

A

11-7-03 10:45

GENERAL WARRANTY DEED
(R.C. 5302.05)

KNOW ALL MEN BY THESE PRESENTS that **491 W. BROAD STREET 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. 010-050085.
Prior Instrument Reference: Instrument Number 200212260331897,
Recorder's Office, Franklin County, Ohio.

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

491 W. BROAD STREET LLC
an Ohio limited liability company



Print Name: ALAN L. DOERMAN
Title: MEMBER

Florida
STATE OF ~~OHIO~~ FLORIDA
COUNTY OF ~~FRANKLIN~~ LEE, SS:

BE IT REMEMBERED, that on this 22 day of JANUARY, 2003, the foregoing instrument was acknowledged before me by ALAN L. DOERMAN, _____, on behalf of 491 W. Broad Street LLC, an Ohio limited liability company.

(seal)

Dianne Davis Tidwell
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow (1-10-03)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: File No. 00-01

 Dianne Davis Tidwell
My Commission CC833341
Expires June 18, 2003

1 TRANSFERRED
FEB 26 2003
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
A
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

2740 East Main Street
Bexley, Ohio 43209-2577
(614) 235-8677
Telefax 235-4559

May 9, 2002

Legal Description 251.4 Square Feet

Situate in the State of Ohio, County of Franklin, City of Columbus and being part of Lots 43 and 44 of F.C. Sessions Western Addition as the same is numbered and delineated upon the recorded plat of the same of record in Plat Book 2, Page 242 and as conveyed to Kathryn P. Doerman and Alan L. Doerman by deed of record in Official Record 10667 I-06, all references being to those records of the Office of Recorder, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

Commencing at a P.K. nail set in the easterly line of May Avenue at the northwesterly corner of said Lot 43 and said P.K. nail being South, 141.00 feet from the intersection of the easterly line of May Avenue and the southerly line of W. Broad Street and said P.K. nail being in the southerly line of a 15.5 foot alley;

thence with the northerly line of said Lot 43 and the southerly line of said 15.5 foot alley, North 89 degrees 54 minutes 30 seconds East, 54.94 feet to a P.K. nail set at THE POINT OF BEGINNING of the following herein described parcel;

thence continuing with the northerly line of said Lot 43 and the southerly line of said 15.5 foot alley, North 89 degrees 54 minutes 30 seconds East, 30.06 feet to a P.K. nail set;

thence with the northeasterly line of said 43, South 45 degrees 02 minutes 45 seconds East, 7.07 feet to a P.K. nail set in the westerly line of a 16 foot alley and the easterly line of said Lot 43;

thence with the easterly line of said Lot 43 and part of said Lot 44, South, 30.06 feet to a P.K. nail set at a point of curvature;

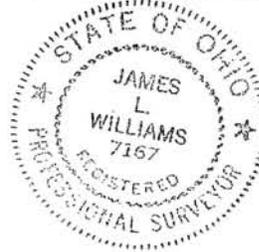
thence across said Lots 44 and 43 and with a curve to the left whose radius is 35.00 feet, a chord bearing of North 45 degrees 02 minutes 45 seconds West, a chord distance of 49.54 feet to the place of beginning and **CONTAINING 251.4 SQUARE FEET (0.0058 ACRES).**

The basis of bearings for the foregoing description is McDowell Street held as **NORTH.**

(11042902)

Myers Surveying Company Inc.

