



GENERAL WARRANTY DEED

(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 (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. 435-266126 and 266127.

Prior Instrument Reference: Instrument Number 200306020162055,
Recorder's Office, Franklin County, Ohio.

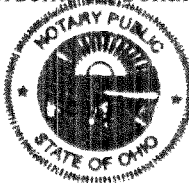
The Grantor, by its duly authorized officer, has caused this deed to be executed and subscribed this 11th day of August, 2003.

DOMINION HOMES, INC.
an Ohio corporation

By: David Borror
David S. Borror, Executive Vice President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

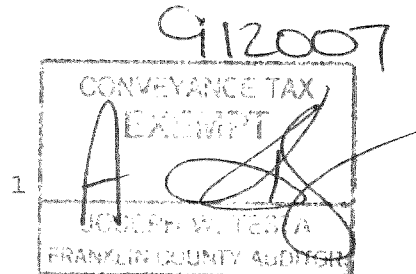
BE IT REMEMBERED, that on this 11th day of August, 2003, the foregoing instrument was acknowledged before me by David S. Borror, Executive Vice President, on behalf of Dominion Homes, Inc., an Ohio corporation.



Jennifer S. Purcell, Notary Public
in and For the State of Ohio
My commission expires February 23, 2008

Jennifer S. Purcell
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow (7-30-03)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Big Run South Road-roadway donation-LeVally



TRANSFERRED

SEP 12 2003

JOSHUA W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

DESCRIPTION OF A 0.854 ACRE TRACT
LOCATED SOUTH OF INTERSTATE 270
AND NORTH OF BIG RUN SOUTH
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

EXHIBIT "A"

Situate in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey No. 1389, and being a 0.854 acre out of a 74.105 acre tract conveyed to Dominion Homes, Inc., by deed of record in Instrument Number 200306020162055, all records herein of the Recorder's Office, Franklin County, Ohio, said 0.854 acre tract being more particularly described as follows:

Begin, For Reference, at an iron pin found at a southeast corner of Lot 30 of ROBIN ESTATES NO. 2, a subdivision of record in Plat Book 52, Page 98, said iron pin also being a corner of said 74.105 acre tract;

Thence South $84^{\circ} 06' 00''$ West, a distance of 116.29 feet, along the line common to said 74.105 acre tract and said ROBIN ESTATES NO. 2, to an iron pin found at the common corner of said 74.105 acre tract and that 7.757 acre tract conveyed to Hank W. Schreck and Patricia S. Schreck, by deed of record in Official Record 16809 E08;

Thence South $01^{\circ} 13' 26''$ West, a distance of 213.25 feet, along the line common to said 74.105 acre tract and said 7.757 acre tract, to a point;

Thence South $88^{\circ} 46' 34''$ East, a distance of 1542.18 feet, over and across said 74.105 acre tract, to an iron pin found in the line common said 74.105 acre tract and an original 15.25 acre tract conveyed to The Russette Corporation, by deed of record in Deed Book 3031, Page 335, said iron pin also being at the **Point of True Beginning**;

Thence South $01^{\circ} 27' 53''$ West, a distance of 37.76 feet, along the line common to said 74.105 acre tract and said 15.25 acre tract, to a cotton gin spike found in the centerline of Big Run South Road (County Road 258 – 60 feet-wide);

Thence the following five (5) courses and distances along the centerline of said Big Run South Road and the southeasterly line of said 74.105 acre tract:

1. Along a curve to the left, having a central angle of $01^{\circ} 51' 50''$, a radius of 8240.93 feet, an arc length of 268.10 feet, a chord which bears South $53^{\circ} 03' 26''$ West, a chord distance of 268.09 feet, to a cotton gin spike found;
2. South $52^{\circ} 08' 13''$ West, a distance of 7.04 feet, to a cotton gin spike found;
3. Along a curve to the left, having a central angle of $06^{\circ} 28' 40''$, a radius of 2933.40 feet, an arc length of 331.65, a chord which bears South $48^{\circ} 53' 11''$ West, a chord distance of 331.47 feet, to a cotton gin spike found;
4. South $45^{\circ} 38' 51''$ West, a distance of 537.44 feet, to a railroad spike found;

EXHIBIT "A"

5. South 45° 25' 00" West, a distance of 84.77 feet, to a cotton gin spike found at the southeast corner of a 0.332 acre tract conveyed to Melinda J. Gardner by deed of record in Instrument No. 200209190233852 and the southwest corner of said 74.105 acre tract;

Thence North 31° 48' 13" West, a distance of 30.76 feet, along the line common to said 74.105 acre tract and said 0.332 acre tract, to an iron pin found in the northerly right-of-way line of said Big Run South Road;

Thence the following five (5) courses and distances over and across said 74.105 acre tract:

1. North 45° 25' 00" East, a distance of 78.03 feet, to an iron pin set;
2. North 45° 38' 51" East, a distance of 537.50 feet, to an iron pin set;
3. Along a curve to the right, having a central angle of 06° 28' 40", a radius of 2963.40 feet, an arc length of 335.04 feet, a chord which bears North 48° 53' 11" East, a chord distance of 334.86 feet, to an iron pin set;
4. North 52° 08' 13" East, a distance of 7.04 feet, to an iron pin set;
5. Along a curve to the right, having a central angle of 02° 01' 23", a radius of 8270.93 feet, an arc length of 292.06 feet, a chord which bears North 53° 08' 12" East, a chord distance of 292.04 feet, to the **POINT OF BEGINNING**, containing 0.854 acres, more or less, 0.029 acre being out of Parcel Number 160-000306 and 0.825 acre being out of Parcel Number 160-000308, and being subject to all easements, restrictions and rights-of-way of record.

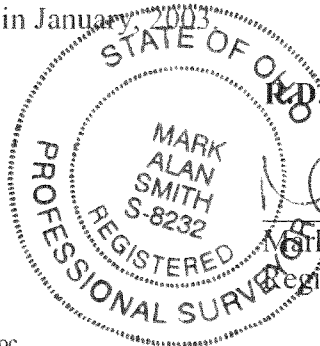
All iron pins set are 3/4-inch iron pipes, 30 inches in length, with a yellow cap bearing the name "R.D. Zande".

The bearing given in the above description are based on the bearing of North 45°38'51" East for the centerline of Big Run South Road, as established by a network of GPS observations performed in January 2003.

0-31-A
split
0.825 Acres
out of
(160) 308
Annexed to
(435) 266126

P:/6525/survey/data/6525s2-rw.bo.doc

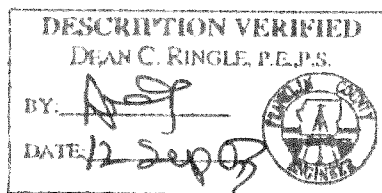
and
split
0.029 Acres
out of
(160) 306
Annexed to
(435) 266127



R.D. ZANDE & ASSOCIATES, INC.

Mark Alan Smith
Registered Surveyor No. S-8232

Date 05/28/03



ROBIN ESTATES NO. 2
P.B. 52, PG. 98
S 84°06'00" W
116.29
116.29

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	01°51'50"	8240.93	268.10'	S 53°03'26" W	268.09'
C2	06°28'40"	2933.40	331.65'	S 48°53'11" W	331.47'
C3	06°28'40"	2963.40	335.04'	N 48°53'11" E	334.86'
C4	02°01'23"	8270.93	292.06'	N 53°08'12" E	292.04'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 01°27'53" W	37.76'	L5	N 31°48'13" W	30.76'
L2	S 52°08'13" W	7.04'	L6	N 45°25'00" E	78.03'
L3	S 45°38'51" W	537.44'	L7	N 45°38'51" E	537.50'
L4	S 45°25'00" W	84.77'	L8	N 52°08'13" E	7.04'

S 88°46'34" E 1542.18'

