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4



200411170263360

Pgs: 4 \$44.00 T20040098922
11/17/2004 1:04PM MLCITY OF COL
Robert G. Montgomery
Franklin County Recorder

FIDUCIARY DEED

(R.C. §5302.09)

KNOW ALL MEN BY THESE PRESENTS that **STEPHEN ALAN SCHENZ, Trustee**, "Grantor", of the June E. Schenz Trust U/A, 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), does hereby grant in fee simple, with fiduciary covenants (R.C. §5302.10), 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)

Prior Instrument Re: Instrument Number 200002110029197 & 200403250065393,
Recorder's Office, Franklin County, Ohio.
Franklin County Tax Parcel Number 560-154575.

The Grantor, Stephen Alan Schenz, Trustee, has hereunto caused this deed to be executed and subscribed this 1 day of Sept 2004.

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

Stephen Alan Schenz, Trustee

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this 1ST day of SEPTEMBER 2004 the foregoing instrument was acknowledged before me by Stephen Alan Schenz, Trustee, of the June E. Schenz Trust U/A.

(seal)

Notary Public
BRADLEY L. CONLEY NOTARY PUBLIC
UNION COUNTY STATE OF OHIO
MY COMMISSION EXPIRES JULY 2, 2008

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Richard A. Pieplow (8-13-04)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Walcutt Rd.-Zoning Z-04-044-LeVally

914767
CONVEYANCE TAX
EXEMPT
A
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED
NOV 17 2004
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

EXHIBIT "A"

**DESCRIPTION OF A 0.342 ACRE TRACT
TO BE DEDICATED FOR RIGHT-OF-WAY PURPOSES
AT 1700 WALCUTT ROAD,
COLUMBUS, OHIO
(MR. STEPHEN SCHENZ)**

Situated in the State of Ohio, County of Franklin, City of Columbus in Virginia Military Survey Number 5244 and being a portion of a 5.093 acre tract of land (5.004 acres by recent survey) conveyed as Parcel #1 to June E. Schenz and Stephen Alan Schenz, Co-Trustees of the June E. Schenz Trust U/A by deed of record in Instrument 200002110029197, all references being to the Recorder's Office, Franklin County, Ohio, said tract bounded and described as follows:

Beginning, for reference, at a Franklin County Monument denoted as FCGS 7742 found at an angle point in the centerline of Trabue Road, at the southeast corner of 5.0 acre tract of land conveyed to ACA Real Estate, Ltd. by deed of record in Instrument 200309300312373 and in the west line of a tract of land conveyed to Pennsylvania Lines, LLC as shown on Exhibit "B-13" of record in Instrument 200212180325195;

thence N 14° 27' 50" E along the east line of said 5.0 acre tract and along a portion of a west line of said Pennsylvania Lines, LLC tract a distance of 1,136.67 feet to a 3/4" I.D. Iron Pipe found at the northeast corner of said 5.0 acre tract at the southeast corner of a 1.301 acre tract of land conveyed as Parcel No. 2 to June E. Schenz and Stephen Alan Schenz, Co-Trustees of the June E. Schenz Trust U/A by deed of record in Instrument 200002110029197;

thence S 77° 45' 28" W along the north line of said 5.0 acre tract, along the south line of said 1.301 acre tract and along a portion of the north line of a 1.863 acre tract of land conveyed to Keeler Family Limited Partnership by deed of record in Instrument 199807130173699 a distance of 527.14 feet to a point at the southwest corner of said 1.301 acre tract, in the north line of said 1.863 acre tract and at the southeast corner of a 0.625 acre tract of land conveyed to James Geddes & Timothy Koethke by deed of record in Instrument 200112310304556, said point referenced by a 3/4" Pinch Top Iron Pipe found bearing S 36° 35' 06" W a distance of 0.90 feet;

thence N 12° 14' 32" W along the west line of said 1.301 acre tract and along the east line of said 0.625 acre tract a distance of 102.46 feet to a Drill Hole found at the northwest corner of said 1.301 acre tract, at the northeast corner of said 0.625 acre tract and in the south line of said 5.004 acre tract;

thence S 77° 45' 28" W along a portion of the south line of said 5.004 acre tract and along a portion of the north line of said 0.625 acre tract a distance of 219.58 feet to a 3/4" I.D. iron set at the true place of beginning of the tract herein intended to be described;

thence continuing S 77° 45' 28" W along a portion of the south line of said 5.004 acre tract and along a portion of the north line of said 0.625 acre tract a distance of 54.80 feet to Mag Nail found at the southwest corner of said 5.004 acre tract, at the northwest corner of said 0.625 acre tract and in the centerline of Walcutt Road;

thence N 11° 55' 00" E along the centerline of Walcutt Road and along the west line of said 5.004 acre tract a distance of 299.77 feet to a Mag Nail found at the northwest corner of said