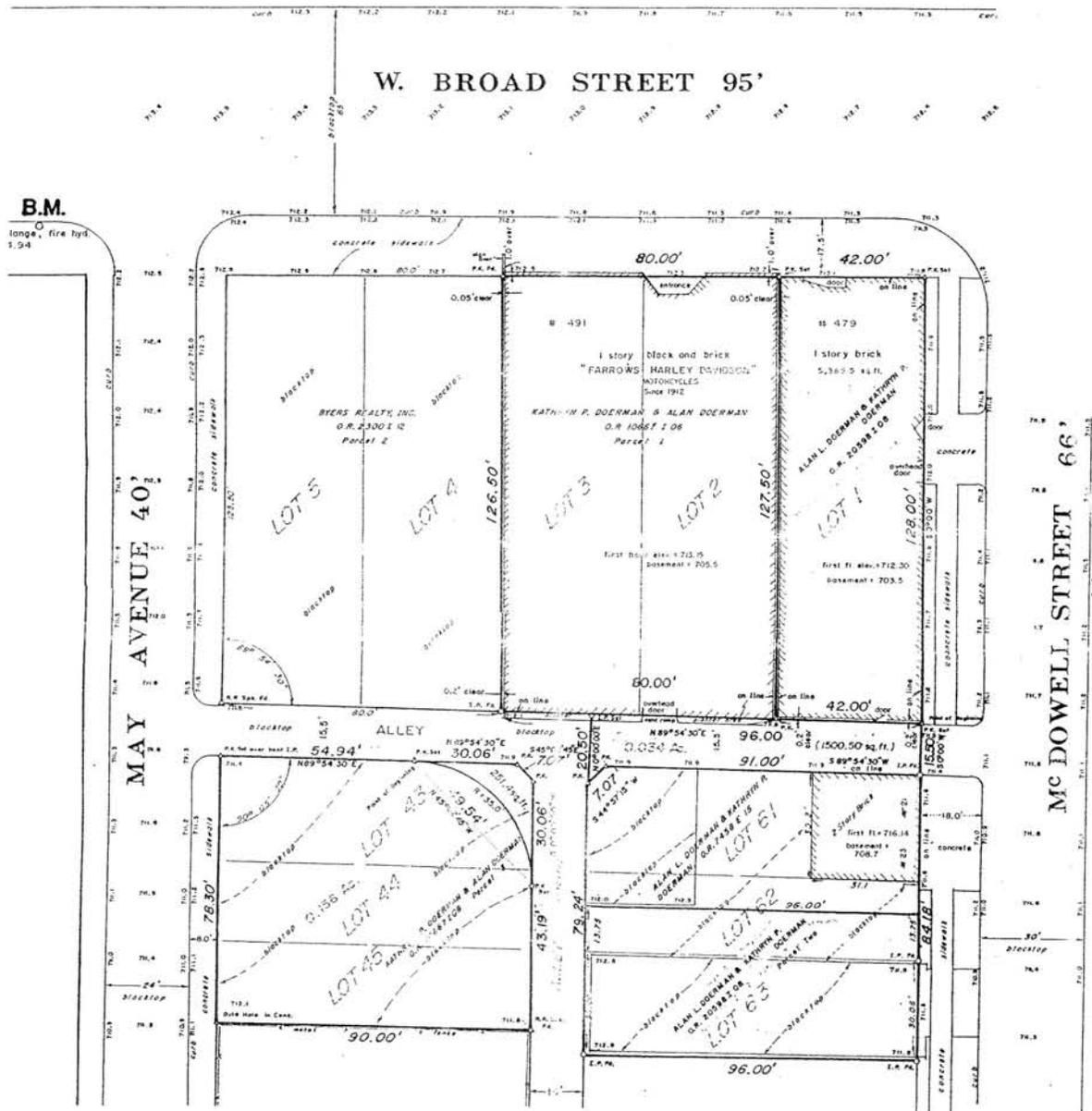
James L. Williams
James L. Williams, P.S. #7167
JLW/kms (11042902)



F-007
SPLIT
(251.4 sq ft)
30.06 x 30.06
OUT OF NE
CORNER LOT 43
OUT OF
(1010)
50085
2/2/03
Bmm

PLAT OF SURVEY OF LOTS 1, 2, 3, 43, 44, 45, 61, 62 & 63
 F.C. SESSIONS' WESTERN ADDITION, PLAT BOOK 2, Pg. 242
 SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO
 FOR

A. L. FARROW HARLEY-DAVIDSON
 KATHRYN P. AND ALAN L. DOERMAN



GENERAL WARRANTY DEED

(R.C. 5302.05)

KNOW ALL MEN BY THESE PRESENTS that **TRIANGLE PROPERTIES, 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:

Situated in the State of Ohio, County of Franklin, City of Columbus and in Quarter Township 2, Township 1, Range 17, United States Military Lands, being part of that tract of land conveyed to Triangle Properties, Inc., by deed of record in Instrument Number 200109210218541, Recorder's Office, Franklin County, Ohio, said parcel being more particularly described as follows:

Beginning for reference at Franklin County Geodetic Monument Number 6621 found in the centerline of Stelzer Road;

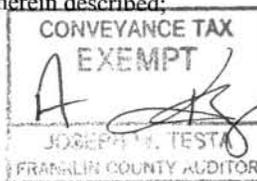
Thence, along said centerline of Stelzer Road, N 03° 52' 47" E, a distance of 6.58 feet to the centerline intersection of Stelzer Road and Lifestyle Boulevard as recorded in Lifestyle Boulevard and Stelzer Road Dedication and Easements Part 1, Plat Book 96, Pages 78 & 79;

