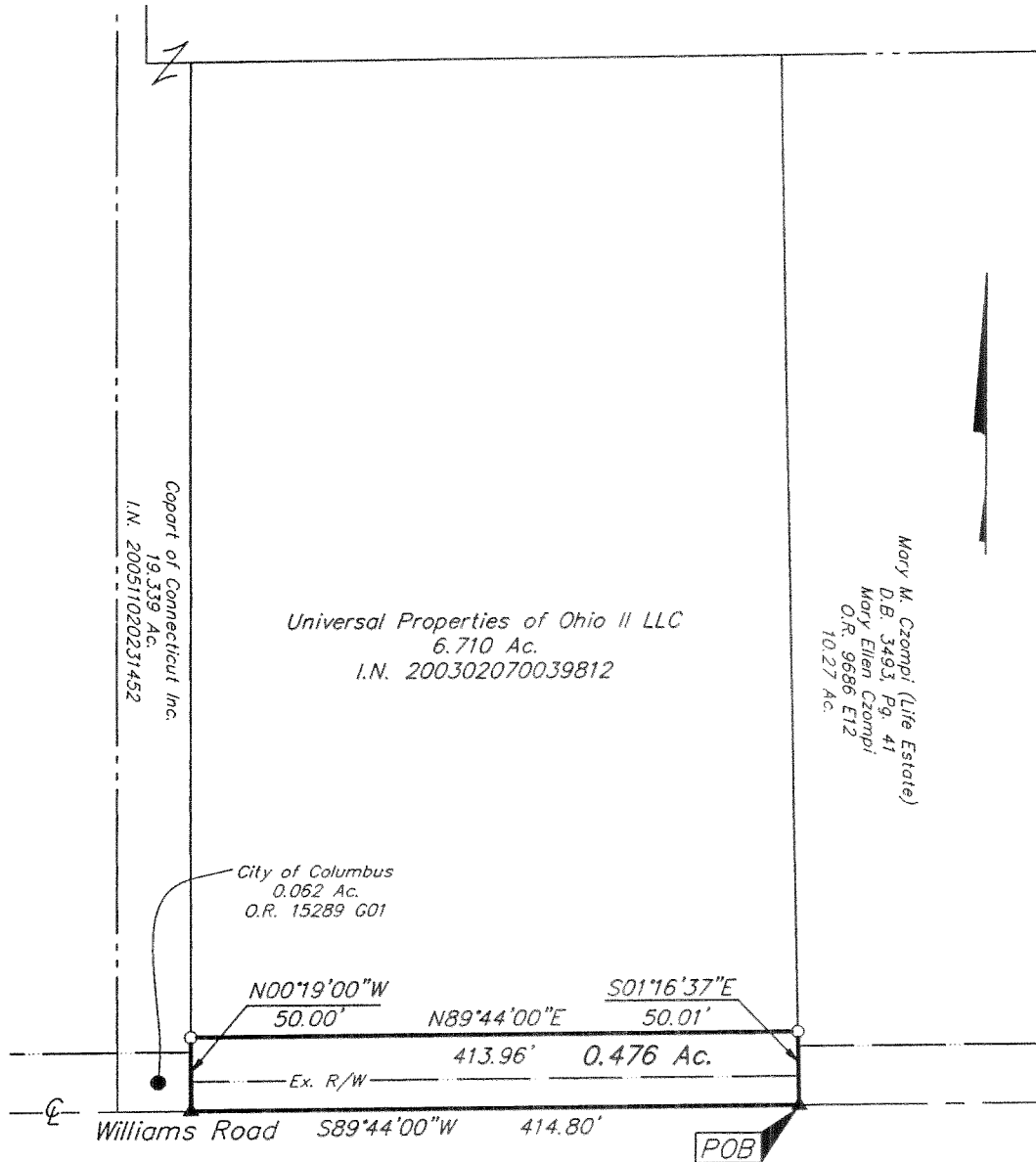
Date: December 28, 2005

Job No. 2005-2660

Scale: 1" = 100'

M C M X X V J

\\CMHDATA1\SURVEY\PROJECT\20052660\DWG\52660BV.DWG-LEGAL PORTRAIT> - NO XREFS - LAST SAVED BY THEBB [12/28/2005 3:49:35 PM] - PLOTTED BY THEBB [12/28/2005 3:49:42 PM]



- = 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.

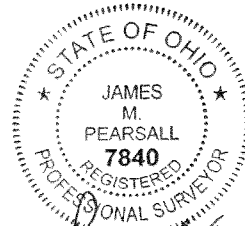
I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

### BASIS OF BEARINGS:

The bearings shown hereon are based on South 89° 44' 00" West for a portion of the centerline of Williams Road, as described in Instrument Number 200.3020700.39812.



GRAPHIC SCALE (IN FEET)



By James M. Pearsall 12/29/05  
Professional Surveyor No. 7840

5

200604200074039  
Pgs: 3 \$36.00 T20060029198  
04/20/2006 2:03PM BXPLAT CITY O  
Robert G. Montgomery  
Franklin County Recorder

**GENERAL WARRANTY DEED**

(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **THORNTONS INC.**, "Grantor", a Delaware 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:

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey No. 547, being part of that 1.954-acre tract as described in a deed to Thorntons Inc., of record in Instrument Number 200511070235742, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

*Beginning* at a Mag Nail set at the northeasterly corner of said 1.954-acre tract and in the centerline of (relocated) Wilson Road (100 feet in width) as shown and delineated on right-of-way plans of the Ohio Department of Transportation FRA-270-0.79N, sheet 22 of 23, said spike being located S 05° 26' 06" W, a distance of 80.19 feet and along the arc of a curve to the right having a radius of 300.00 feet, a central angle of 07° 56' 31", an arc length of 41.58 feet, the chord of which bears S 09° 24' 22" W, a chord distance of 41.55 feet from a railroad spike found at the centerline intersection of Roberts Road;