EXHIBIT "A"

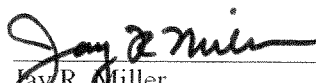
5.004 acre tract and at the southwest corner of a 5.107 acre tract of land conveyed to Chesapeake Realty Limited Partnership by deed of record in Instrument 200006140117920;

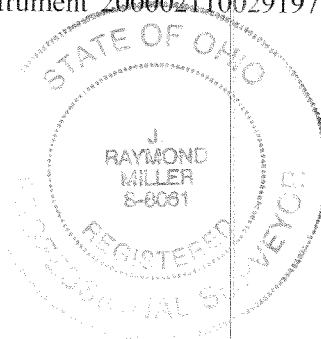
thence N 80° 27' 40" E along a portion of the north line of said 5.004 acre tract and along a portion of the south line of said 5.107 acre tract a distance of 53.72 feet to a 3/4" I.D. Iron Pipe Set;

thence S 11° 55' 00" W crossing a portion of said 5.004 acre tract a distance of 296.99 feet to the true place of beginning;

containing 14,919 square feet (= 0.342 acre) of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Jay R. Miller, Ohio Surveyor No. 8061, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under my supervision in June, 2004. Basis of bearings is the centerline of Walcutt Road, being N 11° 55' 00" E, as shown in Instrument 200002110029197, Recorder's Office, Franklin County, Ohio.

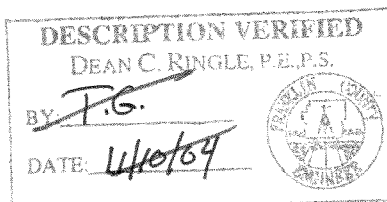

Jay R. Miller
Ohio Surveyor #8061



0-64-E

SPLIT 0.342 AC.

OUT OF (560) 154575



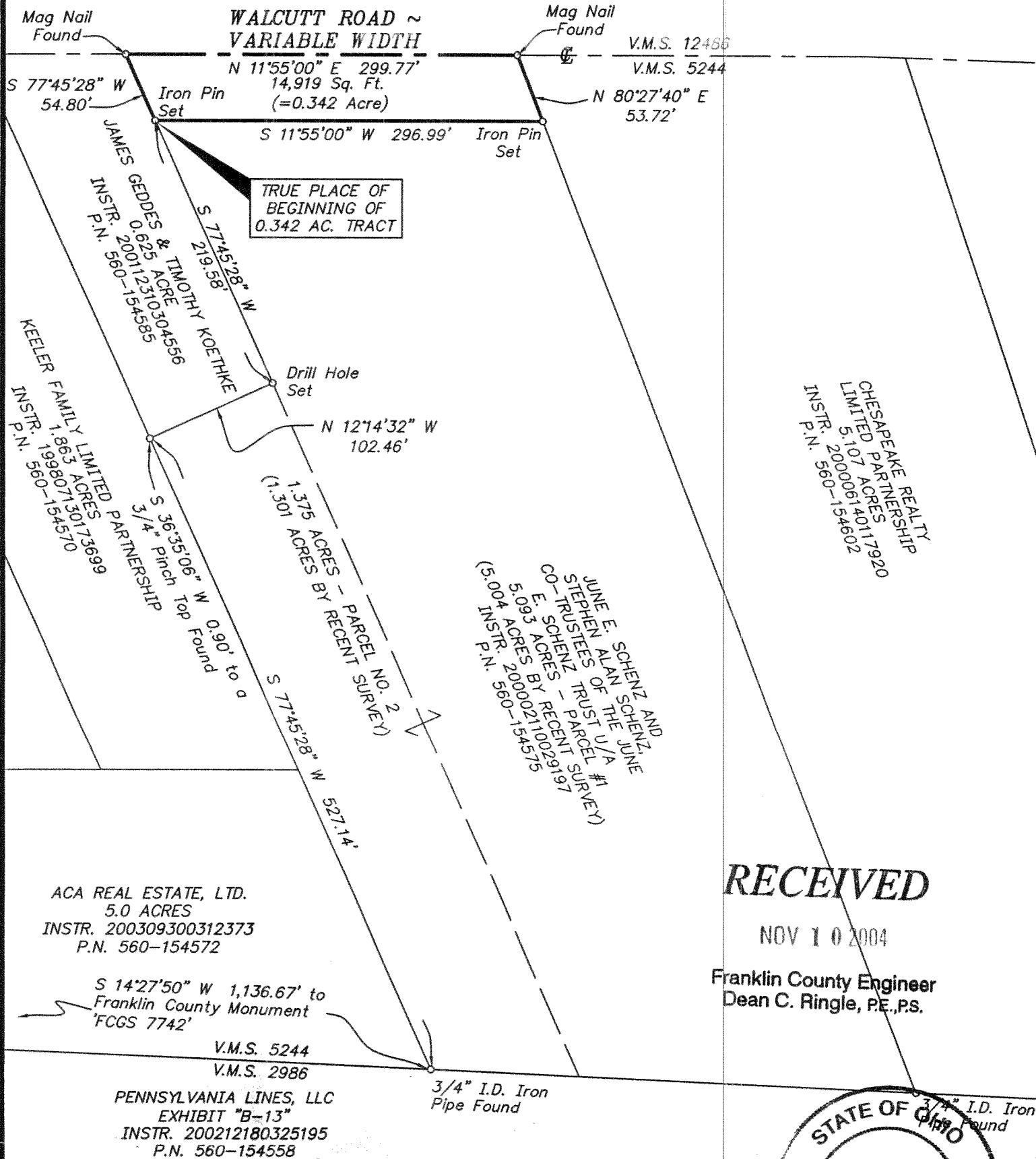
AS
F. N. W. O. Y.