JAMES E. RUGGLES AND
KAREN L. RUGGLES
8.930 ACRES
O.P. 19425 1108

HANK W. SCHRECK AND
PATRICIA S. SCHRECK
7.757 ACRES
O.R. 16809 E08

BEGIN FOR
REFERENCE

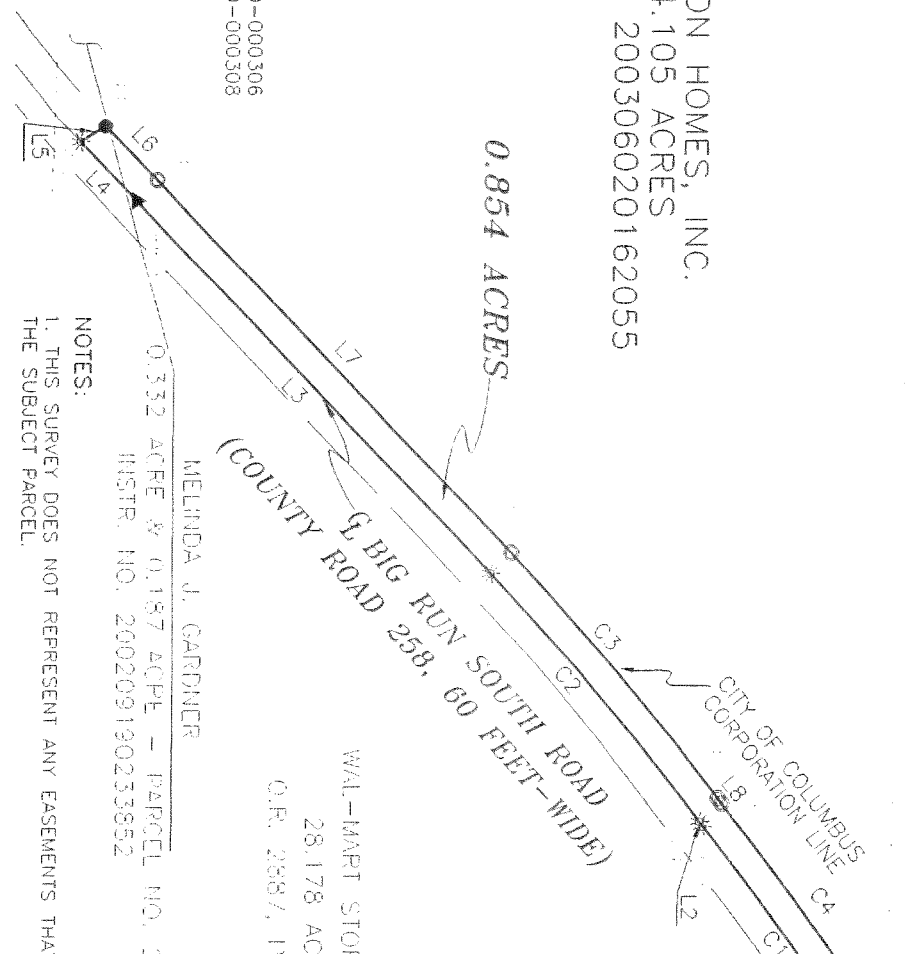


DOMINION HOMES, INC.
74.105 ACRES
INST. NO. 200306020162055

LEGEND

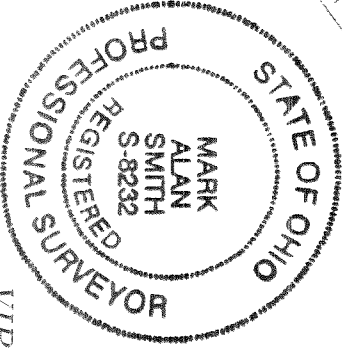
- IRP IRON PIN FOUND
- IRP IRON PIN SET
- ▲ RR&F RAILROAD SPIKE FOUND
- ☼ CGSF COTTON GIN SPIKE FOUND

PARCEL BREAKDOWN
0.029 ACRE OUT OF PARCEL NO. 160-000306
0.825 ACRE OUT OF PARCEL NO. 160-000308



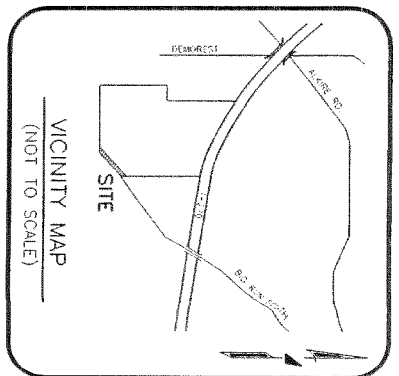
POINT OF
TRUE BEGINNING

PARCEL NO. : 160-000308
PARCEL NO. : 160-000306
THE RUSSETE CORPORATION
ORIGINAL 15.25 ACRES
D.B. 3031, PG. 335



CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY SHOWN ON THE ATTACHED PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY ON JANUARY 2003, MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



R. D. ZANDE & ASSOCIATES, INC.
MARK ALAN SMITH
REGISTERED SURVEYOR NO. S - 8232
DATE

SURVEY OF
0.854 ACRES
LYING IN
SURVEY NO. 1389



SCALE IN FEET
SCALE: 1 INCH = 200 FEET

PREPARED BY:
R. D. Zande
& Associates
1500 LAKE SHORE DRIVE
COLUMBUS, OHIO 43201

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 45°38'51" E FOR THE CENTERLINE OF BIG RUN SOUTH ROAD, AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN JANUARY, 2003.

- NOTES:
1. THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL.
 2. THIS SURVEY DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL.
 3. ALL IRON PINS SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R. D. ZANDE".

COPYRIGHT © 2003 R.D. ZANDE & ASSOCIATES, INC.
ALL RIGHTS RESERVED. ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, DOCUMENTS, AND OTHER ITEMS PREPARED BY R. D. ZANDE & ASSOCIATES, INC. ("ZANDE"), ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY ZANDE'S CLIENT IS SUBJECT TO ALL OF THE TERMS, CONDITIONS AND LIMITATIONS SET FORTH IN THE AGREEMENT BETWEEN SUCH CLIENT AND ZANDE. ADDITIONAL USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ZANDE.

LIMITED WARRANTY DEED

(R.C. 5302.05)

KNOW ALL MEN BY THESE PRESENTS that **MORSO HOLDING CO.**, "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, condition, and restrictions of record, hereby grant in fee simple, with limited warranty covenants (R.C. 5302.07), for all roadway/highway purposes, to the Grantee, its successors and assigns forever, the following described real property:

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

Franklin County Tax Parcel No. 010-233783.

Prior Instrument Reference: O.R. Vol. 30846, Pg. G-11,
Recorder's Office, Franklin County, Ohio.

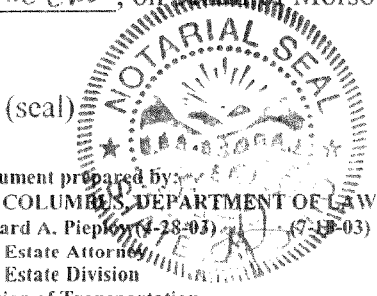
The Grantor, by its duly authorized officer, has caused this deed to be executed and subscribed this 10th day of September, 2003.

MORSO HOLDING CO.
a Delaware corporation

By: [Signature]
Print Name: Gail M. Stern
Title: Vice President-Real Estae Law

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 10th day of September, 2003, the foregoing instrument was acknowledged before me by Gail Stern, Vice President - Real Estate Law, on behalf of Morso Holding Co., a Delaware corporation.



[Signature]
COLIN MATHEWS, Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires No. 7-18-03
Section 147.03 R.C.
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow (4-28-03) (7-18-03)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Brunswick Estates

1
TRANSFERRED
OCT 23 2003
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

914601
CONVEYANCE TAX
EXEMPT
A SBC
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

0.225 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 2, Township 1, Range 17, United States Military Lands and being part of Parcel 3 as conveyed to MORSO Holding Co. by deed of record in Official Record 30846G11 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being described as follows:

Beginning at an iron pin set at the westerly terminus of the southerly right-of-way line of Montclair Drive, being the northwesterly corner of Lot 43 of that subdivision entitled "Brunswick Estates No. 3" of record in Plat Book 32, Page 27;

thence across said Parcel 3, the following courses and distances:

southwesterly with the arc of a curve to the left having a central angle of 41° 24' 55", a radius of 50.00 feet, having a chord that bears South 73° 06' 40" West and a chord distance of 35.36 feet to an iron pin set at a point of reverse curvature;

northeasterly with the arc of said curve having a central angle of 262° 49' 09", a radius of 50.00 feet, having a chord that bears North 03° 48' 57" East and a chord distance of 75.00 feet to an iron pin set at a point of reverse curvature;

southeasterly with the arc of said curve having a central angle of 41° 24' 55", a radius of 50.00 feet, having a chord that bears South 65° 28' 58" East and a chord distance of 35.36 feet to an iron pin set at a point of tangency; and

South 86° 10' 43" East, a distance of 36.00 feet to an iron pin set at the southwesterly corner of Lot 40, being the westerly terminus of the northerly right-of-way line of said Montclair Drive;

thence South 39° 34' 44" West, with said westerly terminus line, a distance of 61.61 feet to the Point of Beginning, containing 0.225 acre of land, more or less.

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

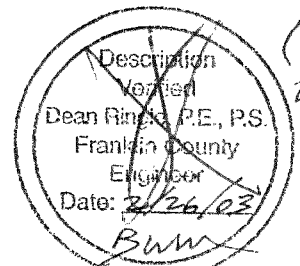
Iron pins set, where indicated, are to be set iron pipes, thirteen-sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

Bearings herein are based on the Ohio State Plane Coordinate System as per NAD 83. Control for bearings was from coordinates of monuments Frank 64 and Frank 164, and determines the bearing for the centerline of Morse Road as South 86° 15' 51" East.

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: *DR*
DATE: *10/23/03*



EVANS, MECHWART, HABLETON & TILTON, INC
Jeffrey A. Miller 2-25-03
Jeffrey A. Miller
Registered Surveyor No. 7211



0-56-F
SPLIT
0.225 Ac
OUT of
(010)
233783

0.070 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 2, Township 1, Range 17, United States Military Lands and being part of Parcel 3 as conveyed to MORSO Holding Co. by deed of record in Official Record 30846G11 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being described as follows:

Beginning, for reference, at an iron pin set at the westerly terminus of the southerly right-of-way line of Florian Drive as shown on that subdivision plat entitled "Brunswick Estates No. 3" of record in Plat Book 32, Page 27;

thence North 03° 57' 57" East, with said westerly terminus line, a distance of 13.54 feet to an iron pin set at the True Point of Beginning;

thence northeasterly across said Parcel 3, with the arc of a curve to the right having a central angle of 199° 07' 42", a radius of 50.00 feet, having a chord that bears North 47° 31' 20" East and a chord distance of 98.61 feet to an iron pin set in the northerly right-of-way line of said Florian Drive;

thence with said northerly right-of-way line, the following courses and distances:

North 86° 02' 03" West, a distance of 37.95 feet to an iron pin set at an angle point;

South 03° 57' 57" West, a distance of 25.00 feet to an iron pin set at an angle point; and

North 86° 02' 03" West, a distance of 30.00 feet to an iron pin set at the westerly terminus of said northerly right-of-way line;

thence South 03° 57' 57" West, with said westerly terminus line, a distance of 46.46 feet to the Point of Beginning, containing 0.070 acre of land, more or less.