Thence along the centerline of Wilson Road with the arc of a curve to the right having a radius of 300.00 feet, a central angle of 30° 03' 32", an arc length of 157.39 feet, the chord of which bears S 28° 24' 23" W, a chord distance of 155.59 feet to a Mag Nail set at the point of tangency;

Thence S 43° 26' 09" W, continuing along said centerline, a distance of 263.21 feet to a Mag Nail set at the southeasterly corner of said 1.954 acre tract;

Thence N 46° 33' 51" W, along a southerly line of said 1.954-acre tract, a distance of 50.00 feet to an iron pin set in the westerly right-of-way line of Wilson Road;

Thence through said 1.954-acre tract and along said right-of-way line the following courses:

1. N 43° 26' 09" E, a distance of 263.21 feet to an iron pin set at a point of curvature;
2. With the arc of a curve to the left having a radius of 250.00 feet, a central angle of 27° 40' 31", an arc length of 120.76 feet, the chord of which bears N 29° 35' 54" E, a chord distance of 119.59 feet to an iron pin set in the northerly line of said 1.954-acre tract, the southerly line of a drainage easement (ODOT Parcel No. 109-X), being the remainder of that original 35.354-acre tract (Parcel Number One) as described in a deed to Richard J. Solove and John J. Chester, or record in Deed Book 2712, Page 429;

1

904-943 TRANSFERRED

APR 20 2006

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX  
EXEMPT

JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

Thence S 88° 19' 17" E, along said northerly and southerly lines, a distance of 51.28 feet to the Place Of Beginning, and **containing 0.462 acre** of land.

Bearings herein are based on S 43° 26' 09" W for Wilson Road as referenced in Instrument Number 200412220288757, the deed for the parent parcel of said 1.954-acre tract.

Iron pins set consist of a 1" (O.D.) pipe, 30" long with plastic cap inscribed "M-E COMPANIES/S-6872".

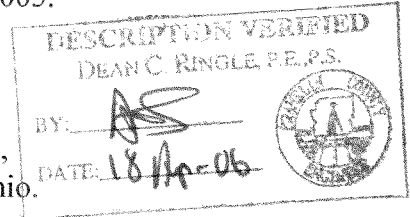
This description was prepared by M-E Companies, Inc., based on information obtained from an actual field survey performed in July 2005.

Robert S. Wynd, Registered Surveyor No. 6872.

0-63-H  
split  
0.462 AC  
out of  
(560)  
278827

**Franklin County Tax Parcel No. 560-278827.**

Prior Instrument Reference: Instrument Number 200511070235742,  
Recorder's Office, Franklin County, Ohio.



The Grantor, by its duly authorized officer, has caused this deed to be executed and subscribed this 30 day of January 2006.

**THORNTONS INC.**  
a Delaware corporation

D-A Bridges  
Print Name: DAVID A. BRIDGERS  
Title: VP/General Counsel

STATE OF Kentucky  
COUNTY OF Jefferson, SS:

BE IT REMEMBERED, that on this 30 day of January 2006  
the foregoing instrument was acknowledged before me by David A. Bridgers,  
VP/General Counsel, on behalf of Thorntons Inc., a Delaware corporation.

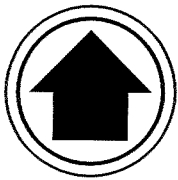
(seal)

Michelle R Reed  
Notary Public Notary Public, State of Large, KY  
My commission expires 5-15-2009

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
BY: Richard A. Pieplow (1-11-06)  
Real Estate Attorney  
Real Estate Division  
For: Division of Transportation  
Re: Zoning Z-05-012 - Wilson Rd.-LeVally