SCALE: 1" = 100'



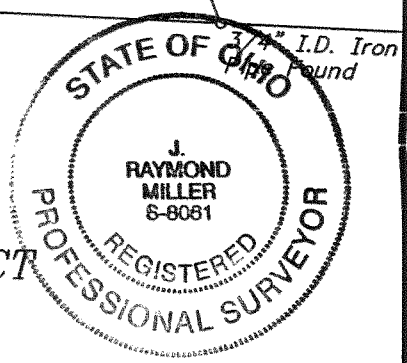
GRAPHIC SCALE



RECEIVED

NOV 10 2004

Franklin County Engineer
Dean C. Ringle, PE., PS.



AUGUST 10, 2004

BASIS OF BEARINGS: The centerline of Walcutt Road, being N 11°55'00" E as shown in Instrument 200002110029197, Recorder's Office, Franklin County, Ohio.

**EXHIBIT FOR A 0.342 ACRE TRACT
AT 1700 WALCUTT ROAD,
COLUMBUS, OHIO
(V.M.S. 5244)**

SCALE: 1" = 100'



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

By Jay R. Miller
Jay R. Miller ~ Ohio Surveyor No. 8061

GENERAL WARRANTY DEED

(R.C. 5302.05)



200412140283176

Pgs: 3 \$36.00 T20040106011
12/14/2004 10:42AM MLCITY OF COL
Robert G. Montgomery
Franklin County Recorder

KNOW ALL MEN BY THESE PRESENTS that **EAST BROAD STREET VENTURES 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 (R.C. 5302.06), for all roadway/highway purposes, to the Grantee, its successors and assigns forever, the following described real property:

0.279 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 1, Range 16, United States Military Lands and being part of the remainder of that 28.295 acre tract conveyed to East Broad Street Ventures LLC by deed of record in Instrument Number 200410210243887 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument No. 5011 found marking the centerline intersection of Waggoner Road with East Broad Street (State Route 16);

Thence N 81° 49' 10" E, with the centerline of said East Broad Street, a distance of 1382.05 feet, to a point;

Thence N 08° 10' 50" W, leaving said centerline, a distance of 70.00 feet, to an iron pin set at the southwesterly corner of said 28.295 acre tract, marking the intersection of the northerly right-of-way line for said East Broad Street (Official Record 17771G10) with the easterly right-of-way line for Meijer Drive (Plat Book 100, Page 72), the True Point Of Beginning;