Thence, along said centerline of Lifestyle Boulevard, for the following four (4) courses:

1. N 86° 34' 13" W, a distance of 373.95 feet to a point of curvature;
2. Along a curve to the left having a radius of 458.22 feet, a delta angle of 30° 00' 48", chord bearing S 78° 25' 23" W, a distance of 237.30 feet to a point of reverse curvature;
3. Along a curve to the right having a radius of 400.00 feet, a delta angle of 30° 09' 45", chord bearing S 78° 29' 52" W, a distance of 208.15 feet to a point of tangency;
4. N 86° 25' 16" W, a distance of 90.99 feet to a mag nail (set) in the terminus of the centerline of said Lifestyle Boulevard and the easterly line of said Triangle Properties tract, said mag nail also being the *True Point Of Beginning* of the parcel herein described;

Thence, departing said centerline of Lifestyle Boulevard and along the easterly line of said Triangle Properties tract, S 03° 34' 44" W, a distance of 30.00 feet to an iron pin (found) in the northerly line of a tract of land as conveyed to Synergy Capital Company, LTD., in Instrument Number 199905140123044, and at the southwesterly corner of said existing Lifestyle Boulevard and the southeasterly corner of said Triangle Properties tract and the southeasterly corner of the new extension of said Lifestyle Boulevard, herein described;

1



907295
 TRANSFERRED

JUN 09 2003

JOSEPH W. TESTA
 AUDITOR

FRANKLIN COUNTY, OHIO

[Handwritten mark]

Thence, along the northerly line of said Synergy tract and the southerly line of said Triangle Properties tract and the new right-of-way line of said Lifestyle Boulevard for the following four (4) courses:

1. N 86° 25' 16" W, a distance of 476.00 feet to an iron pin (set) at a point of curvature;
2. Along a curve to the left having a radius of 50.00 feet, a delta angle of 36° 52' 12", chord bearing S 75° 08' 38" W, a distance of 31.62 feet to an iron pin (set) at a point of reverse curvature;
3. Along a curve to the right having a radius of 50.00 feet, a delta angle of 36° 52' 12", chord bearing S 75° 08' 38" W, a distance of 31.62 feet to an iron pin (set) at a point of tangency;
4. N 86° 25' 16" W, a distance of 58.04 feet to an iron pin (set) at the southwesterly corner of the tract herein described;

Thence, departing said northerly line of the Synergy tract and the southerly line of the Triangle Properties tract and along a new division line for the following four (4) courses:

1. N 03° 34' 44" E, a distance of 100.00 feet to an iron pin (set);
2. S 86° 25' 16" E, a distance of 58.04 feet to an iron pin (set) at a point of curvature;
3. Along a curve to the right having a radius of 50.00 feet, a delta angle of 36° 52' 12", chord bearing S 67° 59' 10" E, a distance of 31.62 feet to an iron pin (set) at a point of reverse curvature;
4. Along a curve to the left having a radius of 50.00 feet, a delta angle of 36° 52' 12", chord bearing S 67° 59' 10" E, a distance of 31.62 feet to an iron pin (set) at a point of tangency, said point also being the southwesterly corner of a tract of land as conveyed to Residences at Towne Center in Instrument Number 199902260048933 and a southeasterly corner of said Triangle Properties tract;

*N-134-E
Split
0.899
Acres
out of
(010)
258994*

Thence, along the southerly line of said Residences at Towne Center tract and the northerly line of said Triangle Properties tract also being the new northerly right-of-way line of Lifestyle Boulevard as described, S 86° 25' 16" E, a distance of 476.00 feet to an iron pin (found) at the northwesterly corner of said existing Lifestyle Boulevard and the northeasterly corner of the tract herein described;

Thence S 03° 34' 44" W, a distance of 30.00 feet to the True Point Of Beginning, containing 0.899 acre of land, more or less.

This description is based upon a survey performed by EMH&T, Inc. with bearings based upon Ohio State Plane Coordinate System as per NAD 83. Control for bearings are from coordinates of Monuments Numbered 6621 and 2264 established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.

EMH&T, Inc., Anthony W. Williams, Ohio Surveyor #7726.

Franklin County Tax Parcel No. _____.

Prior Instrument Reference: Instrument Number 200109210218541,
Recorder's Office, Franklin County, Ohio.