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

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

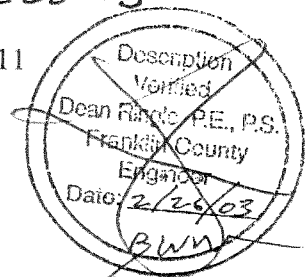
Bearings herein are based on the Ohio State Plane Coordinate System as per NAD 83. Control for bearings was from coordinates of monuments Frank 64 and Frank 164, and determines the bearing for the centerline of Morse Road as South 86° 15' 51" East.

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: *DR*
DATE: 10/23/03



EVANS, MECHWART, HABLETON & TILTON, INC

Jeffrey Miller 2-25-03
Jeffrey Miller
Registered Surveyor No. 7211



0-56-F
SPLIT
0.070 AC
OUT OF
(010)
233783

0.001 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 2, Township 1, Range 17, United States Military Lands and being part of Parcel 3 as conveyed to MORSO Holding Co. by deed of record in Official Record 30846G11(all references refer to the records of the Recorder's Office, Franklin County, Ohio) being described as follows:

Beginning, for reference, at an iron pin set at the southwesterly corner of Lot 49, being in the northerly right-of-way line of Florian Drive as shown on that subdivision plat entitled "Brunswick Estates No. 3" of record in Plat Book 32, Page 27;

thence North 86° 02' 03" West, with said northerly right-of-way line, a distance of 111.61 feet to an iron pin set at the True Point of Beginning;

thence continuing with said northerly right-of-way line, the following courses and distances:

North 86° 02' 03" West, a distance of 12.31 feet to an iron pin set at an angle point; and

North 03° 57' 57" East, a distance of 8.43 feet to an iron pin set;

thence southeasterly across said Parcel 3, with the arc of a curve to the left having a central angle of 17° 09' 39", a radius of 50.00 feet, having a chord that bears South 51° 37' 50" East and a chord distance of 14.92 feet to the Point of Beginning, containing 0.001 acre (46.31 square feet) of land, more or less.

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

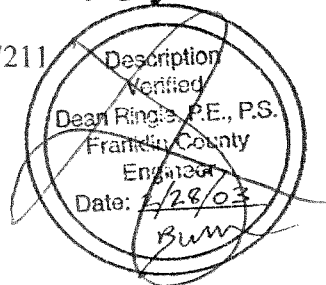
Iron pins set, where indicated, are to be set iron pipes, thirteen-sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

Bearings herein are based on the Ohio State Plane Coordinate System as per NAD 83. Control for bearings was from coordinates of monuments Frank 64 and Frank 164, and determines the bearing for the centerline of Morse Road as South 86° 15' 51" East.

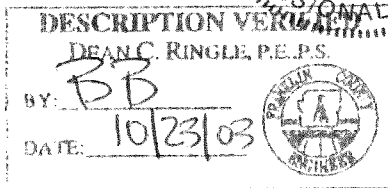


EVANS, MECHWART, HABLETON & TILTON, INC

Jeffrey A. Miller 2-27-03
Jeffrey A. Miller
Registered Surveyor No. 7211



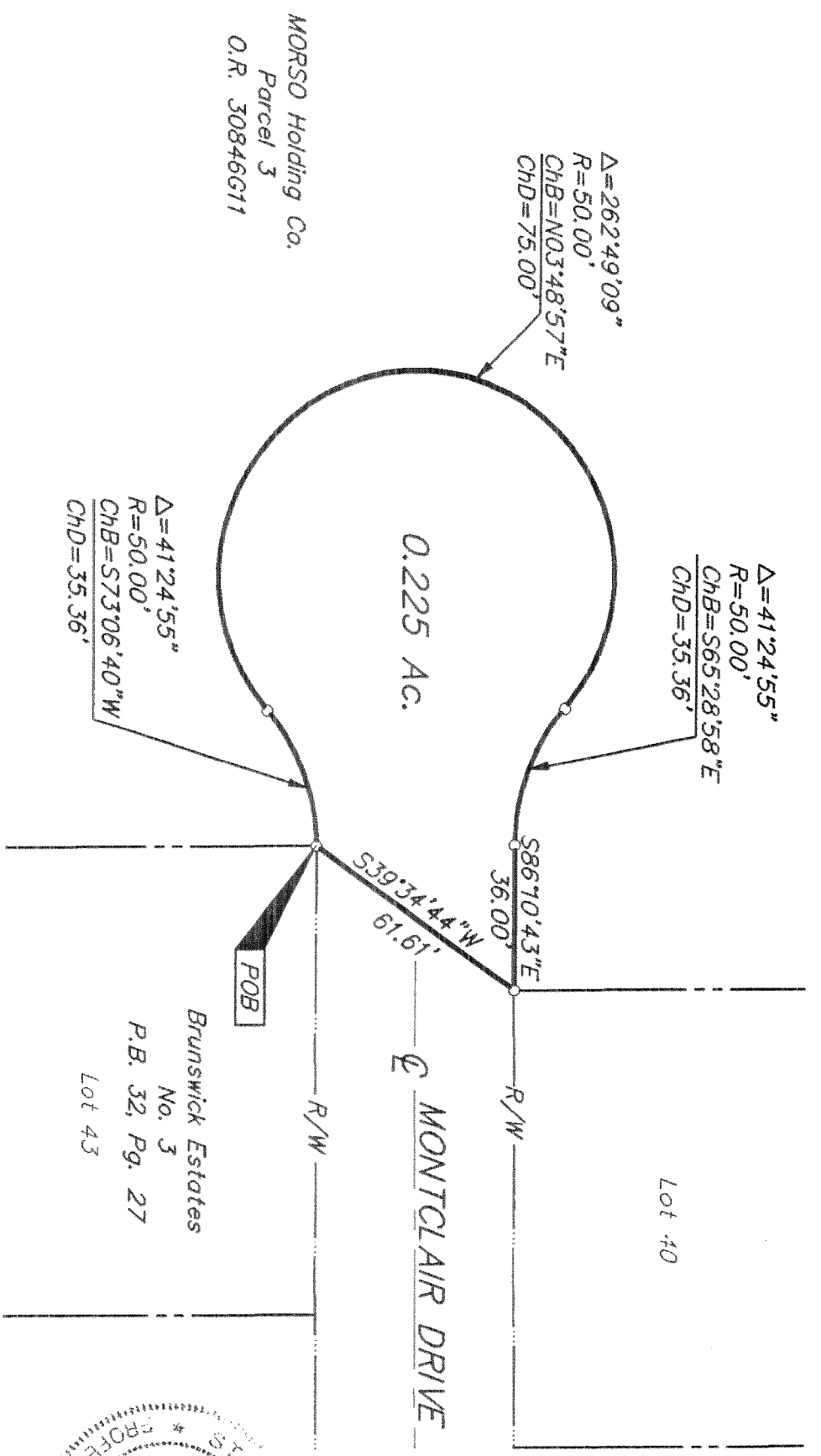
0-56-F
SPLIT
0.001 Ac
OUT of
(010)
233783



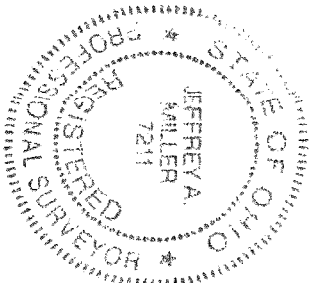
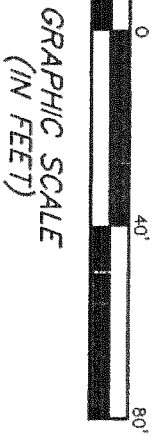
SCALE 1" = 40'

SURVEY OF ACREAGE PARCEL
LOCATED IN
QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

FEBRUARY 25, 2003



BASIS OF BEARINGS: Bearings hereon are based on the Ohio State Plane Coordinate System as per NAD 83. Control for bearings was from coordinates of monuments FRANK 64 & FRANK 164, and determines the bearing for the centerline of Morse Road as South 86°15'51" East.