# RIGHT-OF-WAY EXHIBIT

STATE OF OHIO, COUNTY OF FRANKLIN,  
CITY OF COLUMBUS, VMS No. 547

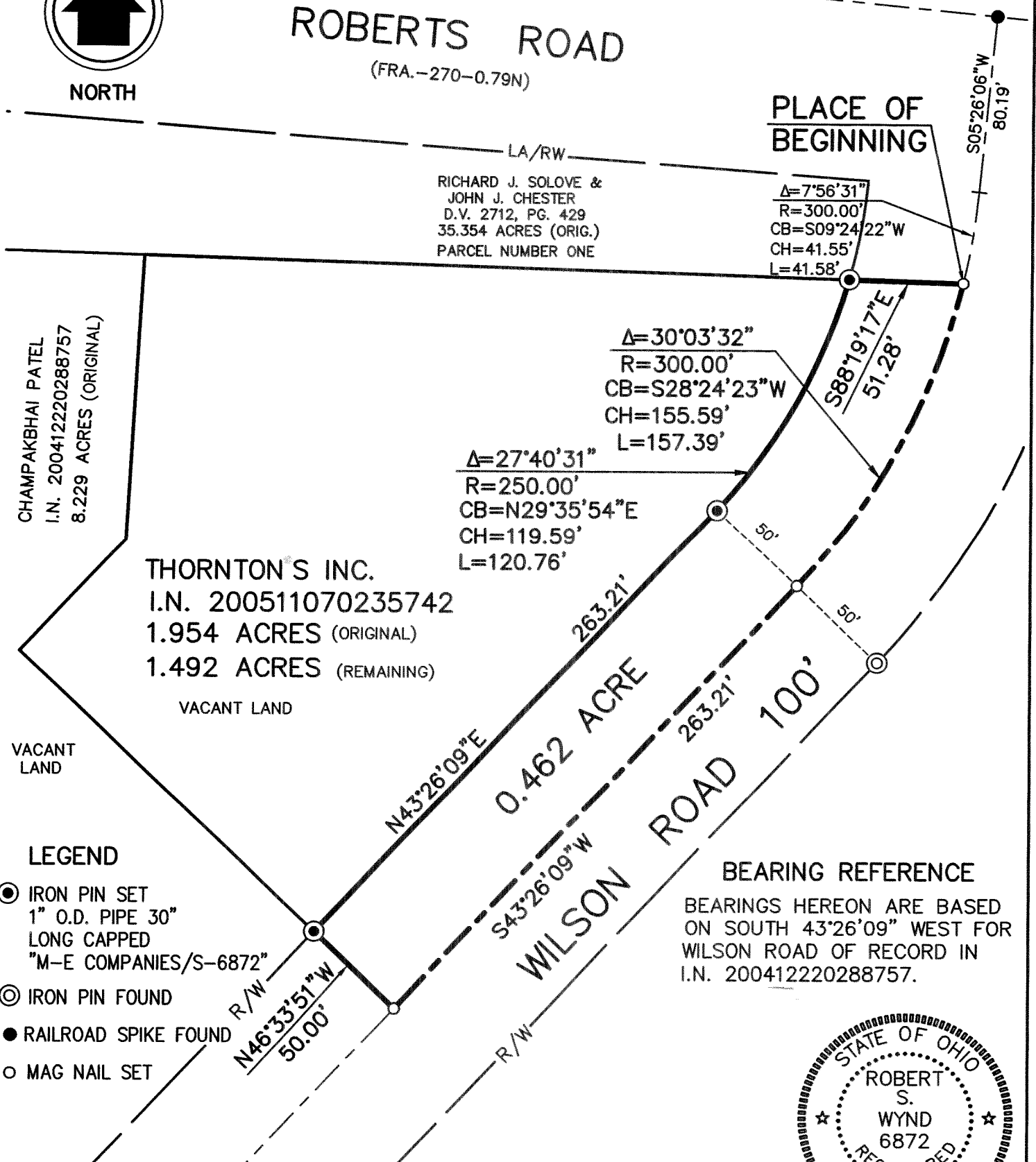


NORTH

ROBERTS ROAD

(FRA.-270-0.79N)

PLACE OF  
BEGINNING



RICHARD J. SOLOVE &  
JOHN J. CHESTER  
D.V. 2712, PG. 429  
35.354 ACRES (ORIG.)  
PARCEL NUMBER ONE

CHAMPKABHAI PATEL  
I.N. 200412220288757  
8.229 ACRES (ORIGINAL)

THORNTON'S INC.  
I.N. 200511070235742  
1.954 ACRES (ORIGINAL)  
1.492 ACRES (REMAINING)  
VACANT LAND

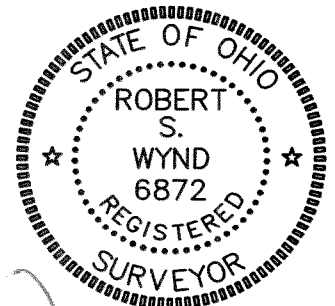
VACANT LAND

**LEGEND**

- IRON PIN SET  
1" O.D. PIPE 30"  
LONG CAPPED  
"M-E COMPANIES/S-6872"
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- MAG NAIL SET

**BEARING REFERENCE**

BEARINGS HEREON ARE BASED ON SOUTH 43°26'09" WEST FOR WILSON ROAD OF RECORD IN I.N. 200412220288757.



SCALE: 1"=60'

DATE 9/12/05	05-299
REVISED DATES	JOB NUMBERS
11/09/05	

SURV'D	DRAW	CHECKED
EM	DC	<i>[Signature]</i>

BY *[Signature]* 6872  
REGISTERED SURVEYOR No.

GRANTOR: BROADWAY CONDOMINIUMS, LLC,  
an Ohio limited liability company

GRANTEE: the CITY OF COLUMBUS, OHIO,  
an Ohio municipal corporation

200604200074040  
Pgs: 3 \$36.00 T20060029198  
04/20/2006 2:04PM BXPLAT CITY 0  
Robert G. Montgomery  
Franklin County Recorder

**GENERAL WARRANTY DEED**

**BROADWAY CONDOMINIUMS, LLC**, an Ohio limited liability company, with offices in Franklin County, Ohio, for valuable consideration paid, the receipt of which is hereby acknowledged, grants with general warranty covenants to:

**the CITY OF COLUMBUS, OHIO,**

an Ohio municipal corporation, whose mailing address is 90 West Broad Street, Columbus, Ohio 43215, the following REAL PROPERTY:

Situated in the State of Ohio, in the County of Franklin, and in the City of Columbus:

A 0.448 acre tract more particularly described in Exhibit "A" attached hereto, made a part hereof, and consisting of two (2) pages.

This conveyance and the rights of the Grantee hereunder are subject to real estate taxes not yet due and payable, easements, zoning regulations of record, and all legal highways.

Prior Instrument Reference: Official Instrument No. 200509200195920, Recorder's Office, Franklin County, Ohio.

Executed this 17<sup>th</sup> day of November, 2005.

Broadway Condominiums, LLC,  
an Ohio limited liability company

by: Peter H. Edwards  
Peter H. Edwards, its managing member

STATE OF OHIO,  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 17<sup>th</sup> day of November, 2005, before me, the subscriber, a Notary public in and for said County and State, personally appeared Broadway Condominiums, LLC, an Ohio limited liability company, by Peter H. Edwards, its managing member, who acknowledged the execution hereof to be his free and voluntary act and deed for and on behalf of the Company.

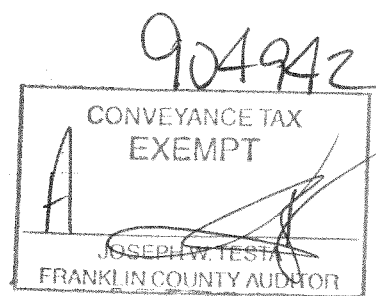
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Susan Wilgus  
Notary Public



SUSAN WILGUS  
Notary Public, State of Ohio  
My Commission Expires 06-25-~~05~~ 2010

This Instrument Prepared by:  
Thomas Markworth, Attorney  
900 Michigan Avenue, Suite B  
Columbus, Ohio 43215  
(614) 645-3601 or 241-2078



TRANSFERRED  
APR 20 2006  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

Exhibit "A-1"