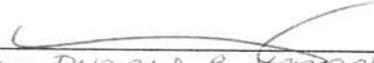


A

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 3 day of June, 2003.

TRIANGLE PROPERTIES, INC.
an Ohio corporation


Print Name: DONALD R. KENNEY
Title: PRESIDENT

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 3 day of June, 2003, the foregoing instrument was acknowledged before me by Donald R. Kenney, on behalf of Triangle Properties, Inc., an Ohio corporation.

(seal)


Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow  (5-20-03)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Zoning

AMY L. FINN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06-02-07

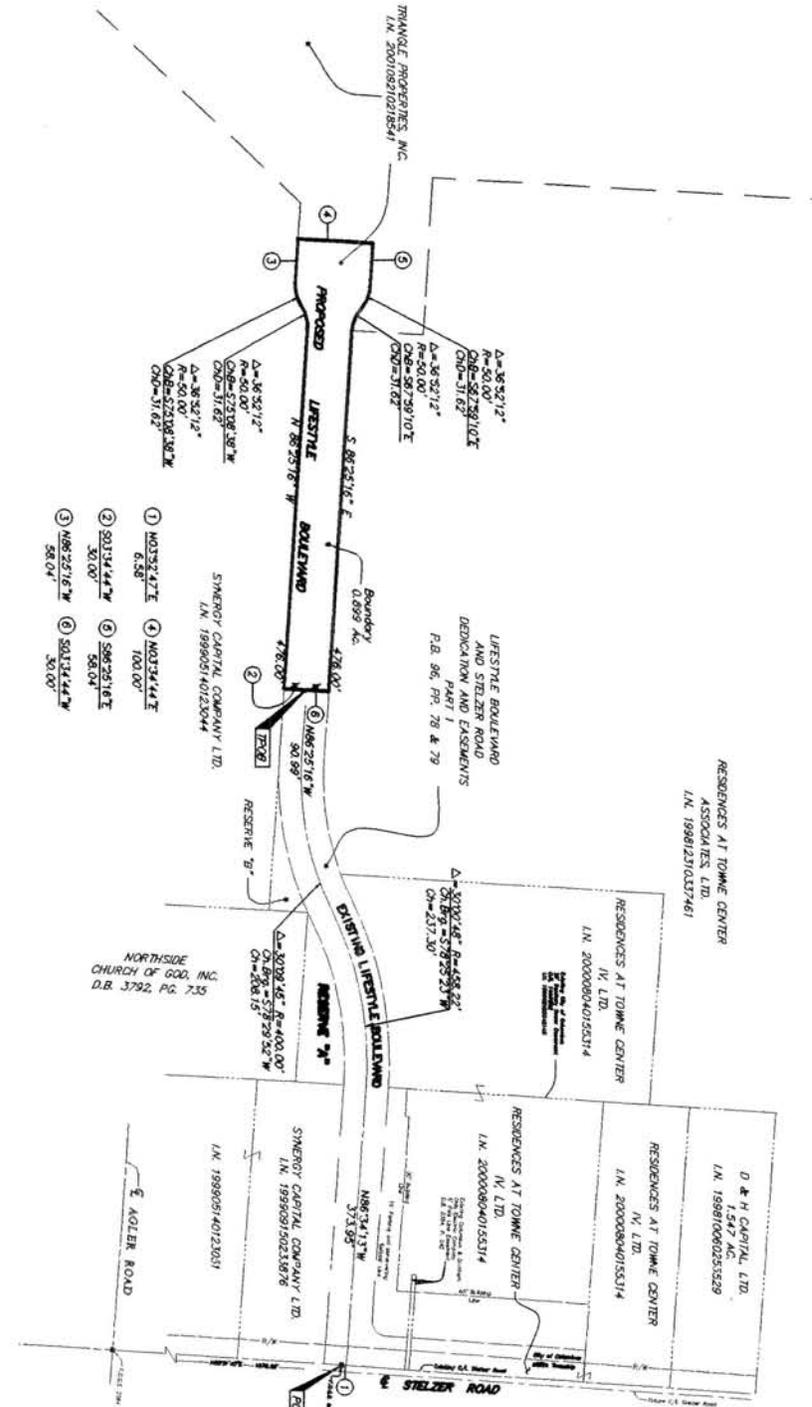


ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS
 EVANS, MECHWART, HAMBLETON & TILTON, INC.
 170 MILL STREET, GAYMANNA, OHIO 43230-3036
 TEL: 614-471-5150 • FAX: 614-471-9285