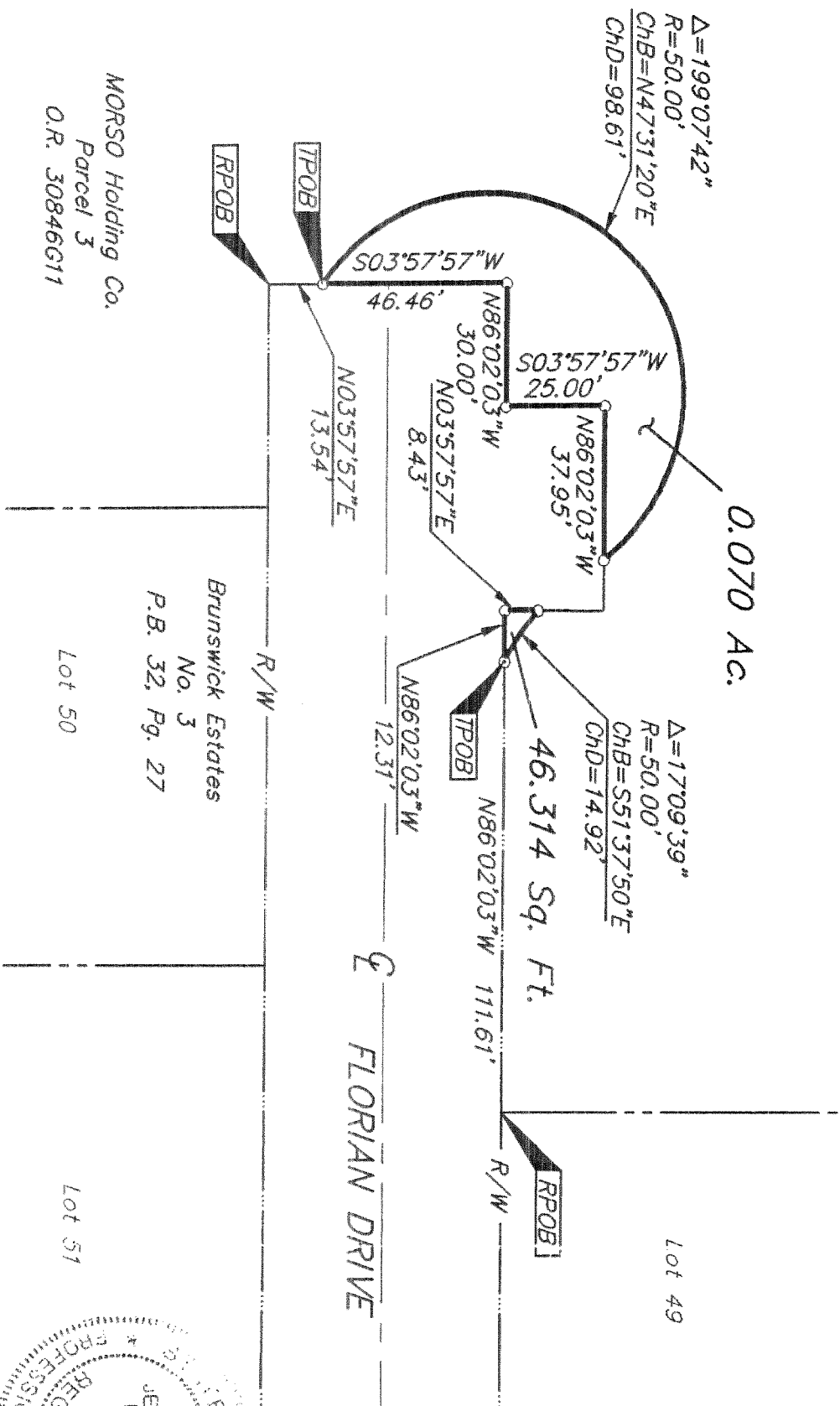
EMH&T INC.

BY *[Signature]* 2-25-03
Professional Surveyor No. 7211
MORSO HOLDING/20011308/11308es3

SCALE 1" = 40'

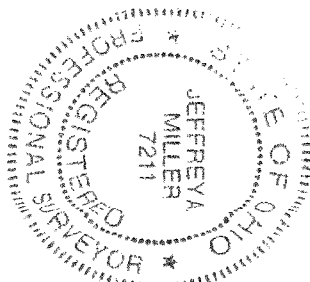
SURVEY OF ACREAGE PARCELS
 LOCATED IN
 QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 17
 UNITED STATES MILITARY LANDS
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

FEBRUARY 25, 2003



BASIS OF BEARINGS: Bearings hereon are based on the Ohio State Plane Coordinate System as per NAD 83. Control for bearings was from coordinates of monuments FRANK 64 & FRANK 164, and determines the bearing for the centerline of Morse Road as South 86°15'51" East.

GRAPHIC SCALE
 (IN FEET)



EMH&T INC.

By *Jeffrey Miller* 2.25.03
 Professional Surveyor No. 7211
 MORSO HOLDING/20011308/11308es4

Governor's Deed

State of Ohio

Instr: 200310230339953 10/23/2003
Pages: 6 F: \$60.00 10:18AM
Robert G. Montgomery T20030127509
Franklin County Recorder MLCITY OF

KNOW ALL MEN BY THESE PRESENTS: THAT,

WHEREAS: The provisions of Section 1501.01 of the Ohio Revised Code authorize the exchange or sale of lands or property, real or personal, when such is advantageous to the State of Ohio; and

WHEREAS: The Director of the Ohio Department of Natural Resources, State of Ohio, has agreed to exchange, give and grant over unto the City of Columbus the State's equity and interest in the hereafter described real property situated in the City of Columbus, Franklin County, Ohio, and consisting of 0.1795 acres of land, more or less; and

WHEREAS: The City of Columbus has agreed to exchange, give and grant over unto the State of Ohio its equity and interest in the hereafter described real property situated in the City of Columbus, Franklin County, Ohio, and consisting of 0.3853 acres of land, more or less; and;

WHEREAS: By Journal Entry dated August 6, 2003, the Ohio Department of Natural Resources has declared the hereafter described real estate situated in the City of Columbus, County of Franklin, State of Ohio, and being part of the Ohio.

NOW, THEREFORE: THE STATE OF OHIO, by BOB TAFT, GOVERNOR, acting under the authority of Sections 117.50, 1501.01 and 5301.13 of the Ohio Revised Code, and in consideration for the above exchange and mutual conveyance of said lands do hereby order certain land to be conveyed to the City of Columbus. The land being conveyed by the State of Ohio is described as follows:

Tract 1

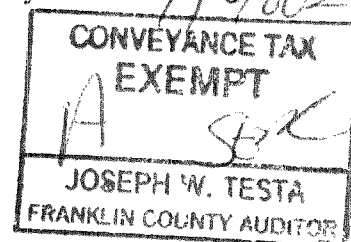
Situated in the City of Columbus, City of Franklin, State of Ohio, and being part of Quarter Township 1, Township 1, Range 18, and also being part of the Fountain Square Subdivision as recorded in Plat Book 43, Page 87, as found in the Franklin County Record Office, and being more particularly described as follows:

Page 1 of 5 Pages

TRANSFERRED

OCT 23 2003

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



Being for Reference at a 5/8" I.D. iron pipe found in the Westerly line of Fountain Square Drive at the Northeasterly corner of Lot 5 and the Southwester corner of Reserve "B" of said Foundation Square Subdivision and said point also being at the Southeasterly corner of a 3.784 acre tract of land owned by the 1959-2007 Morse Road Co. Ltd. As recorded in Instrument Number 200000906060179813, and said point is also located at Ohio State Plane Coordinate System, South Zone, NAD 83 (1986), North 750,573.18 feet, East 1,838,463.08 feet, thence crossing existing Fountain Square Drive at right angles, South 86°11'57" East, a distance of 53.35 feet to the True Point of Beginning of Tract 1;

- 1) thence North 86°11'57" West, a distance of 12.00 feet to a point;
- 2) thence with a curve to the right having radius of 12.00 feet, a central angle of 180°00'00", a chord bearing South 86°11'57" East, and a chord distance of 24.00 feet to a point;
- 3) thence North 86°11'57" West, a distance of 12.00 feet to the True Point of Beginning, containing 0.0052 acres.

TRACT 1
M166B
All of
(010)
255324

The above description is based upon a survey conducted by the Ohio Department of Natural Resources, Division of Engineering, in July 1999 under the direct supervision of Robert L. Sneller, Professional Surveyor Number 6768. Bearings are based upon the Ohio State Plan Grid, NAD 83 (1986), South Zone as measured by GPS observations from Station "Clark" and "Clark Azimuth".

Auditor's parcel number: 010-253324

Tract 2

Situated in the City of Columbus, City of Franklin, South of Ohio, and being part of Quarter Township 1, Township 1, Range 18, and also being part of the Fountain Square Subdivision as recorded in Plat Book 43, Page 87, as found in the Franklin County Records Office, and being more particularly described as follows:

Beginning for Reference at a 5/8" I.D. iron pipe found in the Westerly line of Fountain Square Drive at the Northeasterly corner of Lot 5 and the Southwester corner of Reserve "B" of said Fountain Square Subdivision and said point also being at the Southeasterly corner of a 3.784 acre tract of land owned by the 1959-2007 Morse Road Co. Ltd., as recorded in Instrument Number 200009060179813, and said point is also located at Ohio State Plane Coordinate System, South Zone, NAD 83 (1986), North 750,573.18 feet, East 1,838,463.08 feet, thence crossing existing Fountain Square Drive at right angles, South 86°11'57" East, a distance of 53.35 feet to a point in the proposed relocated centerline of Fountain Square Drive; thence with the proposed relocated centerline of Fountain Square Drive North 03°44'56" East, a distance of 57.09 to the True Point of Beginning of Tract 2;

- 1) thence with a curve to the right having radius of 12.00 feet, a central angle of $90^{\circ}00'00''$, a chord bearing of North $41^{\circ}15'04''$ West, and a chord distance of 16.97 feet to a point of tangency;
- 2) thence North $03^{\circ}44'56''$ East, a distance of 103.74 feet to a point of curvature;
- 3) thence with a curve to the right having radius of 12.00 feet, a central angle of $180^{\circ}00'00''$, a chord bearing of South $86^{\circ}15'04''$ East, and a chord distance of 24.00 feet to a point;
- 4) thence South $03^{\circ}44'56''$ West, a distance of 103.74 feet to a point of curvature;
- 5) thence with a curve to the right having radius of 12.00 feet, a central angle of $90^{\circ}00'00''$, a chord bearing South $48^{\circ}44'56''$ West, and a chord distance of 16.97 feet to the True Point of Beginning, containing 0.0675 acres.

Mile B
TRACT 2
ALL OF
(010)
253325

The above description is based upon a survey conducted by the Ohio Department of Natural Resources, Division of Engineering, in July 1999 under the direct supervision of Robert L. Sneller, Professional Surveyor Number 6738. Bearing are based upon the Ohio State Plane Grid, NAD 83 (1986), South Zone as measured by GPS observations from Station "Clark" and "Clark Azimuth".