**DESCRIPTION OF A 0.448 ACRE TRACT  
FOR HAYDEN RUN ROAD RIGHT-OF-WAY, WEST OF CAMDEN PLACE DRIVE,  
CITY OF COLUMBUS, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 2418, and being a 0.448 acre tract of land, for Hayden Run Road right-of-way purposes, out of an original 62.458 acre tract of land conveyed to Melvin W. & Florence M. Rings, Trustees by deeds of record in Instrument 200208020190037 and 200208020190090, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a P.K. nail set in the centerline of Hayden Run Road (variable width), at a southwest corner of said original 62.458 acre tract and at the southeast corner of a 0.2296 acre tract of land conveyed, for Hayden Run Road right-of-way purposes, to City of Columbus, Ohio by deed of record in Official Record 15936, Page E 13, said nail being S 73° 14' 09" W a distance of 40.77 feet from the intersection of the centerline Hayden Run Road with the centerline of Edwards Farms Road (100 feet in width), as shown upon the plat of Edwards Farms Road and Hayden Run Road Dedication Plat of record in Plat Book 92, Pages 91 and 92;

thence N 16° 45' 51" W along the east line of said 0.2296 acre tract and along a west line of said original 62.458 acre tract a distance of 40.00 feet to a 3/4" I.D. iron pipe set at the northeast corner of said 0.2296 acre tract and at a corner of said original 62.458 acre tract;

thence S 73° 14' 09" W along the north line of said 0.2296 acre tract and along a south line of said original 62.458 acre tract a distance of 250.00 feet to a 3/4" I.D. iron pipe set at the northwest corner of said 0.2296 acre tract and at a corner of said original 62.458 acre tract;

thence N 16° 45' 51" W crossing a portion of said original 62.458 acre tract and perpendicular to the centerline of Hayden Run Road a distance of 10.00 feet to a 3/4" I.D. iron pipe set;

thence N 73° 14' 09" E crossing a portion of said original 62.458 acre tract and parallel with and 50.00 feet northerly by perpendicular measurement from the centerline of Hayden Run Road a distance of 590.77 feet to a 3/4" I.D. iron pipe set at the northwest corner of a 0.351 acre tract of land conveyed, for Hayden Run Road right-of-way purposes, to City of Columbus, Ohio by deed of record in Instrument 200412270289633 and at a southwest corner of a 11.070 acre tract of land conveyed to Gramercy Place, LLC by deed of record in Instrument 200212020307354;

thence S 16° 45' 51" E along the west line of said 0.351 acre tract a distance of 50.00 feet to a P.K. nail set in the centerline of Hayden Run Road, in a south line of said original 62.458 acre tract and at the southwest corner of said 0.351 acre tract;

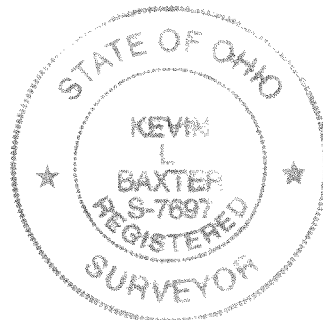
thence S 73° 14' 09" W along the centerline of Hayden Run Road and along a portion of a south line of said original 62.458 acre tract a distance of 340.77 feet to the place of beginning;

containing 19,539 square feet (= 0.448 acre) of land more or less, of which 10,223 square feet (= 0.235 acre) is within the existing right-of-way of Hayden Run Road.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey of said original 62.458 acre tract in April, 2002 and said 11.070 acre tract in June, 2003. Basis of bearings is the centerline of Interstate Route 270, being N 11° 36' 49" W, as shown upon Sheet 22 of 30 of Ohio Department of Transportation right-of-way plans for FRA-270-3.47 N.

*Kevin L. Baxter*

Kevin L. Baxter  
Ohio Surveyor #7697



0-111-6  
split  
0.448 Ac  
out of  
(010)  
277765

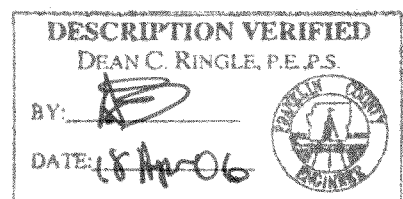
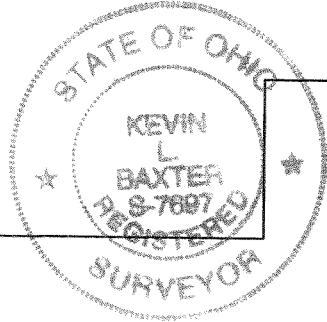
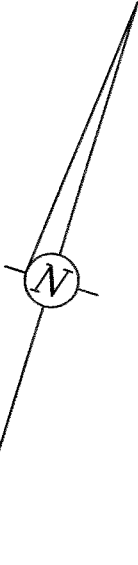


Exhibit "A-2"



MELVIN W. & FLORENCE M. RINGS, TRUSTEES  
ORIG. 62.458 AC.  
INSTR. 200208020190037  
INSTR. 200208020190090  
P.N. 010-212226