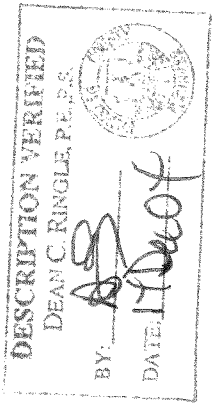
Thence N 08° 11' 08" W, a distance of 10.00 feet, with the westerly line of said 28.295 acre tract and the easterly right-of-way line of Meijer Drive, to an iron pin set in the proposed northerly right-of-way line of East Broad Street;

Thence N 81° 49' 10" E, a distance of 1215.66 feet, across said 28.295 acre tract and with said proposed northerly right-of-way line of East Broad Street, to an iron pin set in the westerly line of Parcel I as shown in the deed to Villages at Waggoner Park Associates, Ltd. of record in Instrument Number 200010270218257;

Thence S 02° 42' 29" W, a distance of 10.19 feet, with the easterly line of said 28.295 acre tract and a westerly line of said Parcel I, to an iron pin set marking the common corner thereof, in said northerly right-of-way line;

Thence S 81° 49' 10" W, a distance of 1213.74 feet, with the southerly line of said 28.295 acre tract and said northerly right-of-way line, to the True Point Of Beginning and containing **0.279 acres**, 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



0-40-F
Split
01279 Acres
out of
(515)
~~222048~~
273199

915938
CONVEYANCE TAX
EXEMPT
A
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED

DEC 14 2004
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments FCGS 5011 and FRANK 48, with a bearing of N 81° 49' 10" E for the centerline of East Broad Street, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EMH&T, INC., James M. Pearsall, R.S. No. 7840, 11/11/04.

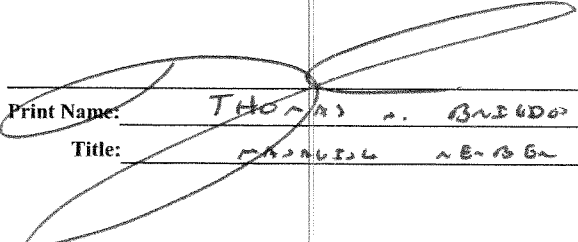
Franklin County Tax Parcel No. 515-222048.

Prior Instrument Reference: Instrument Number 200410210243887,
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).

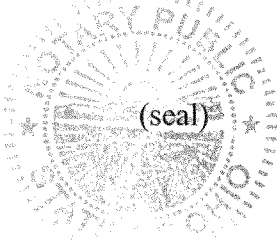
The Grantor, by its duly authorized member, has caused this deed to be executed and subscribed this 23rd day of November 2004.

EAST BROAD STREET VENTURES LLC
an Ohio limited liability company


Print Name: THOMAS A. BRIDON
Title: MANAGER

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 23 day of November 2004 the foregoing instrument was acknowledged before me by Thomas A. Bridon, Manager, on behalf of East Broad Street Ventures LLC, an Ohio limited liability company.