Auditor's parcel number: 010-253325

Tract 3

Situated in the City of Columbus, County of Franklin, State of Ohio, and being part of Quarter Township 1, Township 1, Range 18, and also being part of the Fountain Square Subdivision as recorded in Plat Book 43, Page 87, as found in the Franklin County Records Office, and being more particularly described as follows:

Being for Reference at a 5/8" I.D. iron pipe found in the Westerly line of Fountain Square Drive at the Northeasterly corner of Lot 5 and the Southwester corner of Reserve "B" of said Fountain Square Subdivision and said point also being at the Southeasterly corner of a 3.784 acre tract of land owned by the 1959-2007 Morse Road Co. Ltd. As recorded in Instrument Number 200009060179813, and said point is also located at Ohio State Plane Coordinate System, South Zone, NAD 83 (1986), North 750,573.18 feet, East 1,838,463.08 feet, thence crossing existing Fountain Square Drive at right angles, South $86^{\circ}11'57''$ East, a distance of 53.35 feet to a point in the proposed relocated centerline of Fountain Square Drive; thence with the proposed relocated centerline of Fountain Square Drive North $03^{\circ}44'56''$ East, a distance of 219.81 to the True Point of Beginning of Tract 3;


- 1) thence with a curve to the right having radius of 12.00 feet, a central angle of 90°00'00", a chord bearing of North 41°15'04" West, and a chord distance of 16.97 feet, to a point of tangency;
- 2) thence North 03°44'46" East, a distance of 138.63 feet to a point of curvature;
- 3) thence with a curve to the right having a radius of 80.00 feet, a central angle of 18°11'42", a chord bearing North 12°50'56" East, and a chord distance of 25.30 feet to a point of reverse curvature;
- 4) thence with a curve to the left having radius of 80.00 feet, a central angle of 18°11'42", a chord bearing of North 12°50'46" East, and a chord distance of 25.30 feet to a point of reverse curvature;
- 5) thence with a curve to the right having radius of 8.00 feet, a central angle of 180°00'00", a chord bearing of South 86°15'04" East, and a chord distance of 16.00 feet to a point of tangency;
- 6) thence South 03°44'56" West, a distance of 188.59 feet to a point of curvature;
- 7) thence with a curve to the right having radius of 12.00 feet, a central angle of 90°00'00", a chord bearing of South 48°44'56" West, and a chord distance to the True Point of Beginning containing 0.1068 acres.

TRACT 3
MILLB
ALL OF
(010)
253326

The above description is based upon a survey conducted by the Ohio Department of Natural Resources, Division of Engineering, in July 1999 under the district supervision of Robert L. Sneller, Professional Surveyor Number 6738. Bearings are based upon the Ohio State Plan Grid, NAD 83 (1986), South Zone as measured by GPS observations from Station "Clark" and "Clark Azimuth".

Auditor's parcel number: 010-253326

DESCRIPTION VERIFIED
DEAN C RINGLE, P.E., P.S.
BY: *DR*
DATE: 10/23/03



The above three (3) tracts contain a total of 0.1795 acres more or less subject to all easements of record.

Prior instrument: 200006010107521 of Franklin County, Ohio.

TO HAVE AND TO HOLD said premises with all the privileges and appurtenances thereunto belonging to the City of Columbus, its successors and assigns forever.

IN TESTIMONY WHEREOF, I, BOB TAFT, GOVERNOR, for and in the name of the State of Ohio, have signed this deed at Columbus, Ohio, and have caused the same to be countersigned by the Secretary of State and the Great Seal of the State of Ohio to be hereunto affixed this 15th day of October, Two Thousand and Three (2003).



THE STATE OF OHIO

BY: Bob Taft
BOB TAFT
GOVERNOR

COUNTERSIGNED

BY: J. Kenneth Blackwell
J. KENNETH BLACKWELL
SECRETARY OF STATE

DRAFTED AND PREPARED

BY: Betty D. Montgomery
BETTY D. MONTGOMERY
AUDITOR OF STATE
PURSUANT TO SECTION 1501.01
AND SECTIONS 117.50 AND
5301.13 (O.R.C.)

Recorded in Volume 13, Page 22 New Deeds Various State Lands

Land Office, Auditor of State

Bearings are based upon the Ohio State Plane Grid, NAD 83 (1986), South Zone as measured by GPS observations from Station "Clark" and "Clark Azimuth".



ENGINEERING
Ohio Department of Natural Resources

C/L ORIGINAL MORSE ROAD

0' 60'

S86°29'56"E
484.09'

CURVE TABLE				
CURVE	Delta	R	L	CH
C1	180°00'00"	12.00	37.70	S86°11'57"E 24.00
C2	90°00'00"	12.00	18.85	N41°15'04"W 16.97
C3	180°00'00"	12.00	37.70	S86°15'04"E 24.00
C4	90°00'00"	12.00	18.85	S48°44'56"W 16.97
C5	90°00'00"	12.00	18.85	N41°15'04"W 16.97
C6	18°11'42"	80.00	25.40	N12°50'46"E 25.30
C7	18°11'42"	80.00	25.40	N12°50'46"E 25.30
C8	180°00'00"	8.00	25.13	S86°15'04"E 16.00
C9	90°00'00"	12.00	18.85	S48°44'56"W 16.97

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.35	S86°11'57"E
L2	12.00	N86°11'57"W
L3	12.00	N86°11'57"W
L4	103.74	N03°44'56"E
L5	103.74	S03°44'56"W
L6	138.63	N03°44'56"E
L7	188.59	S03°44'56"W
L8	57.09	N03°44'56"E
L9	219.81	N03°44'56"E

LEGEND:

- REOD OR IRON PIN FOUND
- 3/4" REOD SET W/PLASTIC CAP STAMPED "DNR BOUNDARY"

RESERVE "B"
1959-2007 MORSE RD. CO. LTD.
0.01 ACRES
INSTRUMENT # 200009060179813

1959-2007 MORSE RD. CO. LTD.
3.784 ACRES
INSTRUMENT # 200009060179813

TRUE POINT OF BEGINNING
TRACT # 3

STATE OF OHIO
ODNR
O.R. 10516, PG. F13

TRUE POINT OF BEGINNING
TRACT # 2

BEGINNING FOR REFERENCE

TRUE POINT OF BEGINNING
TRACT # 1

STATE OF OHIO - ODNR
LOT 5
O.R. 10516, PG. F13

SURVEYOR'S CERTIFICATE:

THIS PLAN WAS PREPARED FROM THE NOTES OF AN ACTUAL FIELD SURVEY PERFORMED BY THE OHIO DEPARTMENT OF NATURAL RESOURCES, DIVISION OF ENGINEERING, UNDER THE DIRECT SUPERVISION OF ROBERT L. SNELLER, PROFESSIONAL SURVEYOR #5-6738, IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" O.R.C. 4733-37.

Robert L. Sneller 1/29/03
ROBERT L. SNELLER DATE

STATE OF OHIO
ODNR
O.R. 10516, PG. F13

S. ROBERT DAVIS

PARLIAMENT RIDGE ASSOC.

FOUNTAIN SQUARE DRIVE

11



GENERAL WARRANTY DEED

(R.C. 5302.05)

KNOW ALL MEN BY THESE PRESENTS that **M. H. MURPHY DEVELOPMENT COMPANY**, "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 (R.C. 5302.06), for all roadway/highway purposes, to the Grantee, its successors and assigns forever, the following described real property:

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

Franklin County Tax Parcel No. 010-260511.

Prior Instrument Reference: Instrument Number 200308270271329,
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 22nd day of October, 2003.

9
1
6
4
8
CONVEYANCE TAX
EXEMPT
A [Signature]
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

M. H. MURPHY DEVELOPMENT COMPANY
an Ohio corporation
[Signature]
Michael H. Murphy, President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 22 day of October, 2003, the foregoing instrument was acknowledged before me by Michael H. Murphy, President, on behalf of M.H. Murphy Development Company, an Ohio corporation.

(seal)

[Signature]
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieptow (10-16-03)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Zoning donation-Z-02-109.

TRANSFERRED

DEC 8 2003

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



SANDRA I. ELLER
NOTARY PUBLIC - STATE OF OHIO
COMMISSION EXPIRES 2-11-06

September 29, 2003

DESCRIPTION OF 0.069 ACRE
NORTH OF STATE ROUTE 161
EAST OF HARLEM ROAD
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 2, Range 16, United States Military Lands, being 0.055 acre of that 5.211 acre tract as described in a deed to MH Murphy Development Company, of record in Instrument No. 200308270271329 and 0.014 acre of that 7.806 acre tract as described in a deed to MH Murphy Development Company, of record Instrument No.200306030164723, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning FOR REFERENCE at Franklin County Monument No. 5575 located in the centerline of Harlem Road, said monument being located North 05°55'40" West, a distance of 376.60 feet from Franklin County Monument No. 6624 located at the centerline intersection of Harlem Road and Warner Road; thence North 05°55'40" West, along the centerline of Harlem Road, a distance of 15.00 feet to Mag Nail set at the TRUE PLACE OF BEGINNING;

Thence North 05°55'40" West, continuing along said centerline, a distance of 53.87 feet to a Mag Nail found at the northwesterly corner of said 5.211 acre tract;

Thence North 90°00'00" East, along the northerly perimeter of said 5.211 acre tract, a distance of 40.22 feet to an iron pin set;

Thence South 05°55'40" East, through said 5.211 acre tract and said 7.806 acre tract, a distance of 163.55 to an iron pin set in the easterly right-of-way line of Harlem Road;

Thence North 13°53'30" West, along said easterly right-of-way line, a distance of 95.13 feet to a ¾" rebar found in the common line to said 5.211 acre tract and said 7.806 acre tract;

Thence North 25°05'41" West, continuing along said easterly right-of-way line, a distance of 20.77 feet to an iron pin set;

Thence South 84°04'20" West, a distance of 20.00 feet to the TRUE PLACE OF BEGINNING and containing 0.069 acre of land.