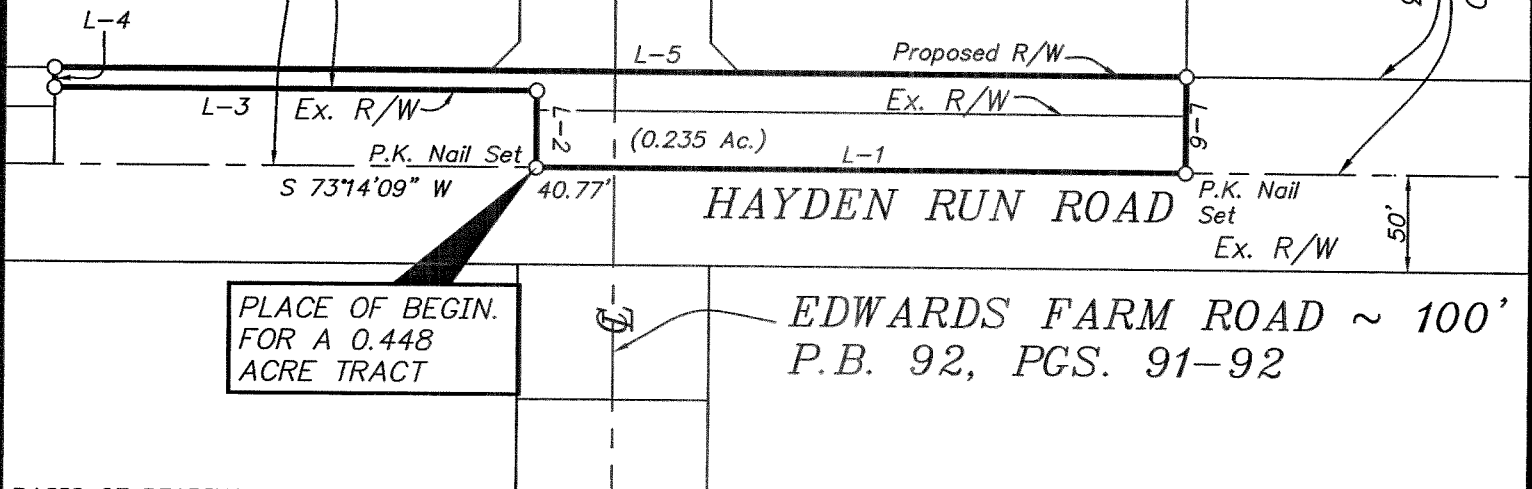
PROPOSED EDWARDS FARMS ROAD

GRAMERCY PLACE, LLC  
11.070 AC.  
INSTR. 200212020307354  
P.N. 010-264284

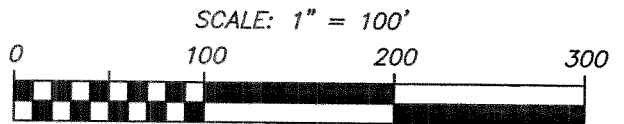
CITY OF COLUMBUS, OHIO  
0.2296 AC.  
O.R. 15936, PG. E 13

CITY OF COLUMBUS, OHIO  
0.351 AC.  
INSTR. 200412270289633

LINE TABLE		
	BEARING	LENGTH
L-1	S 73°14'09" W	340.77'
L-2	N 16°45'51" W	40.00'
L-3	S 73°14'09" W	250.00'
L-4	N 16°45'51" W	10.00'
L-5	N 73°14'09" E	590.77'
L-6	S 16°45'51" E	50.00'



BASIS OF BEARINGS:  
THE CENTERLINE OF INTERSTATE ROUTE 270, BEING  
N 11° 36' 49" W, AS SHOWN UPON SHEET 22 OF 30  
OF OHIO DEPARTMENT OF TRANSPORTATION  
RIGHT-OF-WAY PLANS FOR FRA-270-3.47 N.



3/4" I.D. Iron Pipe Set Unless Otherwise Shown

EXHIBIT OF A 0.448 ACRE TRACT  
FOR HAYDEN RUN ROAD RIGHT-OF-WAY,  
WEST OF CAMDEN PLACE DRIVE,  
CITY OF COLUMBUS, FRANKLIN CO., OHIO - V.M.S. 2418

SCALE: 1" = 100'



C.F. Bird & R.J. Bull, Inc.  
2875 W. Dublin-Granville Rd.  
Columbus, Ohio 43235

By Kevin L. Baxter AUGUST 25, 2005  
Kevin L. Baxter ~ Ohio Surveyor No. 7697



GRANTOR: BROADWAY CONDOMINIUMS, LLC,  
an Ohio limited liability company

GRANTEE: the CITY OF COLUMBUS, OHIO,  
an Ohio municipal corporation

200604200074041  
Pgs: 3 \$36.00 T20060029198  
04/20/2006 2:05PM BXPLAT CITY O  
Robert G. Montgomery  
Franklin County Recorder

**GENERAL WARRANTY DEED**

**BROADWAY CONDOMINIUMS, LLC**, an Ohio limited liability company, with offices in Franklin County, Ohio, for valuable consideration paid, the receipt of which is hereby acknowledged, grants with general warranty covenants to:

**the CITY OF COLUMBUS, OHIO,**

an Ohio municipal corporation, whose mailing address is 90 West Broad Street, Columbus, Ohio 43215, the following REAL PROPERTY:

Situated in the State of Ohio, in the County of Franklin, and in the City of Columbus:

A 2.465 acre tract more particularly described in Exhibit "A" attached hereto, made a part hereof, and consisting of two (2) pages.

This conveyance and the rights of the Grantee hereunder are subject to real estate taxes not yet due and payable, easements, zoning regulations of record, and all legal highways.

Prior Instrument Reference: Official Instrument No. 200509200195920, Recorder's Office, Franklin County, Ohio.

Executed this 17<sup>th</sup> day of November, 2005.

Broadway Condominiums, LLC,  
an Ohio limited liability company

by: Peter H. Edwards  
Peter H. Edwards, its managing member

STATE OF OHIO,  
COUNTY OF FRANKLIN, SS:

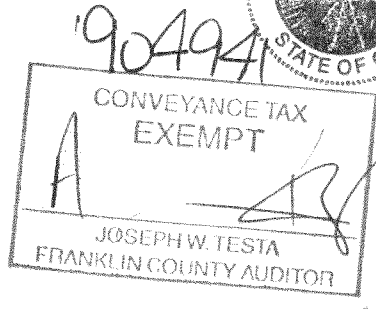
BE IT REMEMBERED, that on this 17<sup>th</sup> day of November, 2005, before me, the subscriber, a Notary public in and for said County and State, personally appeared Broadway Condominiums, LLC, an Ohio limited liability company, by Peter H. Edwards, its managing member, who acknowledged the execution hereof to be his free and voluntary act and deed for and on behalf of the Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Susan Wilgus  
Notary Public



This Instrument Prepared by:  
Thomas Markworth, Attorney  
900 Michigan Avenue, Suite B  
Columbus, Ohio 43215  
(614) 645-3601 or 241-2078