JANE A. STEGALL
Notary Public, State of Ohio
My Commission Expires
02-01-09

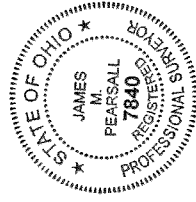
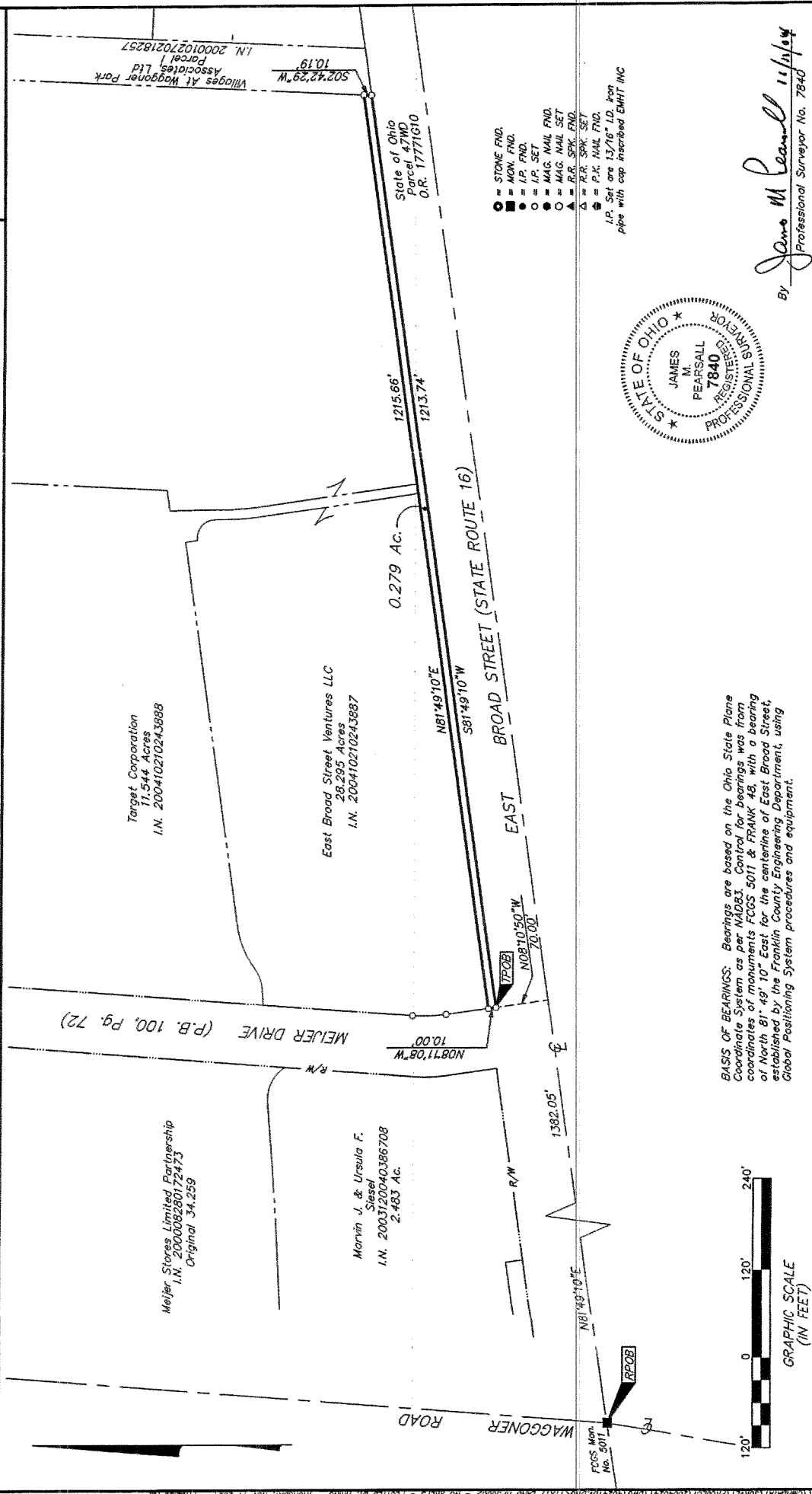

Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow (11-15-04)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: East Broad Street-right-of-way donation-LeVally

SURVEY OF ACREAGE PARCEL
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Date: November 11, 2004
 Scale: 1" = 120'
 Job No: 2004-0241

EMHT INC
 ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS
 EVANS, MECHWART, HAMBLETON & TILTON, INC.
 100 WEST BUCKLE CREEK RD.
 COLUMBUS, OHIO 43240
 TELEPHONE (614) 471-5150 - FACSIMILE (614) 471-9986



By *James M. Pearsall*
 Professional Surveyor No. 7840

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per MADD3. Control for bearings was from coordinates of monuments FCGS 5011 & FRANK 48, with a bearing of North 81° 49' 10" East for the centerline of East Broad Street, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

GRAPHIC SCALE
 (IN FEET)

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200412220288930

Pgs: 3 \$36.00 T20040108427
12/22/2004 12:42PM MLCITY OF C
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED

(O.R.C. §5302.05)

KNOW ALL MEN BY THESE PRESENTS that **DOMINION HOMES, INC.**, "Grantor", an Ohio corporation, for valuable consideration given to it, (the receipt of which is hereby acknowledged), by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, whose tax mailing address is Mortgage Code 9000 (90 West Broad Street, Columbus, Ohio 43215), does, subject to easements, condition, 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 15, Quarter Township 2, Township 2, Range 16, United States Military Lands, and being part of the 60.492 acre tract conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200311040353156, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 8824, being in the centerline of Central College Road;

Thence South 03° 33' 54" West, a distance of 1509.31 feet, to an iron pin set at a northeasterly corner of said 60.492 acre tract;