Bearings herein are based on a GPS survey of Franklin County Monuments 6624 and 5575, performed by the Franklin County Engineers Office in 1991 and is based on NAD83 Ohio State Plane Coordinate System, South Zone and determines the centerline of Harlem Road as being North 05°55'40" West.

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

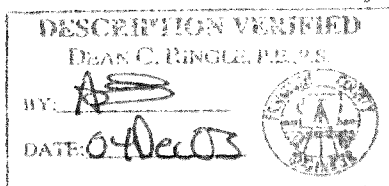
This description was prepared by M-E Companies, Inc. based on a field survey of the premises.

0.73-H
Split
0.055 Acres
out of
(460)
26787J
+
Split
0.014 Acres
out of
(010)
26511



M-E Companies, Inc.

By *David L. Chiesa* 9/29/03
David L. Chiesa, P.S.
Registered Surveyor No. 7740

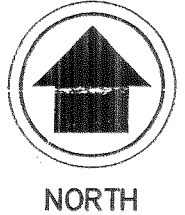




SURVEY Group
 635 Brookside Boulevard
 Westerville, OH 43081
 Contact: DAVE CHIESA
 614-818-4900 Ext. 225
 Fax 818-4902

RIGHT-OF-WAY EXHIBIT

QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16,
 UNITED STATES MILITARY LANDS
 COLUMBUS, OHIO



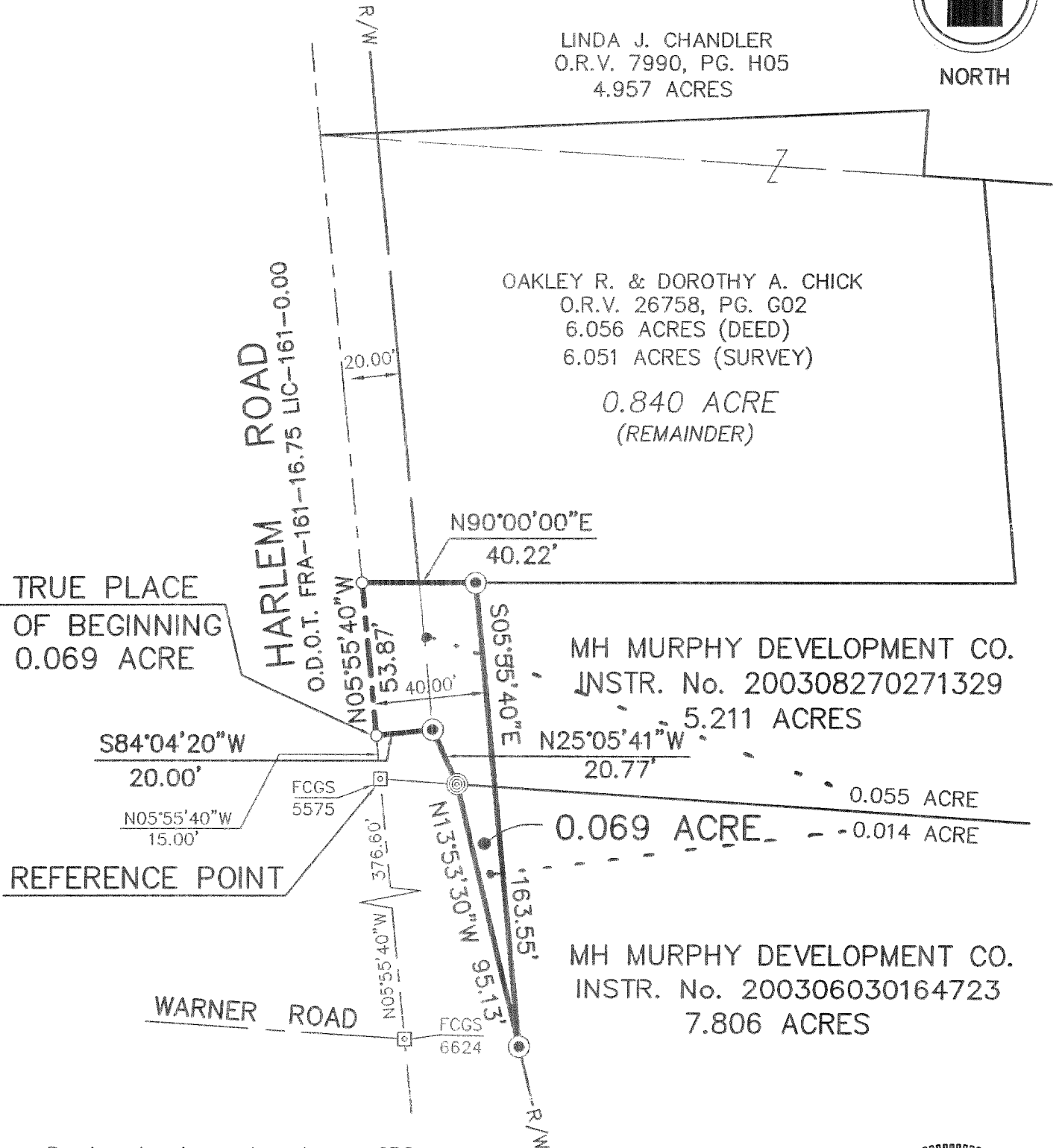
LINDA J. CHANDLER
 O.R.V. 7990, PG. H05
 4.957 ACRES

OAKLEY R. & DOROTHY A. CHICK
 O.R.V. 26758, PG. G02
 6.056 ACRES (DEED)
 6.051 ACRES (SURVEY)
 0.840 ACRE
 (REMAINDER)

MH MURPHY DEVELOPMENT CO.
 INSTR. No. 200308270271329
 5.211 ACRES

0.069 ACRE - - 0.014 ACRE

MH MURPHY DEVELOPMENT CO.
 INSTR. No. 200306030164723
 7.806 ACRES



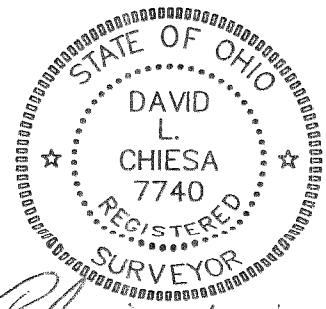
TRUE PLACE
 OF BEGINNING
 0.069 ACRE

REFERENCE POINT

Bearings herein are based on a GPS survey of Franklin County monuments 5575 and 6624, performed by the Franklin County Engineers Office in 1991 and is based on NAD83 Ohio State Plane Coordinate System, South Zone and determines the centerline of Harlem Road as being North 05°55'40" West.

LEGEND

- ⊙ REBAR FOUND
- IRON PIN SET (1" O.D. PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- MAC NAIL SET



SCALE: 1"=50'

DATE 9/29/03 JOB NUMBERS 03-100
 REVISED DATES _____

SURV'D	DRAW	CHECKED
AK	DC	

BY David L. Chiesa 9/29/03
 REGISTERED SURVEYOR No. 7740

AK



Instr: 200312080388667 12/08/2003
Pages: 4 F: \$44.00 9:42AM
Robert G. Montgomery T20030143396
Franklin County Recorder MLCITY OF

GENERAL WARRANTY DEED

(R.C.5302.05)

KNOW ALL MEN BY THESE PRESENTS that **SANDRO TREONZE and PASQUALE A. GIAMMARCO**, "Grantors", 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 (R.C. 5302.06), to the Grantee, its successors and assigns forever, the following described real property:

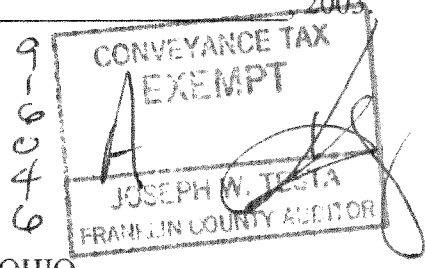
(SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel Nos. (010) 126701, 126799, 126792, 126797, 126710, 126793, 137426, 182978.

Prior Instrument Reference: O.R. Vol. 05670, Pg. D-08; Vol. 29016, Pg. H-05; Vol. 25469, Pg. F-11, Vol. 30990, Pg. D-05; Vol. 23544, Pg. F-03; Vol. 28339, Pg. D-07; Instrument Number 199906090147190; 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. (R.C. 5302.04).

The Grantors have caused this deed to be subscribed this 2nd day of June 2003.



Sandro Treonze
Sandro Treonze
Pasquale A. Giammarco
Pasquale A. Giammarco

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 2nd day of June, 2003 the foregoing instrument was acknowledged before me by Sandro Treonze and Pasquale A. Giammarco.