SUSAN WILGUS  
Notary Public, State of Ohio  
My Commission Expires 06-25-2010

TRANSFERRED  
APR 20 2006  
JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

May 12, 2004

Exhibit "A-1"

DESCRIPTION OF A 2.465 ACRE TRACT  
NORTH OF HAYDEN RUN ROAD, WEST OF CAMDEN PLACE DRIVE,  
CITY OF COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 2418, and being a portion of an original 62.458 acre tract of land conveyed to Melvin W. & Florence M. Rings, Trustees by deeds of record in Instrument 200208020190037 (Und. 1/2 Int.) and Instrument 200208020190090 (Und. 1/2 Int.), all references being to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a point at the intersection centerline of Hayden Run Road (variable width) with the centerline of Edwards Farms Road (100 feet in width) as shown upon the plat of Edwards Farms Road and Hayden Run Road Dedication Plat, of record in Plat Book 92, Pages 91 and 92;

thence N 16° 45' 51" W along the centerline of Edwards Farms Road, extended northerly, a distance of 50.00 feet to a point in the proposed northerly right-of-way line of Hayden Run Road and at the true place of beginning of the tract herein intended to be described;

thence S 73° 14' 09" W crossing a portion of said original 62.458 acre tract and along the proposed northerly right-of-way line of Hayden Run Road a distance of 65.00 feet to a 3/4" I.D. iron pipe set;

thence N 28° 14' 09" E crossing a portion of said original 62.458 acre tract a distance of 21.21 feet to a 3/4" I.D. iron pipe set;

thence N 16° 45' 51" W crossing a portion of said original 62.458 acre tract and perpendicular to the centerline of Hayden Run Road a distance of 536.67 feet to a 3/4" I. D. iron pipe set at a point of curvature;

thence northerly crossing a portion of said original 62.458 acre tract and with a curve to the right, data of which is: radius = 550.00 feet, and delta = 59° 35' 04", arc length = 571.97 feet, a chord distance of 546.54 feet bearing N 13° 01' 42" E to a 3/4" I.D. iron pipe set at the south corner of a 16.484 acre tract of land conveyed to Times Square at Tuttle Crossing, Ltd., by deed of record in Instrument 200112180295406 and at the northwest corner of a 9.019 acre tract of land conveyed to Gramercy Place, LLC by deed of record in Instrument 200406230146062;

thence S 47° 10' 46" E along the southwest line of said 9.019 acre tract a distance of 100.00 feet to a 3/4" I.D. iron pipe set at a corner of said 9.019 acre tract;

thence southerly along the curved northwesterly line of said 9.019 acre tract and with a curve to the left, data of which is: radius = 450.00 feet, and delta = 59° 35' 04", arc length = 467.98 feet, a chord distance of 447.17 feet bearing S 13° 01' 42" W to a 3/4" I.D. iron pipe set at the point of tangency;

thence S 16° 45' 51" E along a west line of said 9.091 acre tract, along a west line of a 11.070 acre tract of land conveyed to Gramercy place, LLC by deed of record in Instrument 200212020307354 and crossing a portion of said original 62.458 acre tract a distance of 536.67 feet to a 3/4" I.D. iron pipe set;

thence S 61° 45' 51" E crossing a portion of said original 62.458 acre tract a distance of 21.21 feet to a 3/4" I.D. iron pipe set in the proposed northerly right-of-way line of Hayden Run Road;

thence S 73° 14' 09" W crossing a portion of said original 62.458 acre tract and along the proposed northerly right-of-way line of Hayden Run Road a distance of 65.00 feet to the true place of beginning,

containing 2.465 acre of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey, performed under his supervision, in January, 2002. Basis of bearings is the centerline of Interstate Route 270, being N 11° 36' 49" W, as shown upon Sheet 22 of 30 of Ohio Department of Transportation right-of-way plans for FRA-270-3.47 N.

*Kevin L. Baxter*

Kevin L. Baxter  
Ohio Surveyor #7697



0-111-6  
split  
2.465 Acre  
out of  
6010  
277765

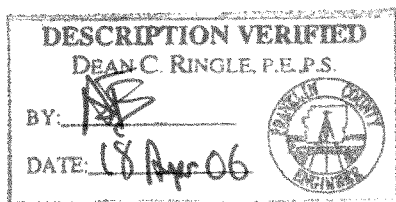


Exhibit "A-2"

TIMES SQUARE AT TUTTLE CROSSING, LTD.  
16.484 AC.  
INSTR. 200112180295406  
P.N. 010-260043

FUTURE  
EDWARDS FARMS ROAD

$R = 350.00'$   
 $\Delta = 59^{\circ}35'04''$   
 $L = 571.87'$   
 $Ch = 548.54'$   
 $S 130^{\circ}42' E$

2.465 AC.

$R = 450.00'$   
 $\Delta = 59^{\circ}35'04''$   
 $L = 467.98'$   
 $Ch = 447.17'$   
 $S 130^{\circ}42' W$