SCALE 1" = 200'

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

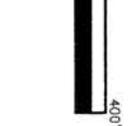
MAY 16, 2003



- ① N0132°42'7" 6.58'
- ② S0134°44'7" 30.00'
- ③ N66°23'16" 30.00'
- ④ N0134°44'7" 100.00'
- ⑤ S66°23'16" 30.00'
- ⑥ S0134°44'7" 30.00'

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

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



BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments 6621 & 2264, having a bearing of North 03°52'47" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EMH&T INC.
 By *William W. Williams*
 Professional Surveyor No. 7726

INR/200100007/00000000



GENERAL WARRANTY DEED

Joseph J. Recchie, Sr. and Martha A. Recchie, husband and wife, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, grant, with general warranty covenants, to the City of Columbus, an Ohio municipal corporation, whose tax mailing address is Mortgage Code 9000 (90 West Broad Street, Columbus, Ohio 43215), the 0.182 acres of real property, more particularly described in Exhibit A attached hereto and incorporated herein, for right-of-way purposes.

Prior Instrument Reference: Instrument No. 199908050199733

Executed this 29th day of May, 2003.

Joseph J. Recchie, Sr.

Martha A. Recchie

STATE OF OHIO :
 : SS
 COUNTY OF FRANKLIN :

The foregoing instrument was acknowledged before me this 29th day of May, 2003 by Joseph J. Recchie, Sr.



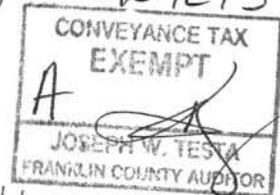
SAMANTHA A. SHULER,
 ATTORNEY AT LAW
 NOTARY PUBLIC, STATE OF OHIO
 My commission has no expiration date.

Notary Public 907273

TRANSFERRED

JUN 09 2003

JOSEPH W. TESTA
 AUDITOR
 FRANKLIN COUNTY, OHIO



STATE OF OHIO :
 : SS
 COUNTY OF FRANKLIN :

The foregoing instrument was acknowledged before me this 29th day of May, 2003 by Martha A. Recchie.



SAMANTHA A. SHULER,
 ATTORNEY AT LAW
 NOTARY PUBLIC, STATE OF OHIO
 My commission has no expiration date.

Notary Public

Exhibit A

DESCRIPTION OF 0.182 ACRE TRACT
WEST OF WAGGONER ROAD
SOUTH OF WENGERT ROAD
NORTH OF BROAD STREET

Situated in the State of Ohio, County of Franklin, Township of Jefferson, part of Lot 23, Section 4, Township 1, Range 16, United States Military Lands and being 0.182 acres of the tract of land conveyed to Joseph J. Recchie and Martha A. Recchie as recorded in Instrument Number 199908050199733 (all references refer to records in the Franklin County Recorder's Office, Ohio) and more fully described as follows:

O-40-E
SPLIT
0.182 ACS
OUT OF
242653
CODE 515
AK
6/9/03

Beginning for reference at an existing monument at the centerline intersection of Waggoner Road and Waggoner Woods Drive;

Thence North 3°20'28" East a distance of 155.72 feet, along the centerline of said Waggoner Road, to a railroad spike set being the Point of Beginning;

Thence North 85°41'40" West a distance of 50.00 feet passing over an existing iron pin at 25.24 feet, along the southerly property line of said Recchie, to an existing iron pin;

Thence North 3°20'28" East a distance of 158.94 feet to an iron pin on the northerly property line of said Recchie;

Thence South 85°49'34" East a distance of 50.00 feet passing over and existing iron pin at 24.91 feet to a railroad spike set in the centerline of said Waggoner Road;

Thence South 3°20'28" West a distance of 159.06 feet, along the centerline of said Waggoner Road, to the Point of Beginning containing 0.182 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in May of 2003.

Bearings are based upon the centerline of Waggoner Road an assumed bearing North 3°20'28" East and all other bearings based upon this meridian.



HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers and Surveyors

Frank C. Long 9 MAY 03
Frank C. Long
Professional Surveyor No. 6615

42095/10.1-050903



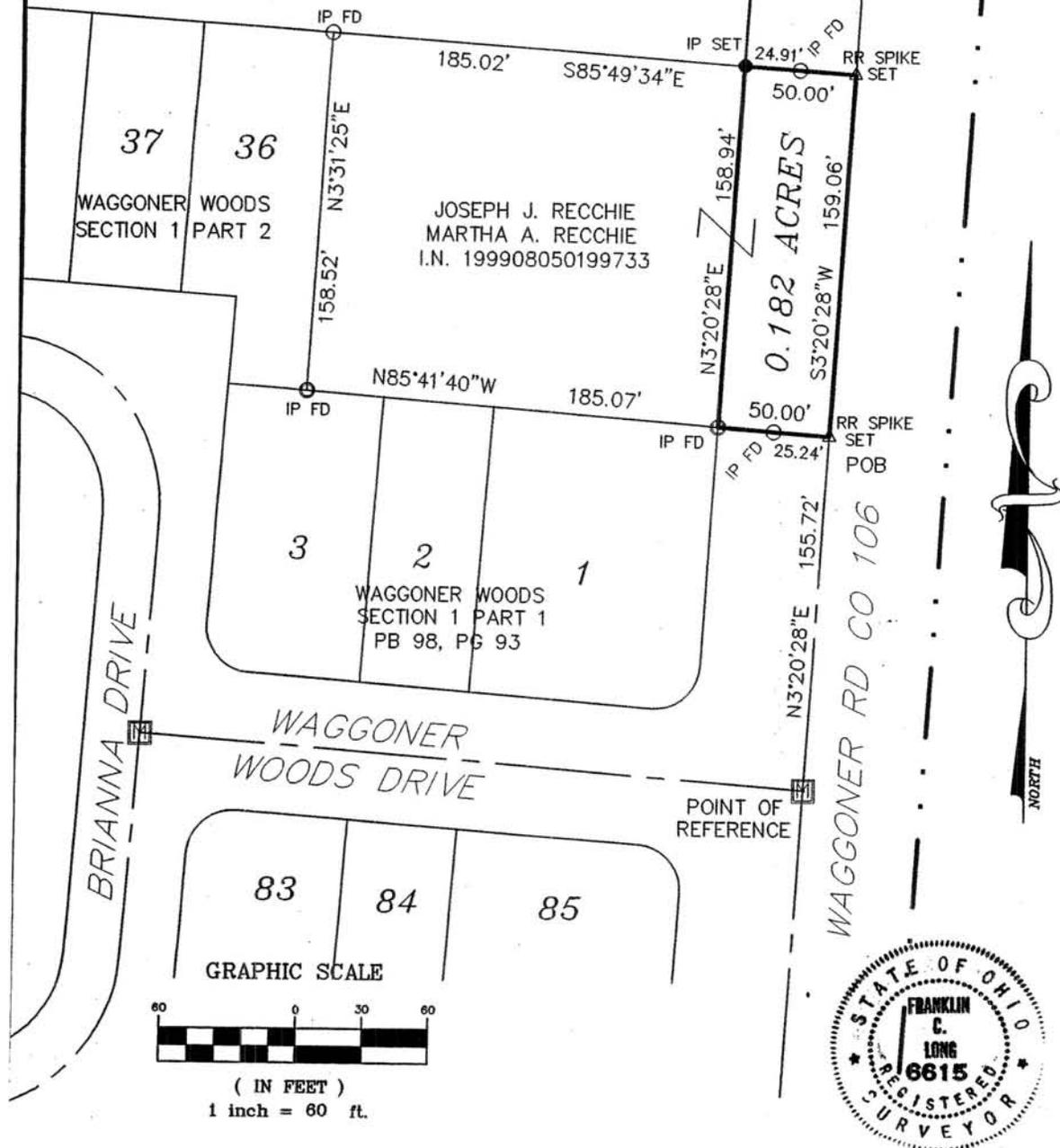


PREPARED BY:
HOCKADEN AND ASSOCIATES, INC.
 Consulting Engineers & Surveyors
 553 North Cassady Avenue
 Columbus, Ohio 43219
 Telephone: (614) 252-0993
 Fax: (614) 252-0444

BOUNDARY SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,
 TOWNSHIP OF JEFFERSON, PART OF LOT 23, SECTION 4,
 TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS.

ROCKFORD HOMES, INC.
 I.N. 200205160123268



SCALE: 1"=60'			DATE: 05-09-2003	
SURV'D	DRAWN	CHECKED	REVISED DATES	42095/10.1
SUR. BY	FCL	CK BY		

HOCKADEN AND ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 By *Frank C. Long*
 FRANK C. LONG, P.S. No. 6615