(seal)

Ella Jane Hampton
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Richard A. Pieplow (5-9-03)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Z-02-049-Jeff LeVally

TRANSFERRED

DEC 8 2003

JOSEPH W. TESTA
ASSESSOR
FRANKLIN COUNTY, OHIO



ELLA JANE HAMPTON
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 17, 2008

EXHIBIT "A"
DESCRIPTION OF A 0.4008 ACRE TRACT
WEST OF CASSADY AVENUE
SOUTH OF JOHNSTOWN ROAD
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, located in the Third Quarter, Township 1, Range 17, United States Military Lands, being part of the tracts of land conveyed to Sandro Treonze and Pasquale A. Giammarco in Official Record Volume 28339 D07, Official Record Volume 23544 F03, Official Record Volume 30990 D05, Official Record Volume 25469 F11, Official Record Volume 05670 D08 and Instrument 199906090147190 (further shown and delineated as Area 3 upon the "Right-of-way Exhibit" attached hereto and made a part hereof by reference), and more particularly described as follows:

Commencing at a point of intersection with the centerline of Cassady Avenue and the northerly line of the Resubdivision of part of Kensington (Plat Book 34, Page 92);

Thence North 03° 02' 00" East, along the said centerline of Cassady Avenue, a distance of 100.00 feet to a point at the northeasterly corner of a 0.230 acre tract conveyed to Caleb A. Lewis in Instrument 20000211002881 and Deed Book 2622, Page 687, being the **Point of Beginning** for the herein described 0.4008 acre tract;

Thence North 86° 09' 00" West, along the northerly line of the said 0.230 acre tract (Lewis), a distance of 50.01 feet to a pin set;

Thence North 03° 02' 00" East, leaving the aforesaid northerly line, and through the said tracts of land conveyed to Sandro Treonze and Pasquale A. Giammarco, a distance of 449.81 feet to a spindle spike set;

Thence North 00° 53' 00" East, continuing through the said Treonze and Giammarco tracts, a distance of 139.77 feet to a spindle spike set;

Thence North 04° 26' 00" West, continuing through the said Treonze and Giammarco tracts, a distance of 6.61 feet to a pin set in the southerly line of 0.940 acre tract conveyed to the Lake Effect Investment Corporation in Official Record Volume 20732 G16;

Thence North 71° 48' 50" East, along the southerly line of the said 0.940 acre tract, a distance of 10.30 feet to a point at the northwesterly corner of a 0.270 acre tract conveyed to the City of Columbus in Official Record Volume 27876 D03;

Thence South 04° 26' 00" East, along the westerly line of the said 0.270 acre tract, a distance of 9.52 feet to a point;

Thence South 00° 53' 00" West, continuing along the westerly line of the said 0.270 acre tract, a distance of 140.42 feet to a point;

Thence South 03° 02' 00" West, continuing along the aforesaid westerly line, a distance of 113.03 feet to a pin found at the southwest corner of the said 0.270 acre tract in the northerly line of a 0.014 acre tract conveyed to Sandro Treonze and Pasquale A. Giammarco in Instrument 199906090147190;

Thence South 86° 09' 00" East, along the northerly line of the said 0.014 acre tract and the southerly line of the said 0.270 acre tract, a distance of 40.00 feet to a point in the said centerline of Cassady Avenue;

Thence South 03° 02' 00" W, along the said centerline of Cassady Avenue, a distance of 228.20 feet to the southeasterly corner of 0.241 acre tract conveyed to Sandro Treonze and Pasquale A. Giammarco in Official Record Volume 30990 D05, and at the northeasterly corner of a 0.046 acre tract conveyed to the said City of Columbus in Official Record Volume 27876 D03;

Thence North 86° 09' 00" West, along the southerly line of the said 0.241 acre tract and the northerly line of the said 0.046 acre tract, a distance of 40.00 feet to a point at the northwesterly corner of the said 0.046 acre tract;

Thence South 03° 02' 00" West, along the westerly line of the said 0.046 acre tract, a distance of 50.20 feet to a point at the southwest corner of the said 0.046 acre tract in the northerly line of a 0.384 acre tract conveyed to Sandro Treonze and Pasquale A. Giammarco in Official Record Volume 2833 D07;

Thence South 86° 09' 00" East, along the aforesaid northerly line and the southerly line of the said 0.046 acre tract, a distance of 40.00 feet to a point in the said centerline of Cassady Avenue;

Thence South 03° 02' 00" West, along the said centerline of Cassady Avenue, a distance of 58.71 feet to the **Point of Beginning**.

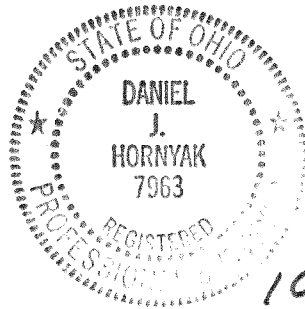
Containing 0.4008 acre, more or less, within Franklin County Auditors Parcel No's 010-126793 (0.0674 acre), 010-126710 (0.0115 acre), 010-126797 (0.0599 acre), 010-126792 (0.0597 acre), 010-126799 (0.0597 acre), 010-182978 (0.0597 acre), 010-137426 (0.0230 acre), and 010-126701 (0.0599 acre).

All pins set are ¼ inch I.D. steel pipe, 30 inches long, with identification cap stamped "HOCKADEN".

Bearings are based on the centerline of Cassady Avenue (South 03° 02' 00" West) as described in a deed to Sandro Treonze and Pasquale A. Giammarco in Official Record Volume 05670 D08, and all other bearings calculated from this meridian.

All references herein are to records in the Records Office, Franklin County, Ohio.

This description is based on an actual field survey of the premises as prepared by Hockaden and Associates, Inc. in February 2002, however, it is not intended to represent a complete boundary survey of the parent tract.



10-8-03

Date

HOCKADEN AND ASSOCIATES, INC.
883 N. Cassady Avenue, Columbus, Ohio 43219
Phone: (614) 252 - 0993

Daniel J. Hornyak
Registered Professional Surveyor No. 7963

0-58 - F

Split
0.0674 Acres
out of
(010)
126793

Split
0.0115 Acres
out of
(010)
126710

Split
0.0599 Acres
out of
(010)
126797

Split
0.0597 Acres
out of
(010)
126792

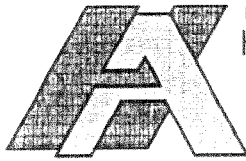
Split
0.0597 Acres
out of
(010)
182978

Split
0.0597 Acres
out of
(010)
126799

Split
0.0230 Acres
out of
(010)
137426

and

Split
0.0599 Acres
out of
(010)
126701



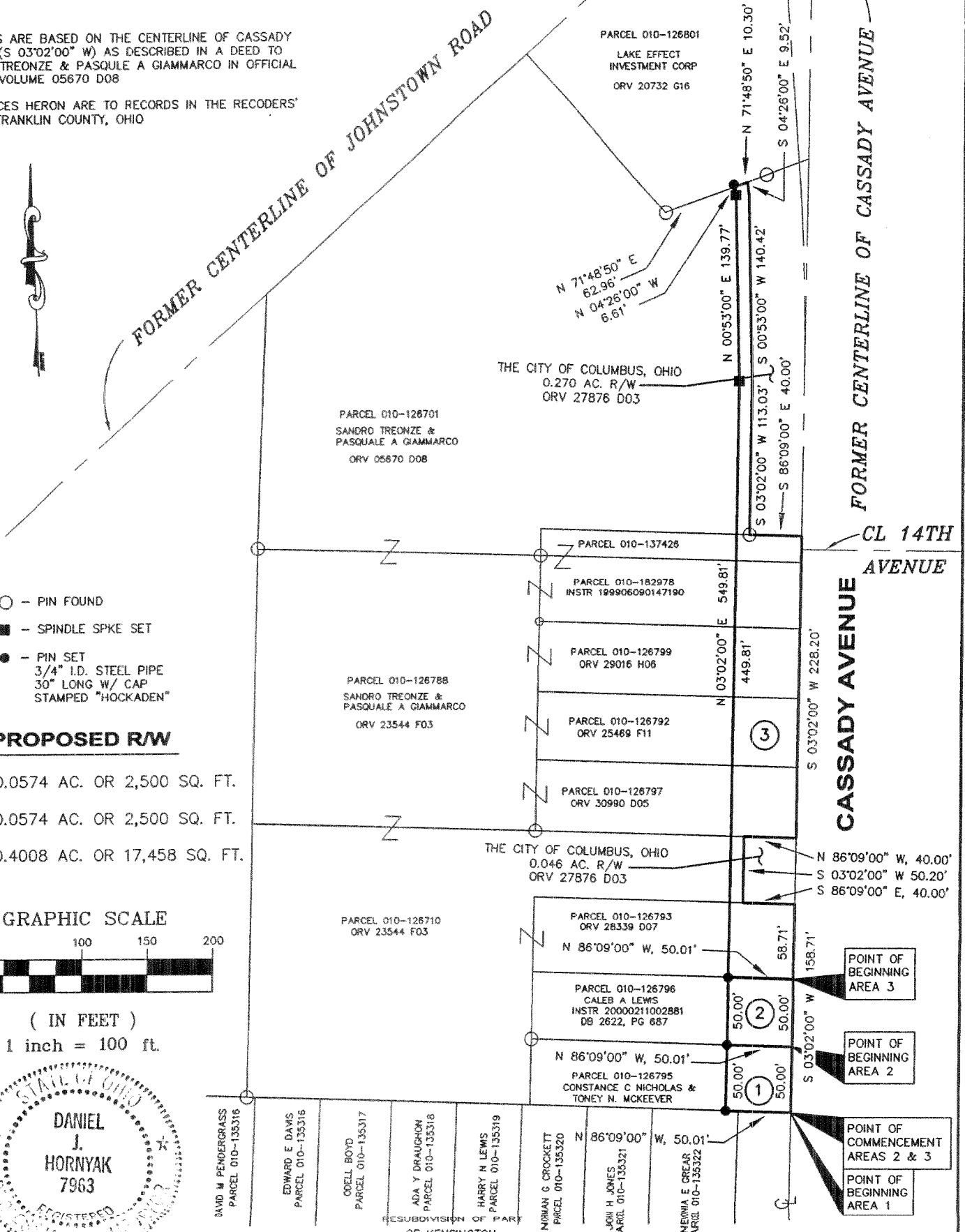
PREPARED BY:
HOCKADEN AND ASSOCIATES, INC.
 Consulting Engineers & Surveyors
 883 North Cassady Avenue
 Columbus, Ohio 43219
 Telephone: (614) 252-0993
 Fax: (614) 252-0444

RIGHT-OF-WAY EXHIBIT CASSADY AVENUE

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,
 CITY OF COLUMBUS, BEING A PART OF THIRD QUARTER,
 TOWNSHIP 1, RANGE 17, UNITED
 STATES MILITARY LANDS.