Thence South 86° 27' 50" East, a distance of 699.49 feet, with a northerly line of said 60.492 acre tract, to an iron pin set at a northeasterly corner thereof and in the westerly right-of-way line of Hamilton Road, as dedicated in "Dedication Plat of Hamilton Road and Easements", of record in Plat Book 100, Pages 3 thru 5;

Thence South 02° 08' 02" West, a distance of 44.50 feet, with the line common to said 60.492 acre tract and said westerly right-of-way line, to an iron pin set at a point of curvature;

Thence with the arc of said curve to the right, having a central angle of 00° 46' 32", a radius of 5950.00 feet, an arc length of 80.53 feet, and a chord which bears South 02° 31' 17" West, a distance of 80.53 feet, continuing with the line common to said 60.492 acre tract and said westerly right-of-way line, to an iron pin set, being the *True Point Of Beginning*;

Thence continuing with the arc of said curve to the right, having a central angle of 00° 34' 40", a radius of 5950.00 feet, an arc length of 60.00 feet, and a chord which bears South 03° 11' 53" West, a distance of 60.00 feet, to an iron pin set at a southeasterly corner of said 60.492 acre tract and in a northerly line of a part of the remainder of a 24.416 acre tract conveyed to Townsend Construction Company, an Ohio corporation by deed of record in Instrument Number 200311040353155;

Thence North 86° 27' 50" West, a distance of 702.45 feet, partially with the line common to said 60.492 and 24.416 acre tracts and partially across said 60.492 acre tract, passing an iron pin set at 378.86 feet, to an iron pin set;

TRANSFERRED

DEC 22 2004

JOSEPH W. TESTA
AUDITOR

FRANKLIN COUNTY, OHIO

916341

CONVEYANCE TAX EXEMPT
A [Signature]

[Handwritten mark]

Thence across said 60.492 acre tract the following courses and distances:
North 03° 33' 54" East, a distance of 52.00 feet, to an iron pin set;
South 86° 27' 50" East, a distance of 423.00 feet, to an iron pin set;
North 85° 03' 41" East, a distance of 54.28 feet, to an iron pin set; and
South 86° 27' 50" East, a distance of 225.38 feet, to the True Point Of Beginning and **containing 0.885 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.

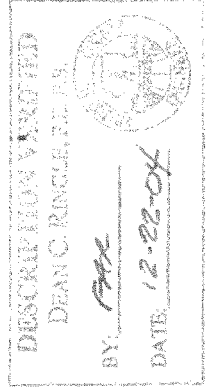
Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from monuments 8824 & 8825, having a bearing of North 86° 29' 28" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EMH&T, Inc., Edward J. Miller, R.S. No. 8250.

Franklin County Tax Parcel No. 010-268562.

Prior Instrument Reference: Instrument Number 200311040353156,
Recorder's Office, Franklin County, Ohio.

*0-73-6
SPLIT
0.885 ACRES
OUT OF
(010)
268562*



The Grantor, by its duly authorized officer, has caused this deed to be executed and subscribed this 17th day of December 2004.

DOMINION HOMES, INC.
an Ohio corporation

David Borror

David S. Borror, Executive Vice President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

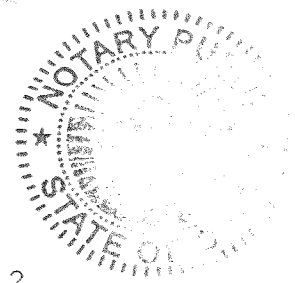
BE IT REMEMBERED, that on this 17th day of December 2004
the foregoing instrument was acknowledged before me by David S. Borror, Executive Vice President, on behalf of Dominion Homes, Inc., an Ohio corporation.

(seal)

Jawis A. Eckstein

Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow *[Signature]* (12-9-04)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: 2013 Dr. E - Albany Way Drive-LeVally



JAWIS A. ECKSTEIN
Notary Public, State of Ohio
My Commission Expires
07-27-07



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

SURVEY OF ACREAGE PARCEL

SECTION 15, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Date: December 16, 2004
Scale: 1" = 60'
Job No: 2004-0480