GRAMERCY PLACE, LLC  
9.019 AC.  
INSTR. 200406230146062  
P.N. 010-271507

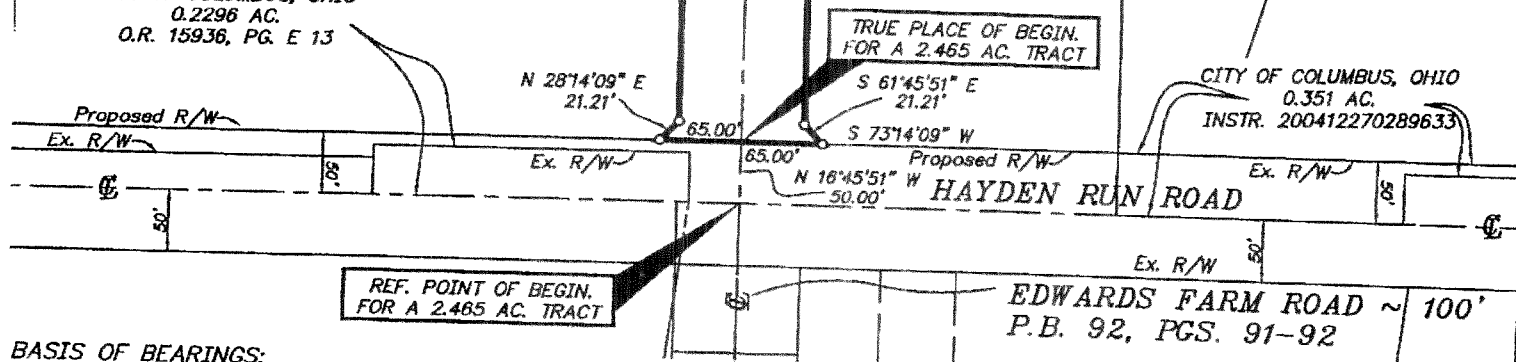
MELVIN W. & FLORENCE M. RINGS, TRUSTEES  
ORIG. 62.458 AC.  
INSTR. 200208020190037  
INSTR. 200208020190090  
P.N. 010-212226

GRAMERCY PLACE, LLC  
11.070 AC.  
INSTR. 200212020307354  
P.N. 010-264284

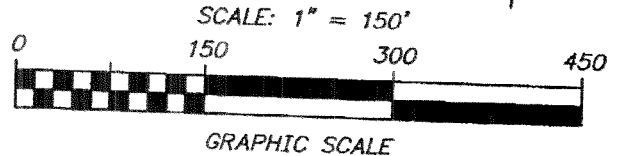


CITY OF COLUMBUS, OHIO  
0.2296 AC.  
O.R. 15936, PG. E 13

CITY OF COLUMBUS, OHIO  
0.351 AC.  
INSTR. 200412270289633



BASIS OF BEARINGS:  
THE CENTERLINE OF INTERSTATE ROUTE 270, BEING  
N 11° 36' 49" W, AS SHOWN UPON SHEET 22 OF 30  
OF OHIO DEPARTMENT OF TRANSPORTATION  
RIGHT-OF-WAY PLANS FOR FRA-270-3.47 N.



—○— 3/4" I.D. Iron Pipe Set Unless Otherwise Shown

EXHIBIT OF A 2.465 ACRE TRACT  
NORTH OF HAYDEN RUN ROAD, WEST OF CAMDEN PLACE DRIVE,  
CITY OF COLUMBUS, OHIO - V.M.S. 2418

SCALE: 1" = 150'



C.F. Bird & R.J. Bull, Inc.  
2875 W. Dublin-Granville Rd.  
Columbus, Ohio 43235

MAY 12, 2005  
By Kevin L. Baxter  
Kevin L. Baxter ~ Ohio Surveyor No. 7697



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Robert G. Montgomery  
Franklin County Recorder

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

KNOW ALL MEN BY THESE PRESENTS that **MICHAEL CROWE**, married, and **CONNIE CROWE**, unmarried, "Grantors", brother and sister, 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 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:

0.027 Acres

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

Franklin County Tax Parcel No. 590-129926.

Prior Instrument Reference: Instrument Number 200506300127443,  
Recorder's Office, Franklin County, Ohio.

The Grantors have caused this instrument to be subscribed this 2 day of December 2005.

Michael Crowe

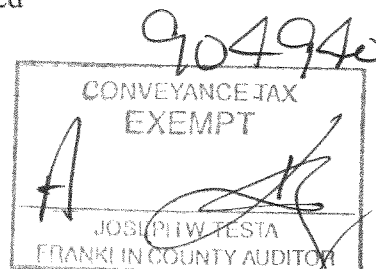
Michael Crowe, married

Jodi F. Crowe

Jodi F. Crowe, spouse

Connie Crowe

Connie Crowe, unmarried



TRANSFERRED

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

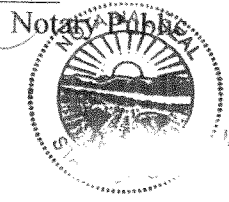
APR 20 2006

BE IT REMEMBERED that on this 2 day of December 2005 the foregoing instrument was acknowledged before me by Michael Crowe, Jodi F. Crowe, and Connie Crowe.

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

(seal)

Krista Beyke



KRISTA BEYKE  
Notary Public, State of Ohio  
My commission expires 01-17-2010

KRISTA BEYKE  
Notary Public, State of Ohio  
01-17-2010

# EXHIBIT "A"

## LEGAL DESCRIPTION OF 0.027 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, located in part of Lot 1 of C.B. Shoemaker's Subdivision, as delineated and recorded in Plat Book 23, Page 41, Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at an iron pin found (5/8" rebar) in the south line of Bethel Road and in the west line of said Lot 1 marking the southwest corner of a 0.056 acre tract conveyed to the City of Columbus, as recorded in Official Record 14745, Page A 19 and the southeast corner of a 0.172 acre tract conveyed to the City of Columbus, as recorded in Official Record 13887, Page H 05;

thence South 86° 28' 51" East 119.20 feet, along the south line of Bethel Road and said 0.056 acre tract, to an iron pin found (5/8" rebar) in the east line of Lot 1 and west line of Lot 2 marking the southeast corner of said 0.056 acre tract and the southwest corner of a 0.056 acre tract conveyed to the City of Columbus, as recorded in Official Record 14137, Page B 13;

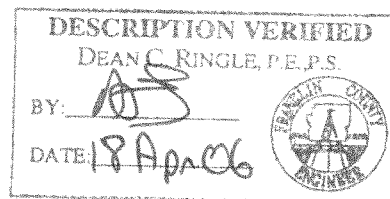
thence South 02° 42' 00" West 10.00 feet, along the east line of Lot 1 and west line of Lot 2, to an iron pin set (5/8" rebar);

thence North 86° 28' 51" West 119.20 feet, across said Lot 1 and 60 feet south of the centerline of Bethel Road (as measured at right angles), to an iron pin set (5/8" rebar) in the west line of Lot 1 and east line of a 1.230 acre tract conveyed to Sahar M. Hamzeh, as recorded in Instrument Number 200403050049063;

thence North 02° 42' 00" East 10.00 feet, along the west line of Lot 1 and east line of said 1.203 acre tract, to the place of beginning, containing 0.027 acres.