BEARINGS ARE BASED ON THE CENTERLINE OF CASSADY AVENUE (S 03°02'00" W) AS DESCRIBED IN A DEED TO SANDRO TREONZE & PASQUALE A GIAMMARCO IN OFFICIAL RECORD VOLUME 05670 D08

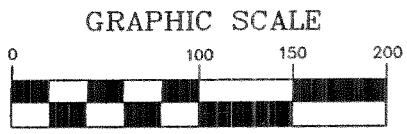
REFERENCES HERON ARE TO RECORDS IN THE RECODERS' OFFICE, FRANKLIN COUNTY, OHIO



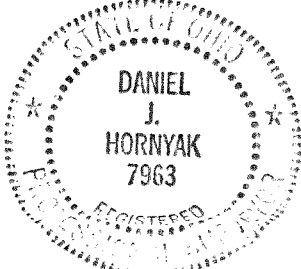
- - PIN FOUND
- - SPINDLE SPKE SET
- - PIN SET
3/4" I.D. STEEL PIPE
30" LONG W/ CAP
STAMPED "HOCKADEN"

PROPOSED R/W

- ① - 0.0574 AC. OR 2,500 SQ. FT.
- ② - 0.0574 AC. OR 2,500 SQ. FT.
- ③ - 0.4008 AC. OR 17,458 SQ. FT.



(IN FEET)
 1 inch = 100 ft.



SCALE: 1"=100'		
SURVD	DRAWN	CHECKED
DW	DH	DJH

DATE: 02-10-2003	
REVISED DATES	41977/10.1

HOCKADEN AND ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 By DANIEL J. HORNYAK P.S. NO. 7963

GENERAL WARRANTY DEED

(R.C. 5302.05)

KNOW ALL MEN BY THESE PRESENTS that **EPCON WINDSOR BRIDGE, 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, condition, 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:

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

Franklin County Tax Parcel No. 010-268027.

Prior Instrument Reference: Instrument Number 200304010094036,
Recorder's Office, Franklin County, Ohio.

The Grantor, by its duly authorized member, has caused this deed to be executed and subscribed this 21st day of November, 2003.

EPCON WINDSOR BRIDGE, LLC
an Ohio limited liability company

Edward A. Bacome
Edward A. Bacome, Vice President
The Epcon Group, Inc., member

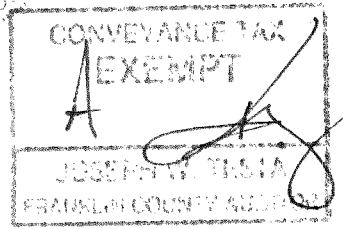
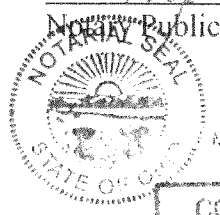
STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 21st day of November, 2003 the foregoing instrument was acknowledged before me by Edward A. Bacome, Vice President, The Epcon Group, Inc., member, an Ohio corporation, on behalf of Epcon Windsor Bridge, LLC, an Ohio limited liability company.

(seal)

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow (10-17-03)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Thompson Road-Jeff LeVally

Phyllis J. Meyer
Notary Public
PHYLIS J. MEYER
Notary Public, State of Ohio
My Commission Expires 08-26-05



916045
TRANSFERRED
DEC 8 2003
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

0.402 ACRES

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 2, Range 16, United States Military Lands and being out of that 14.814 acre tract, conveyed to Epcon Windsor Bridge, LLC by deed of record in Instrument Number 200304010094036 (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 6667, found in the centerline of Thompson Road;

thence North 86° 56' 02" West, with the centerline of said Thompson Road, a distance of 396.25 feet to a mag nail set at the southeasterly corner of that subdivision entitled "The Preserve Section 6 Part 2" of record in Plat Book 99, Pages 79 and 80;

thence North 03° 27' 35" East, with the easterly line of said "The Preserve Section 6 Part 2", a distance of 25.00 feet to an iron pin set;

thence across said 14.814 acre tract, being twenty five feet northerly from and parallel to the centerline of said Thompson Road, the following courses and distances:

South 86° 56' 02" East, a distance of 396.11 feet to an iron pin set;

South 86° 49' 04" East, a distance of 303.91 feet to an iron pin set in the westerly line of the remainder of that tract conveyed to The New Albany Company by deeds of record in Official Record 17313E14, Official Record 21256E01 and Instrument Number 199811120289607;

thence South 03° 27' 35" West, with said westerly line, a distance of 25.00 feet to a mag nail set at the southwesterly corner thereof, in the centerline of said Thompson Road;

thence North 86° 49' 04" West, with said centerline, a distance of 303.76 feet to the Point of Beginning, containing 0.402 acres of land, more or less.

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

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

Bearings are based on a portion of the centerline of Hamilton Road, assigning a bearing of North 03° 07' 54" East, between Franklin County Geodetic Survey Monument Numbers 8813 and 8814.

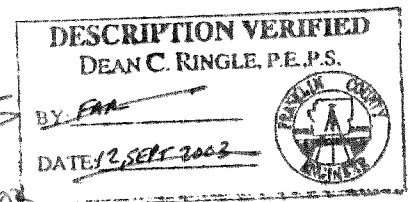


EVANS, MECHWART, HABLETON & TILTON, INC

Clark E. White 9/12/03

Clark E. White
Registered Surveyor No. 7868

0-075-D
SPLIT
0.402 ACRES
OUT OF
(010)
266318



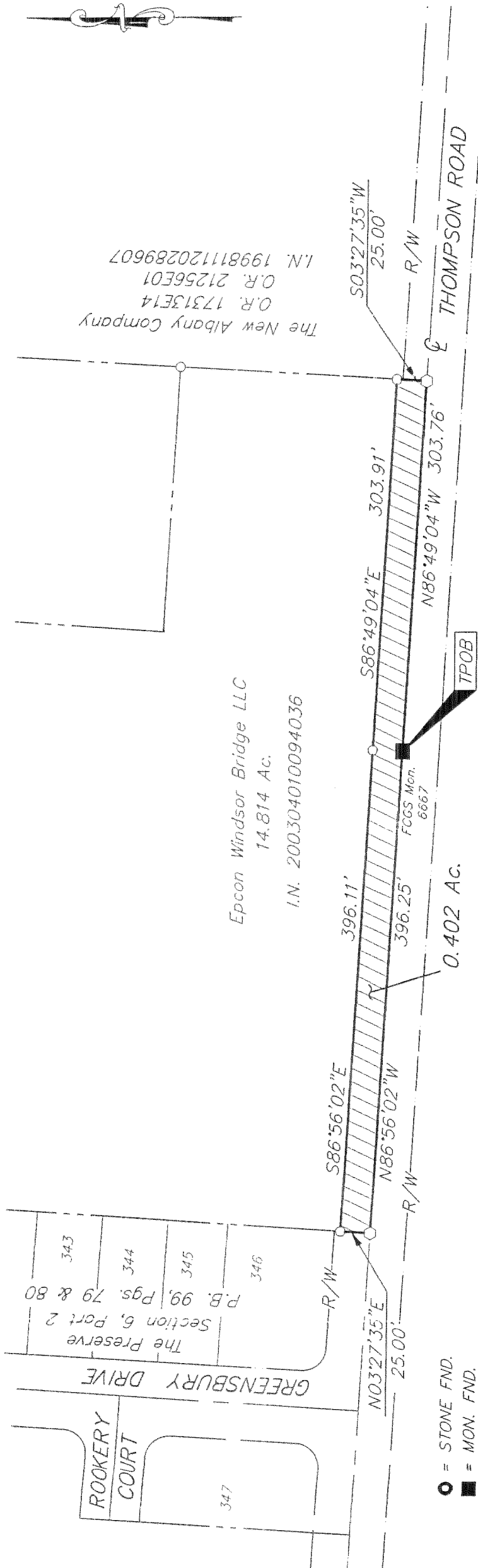


EMHT INC.
ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS
EVANS, MECHWART HAMBLEN & TILTON, INC.
170 MILL STREET, GAHANNA, OHIO 43230-3036
TEL: 614-471-5150 • FAX: 614-471-9286

SCALE 1" = 100'

SURVEY OF ACREAGE PARCEL
LOCATED IN
QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SEPTEMBER 11, 2003



The New Albany Company
O.R. 17313E14
O.R. 21256E01
I.N. 199811120289607

Epcon Windsor Bridge LLC
14.814 Ac.
I.N. 200304010094036

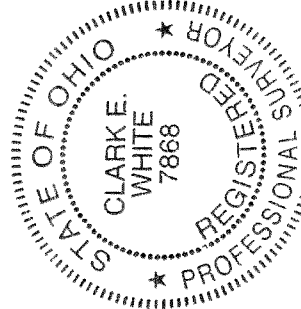
- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- ◆ = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.

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



GRAPHIC SCALE
(IN FEET)

BASIS OF BEARINGS :
Bearings for this drawing are based on a
bearing of N03°07'54"E for a portion of the
centerline of Hamilton Road between F.C.G.S.
Monument numbers 8813 and 8814.



By *Clarke E. White* 9/12/03

Professional Surveyor No. 7868