Central College Road

F.C.G.S. Mon. No. 8824

RPOB

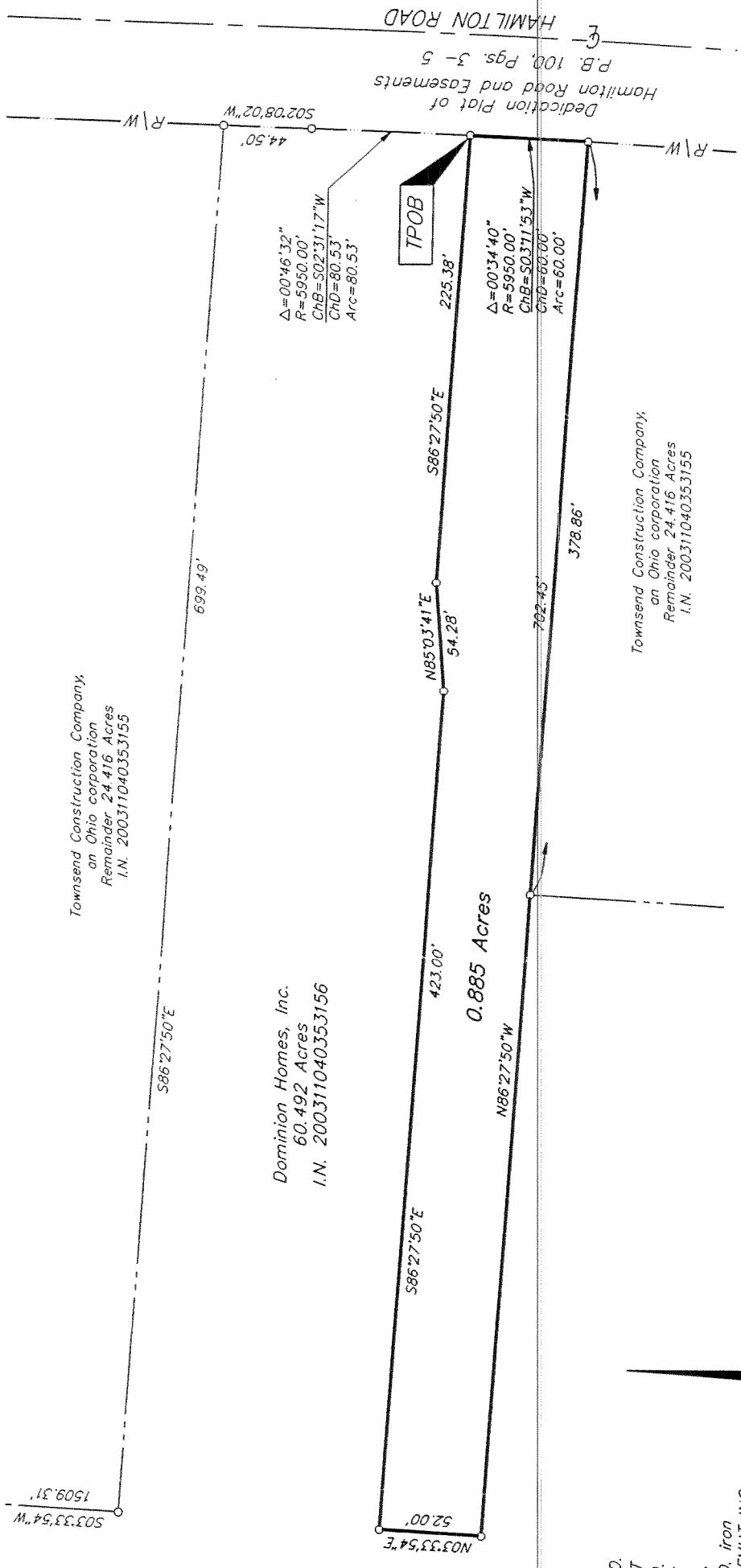
1509.31'
S03°33'54"W

Townsend Construction Company,
an Ohio corporation
Remainder 24.416 Acres
I.N. 200311040353155

Dominion Homes, Inc.
60.492 Acres
I.N. 200311040353156

0.885 Acres

Townsend Construction Company,
an Ohio corporation
Remainder 24.416 Acres
I.N. 200311040353155



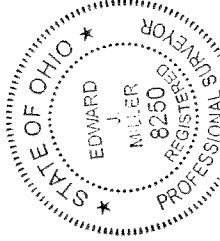
- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.

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



GRAPHIC SCALE
(IN FEET)

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from monuments 8824 & 8825, having a bearing of North 86° 29' 28" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



BY: *[Signature]*
Professional Surveyor No. 8250
12/16/04