*Basis of bearings based on the centerline of Bethel Road being South 86° 28' 51" East. A survey was done by Bradley J. Patridge P.S. 7068, in October, 2005. All iron pins set are 5/8 inch rebar, 30 inches long, capped PATRIDGE SURVEYING.*

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



N-92-M  
split  
10100 ft East line  
1000 ft West line  
off of North line  
out of  
(590)  
129926

# SURVEY PLAT

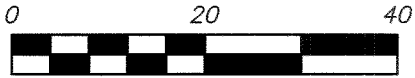
Pt. Lot 1  
Plat Book 23, Page 41

C.B. Shoemaker Sub.

Columbus, Ohio  
Franklin Co. Recorder's Office

For:  
Mike Crowe, owner

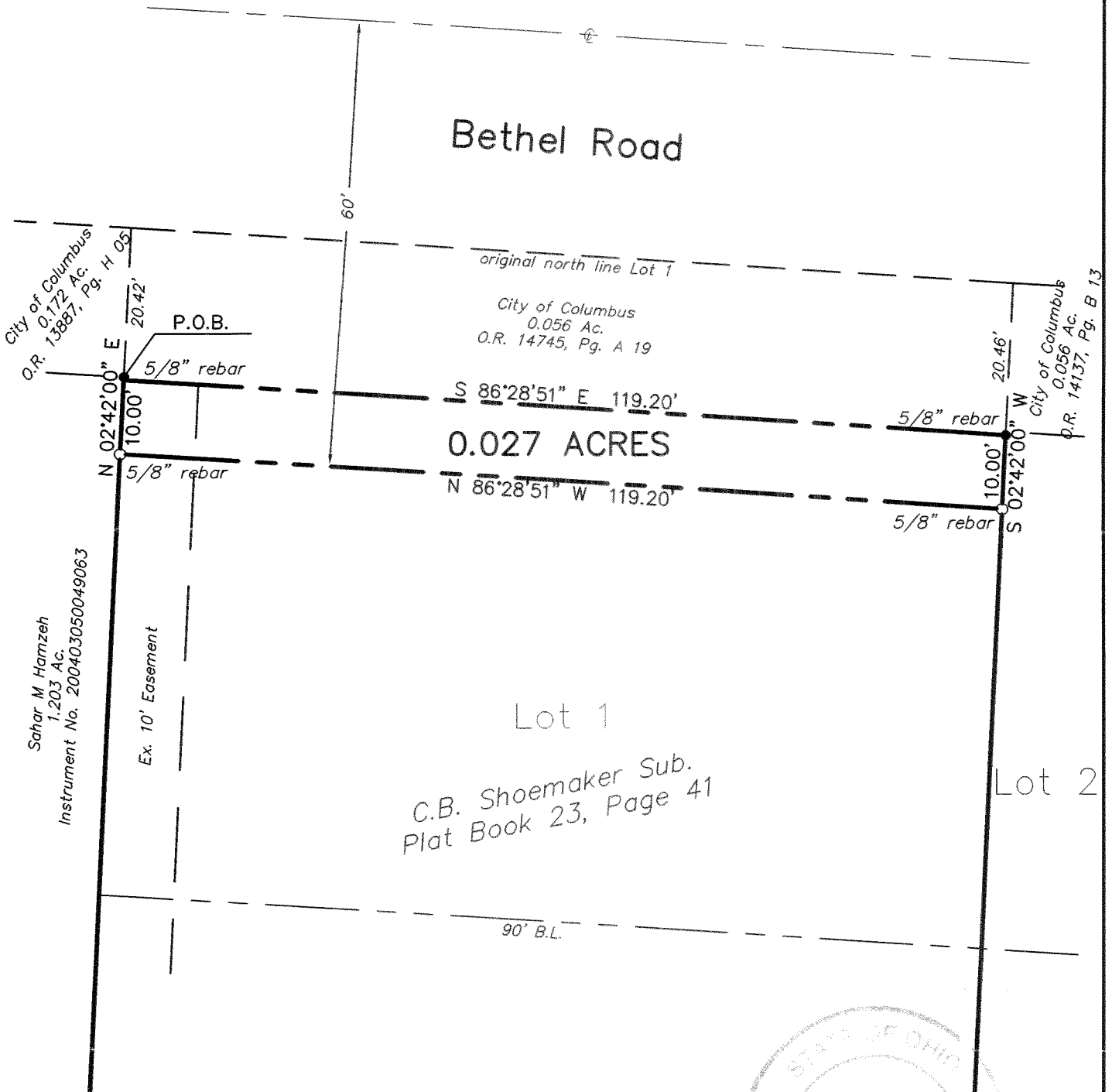
*Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.*



Scale 1" = 20'

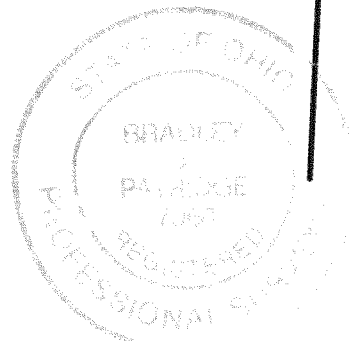
October 25, 2005

Basis of bearings based on the centerline of Bethel Road being  
S 86° 28' 51" E



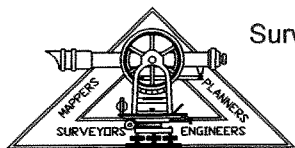
## LEGEND

- found iron pin
- set iron pin (capped 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.*

*Bradley Patridge*  
Professional Surveyor No. 70081



**Patridge  
Surveying & Engineering LLC**

9464 Dublin Road  
Powell, Ohio 43065  
Tel.-614-799-0031  
Fax-614-799-0030

Email-PatridgeSurvey@aol.com

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