



200802010015931

Pgs: 3 \$36.00 T20080007390
02/01/2008 10:25AM BXPLAT CITY 0
Robert G. Montgomery
Franklin County Recorder

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that **JOHNSON & FISCHER PROPERTIES 2, LLC**, "Grantor", an Ohio limited liability company, for One Dollar (\$1.00) and other good and valuable consideration paid by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns forever, a perpetual easement in, over, under, across and through the following described real property for the purposes of constructing, installing, reconstructing, replacing, removing, repairing, maintaining and operating pedestrian walkway/sidewalk and appurtenances thereto (the "Improvement"):

Situated in the State of Ohio, County of Franklin, formerly Township of Franklin, now City of Columbus, being a part of one hundred fifty (150) feet off the north end of Lots Numbered Forty (40) and Forty-One (41) as the same are numbered and delineated upon the recorded plat of Franklin Heights Subdivision, of record in Plat book 7, Pages 124 and 125, Recorder's Office, Franklin County, Ohio, owned by Johnson & Fischer Properties 2, LLC as described in Instrument Number 200406210142739, more particularly described as follows:

Beginning for reference at the southeast corner of said Johnson and Fischer tract on the east line of said Lot 40 and the west line of Derrer Road (platted as Demorest County Road);

Thence along the common line of Lot 40 and Derrer Road N 02°45'00" W for a distance of 10.66 feet to the True Point Of Beginning;

Thence leaving said lot line N 31°21'23" W for a distance of 3.11 feet to a point;

Thence N 02°45'00" W for a distance of 20.13 feet to a point;

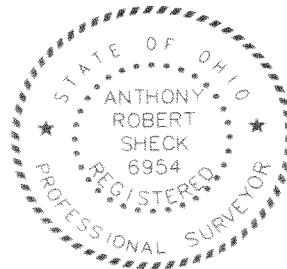
Thence N 02°39'28" E for a distance of 15.82 feet to a point on the east line of said Lot 40 and the west line of said Derrer Road;

Thence S 02°45'00" E for a distance of 38.61 feet to the True Point Of Beginning, and **containing 44 square feet being 0.001 acres**, more or less, and subject to all easements and rights-of-way of record.

This description is based on construction drawings and documents on file at the Franklin County Recorder's Office.

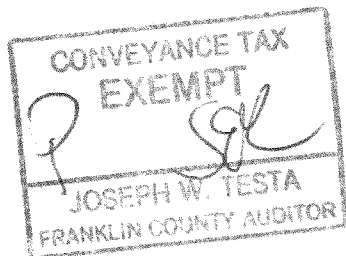
Bearings based on the centerline of Derrer Road (platted as Demorest County Road) bearing N 02°45'00" W as delineated in the recorded plat of Franklin Heights Subdivision thereof, of record in Plat book 7, Page 124 and 125, Recorder's Office, Franklin County, Ohio.

Anthony R. Shek, PS 6954, October 15, 2007



Franklin County Tax Parcel Number 010-121991.

Prior Instrument Reference: Instrument Number 200406210142739,
Recorder's Office, Franklin County, Ohio.



TRANSFER
NOT NECESSARY

FEB 01 2008

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

All terms and conditions contained herein shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

Grantor hereby releases and discharges the Grantee, City of Columbus, Ohio, from any future Ohio Constitution, Article I, Section 19 just compensation claims arising from this grant.


The perpetual easement rights granted herein are "exclusive" as to all except the Grantor and any previously granted rights of record. Grantor retains the right to cross the subject real property with utility service lines and driveway(s) which do not in any way impair the Grantee's use or interfere with the construction, operation, maintenance, repair, removal, replacement or reconstruction of the "Improvement" or access thereto; however, the Grantor shall not cause or allow to be constructed thereon any permanent or temporary building, structure, facility, or other improvements.

The Grantor hereby covenants with Grantee to be the true and lawful owner of the above-described real property and lawfully seized of the same in fee simple and having good right and full power to grant this Deed of Easement.

TO HAVE AND TO HOLD said real property unto said Grantee, City of Columbus, Ohio, its successors and assigns forever, for the uses and purposes hereinbefore described.

The Grantor, Johnson & Fischer Properties 2, LLC, by its duly authorized representative, has caused this instrument to be executed and subscribed this ____ day of _____ 2008.

JOHNSON & FISCHER PROPERTIES 2, LLC
an Ohio limited liability company



Print name: RICHARD L. FISCHER
Title: PARTNER

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

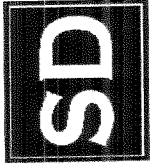
BE IT REMEMBERED that on this 22nd day of January 2008
the foregoing instrument was acknowledged before me by Richard Fischer,
partner, on behalf of Johnson & Fischer Properties 2, LLC, an Ohio limited liability company.



KERI WADE
Notary Public, State of Ohio
My Commission Expires 02-01-2012


Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Richard A. Pieplow (1-17-08)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Derrer Road - Ryser



SANDS DECKER
ENGINEERS

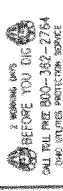


397 WEST FRONT ST
COLUMBUS, OH 43138
740-385-2140
FAX: 740-385-0491

1485 OLD HENDERSON RD
COLUMBUS, OH 43220
614-459-6992
FAX: 614-459-6987
TOLL FREE 800-277-0600

4588 KENNY RD
COLUMBUS, OH 43220
614-538-8560
FAX: 614-538-8561
TOLL FREE 877-809-0008

507 MAIN STREET, SUITE 203
ZANESVILLE, OH 43701
740-450-1640
FAX: 740-450-1641



SIDEWALK
EASEMENT

JOHNSON & FISCHER
PROPERTIES, 2 LLC

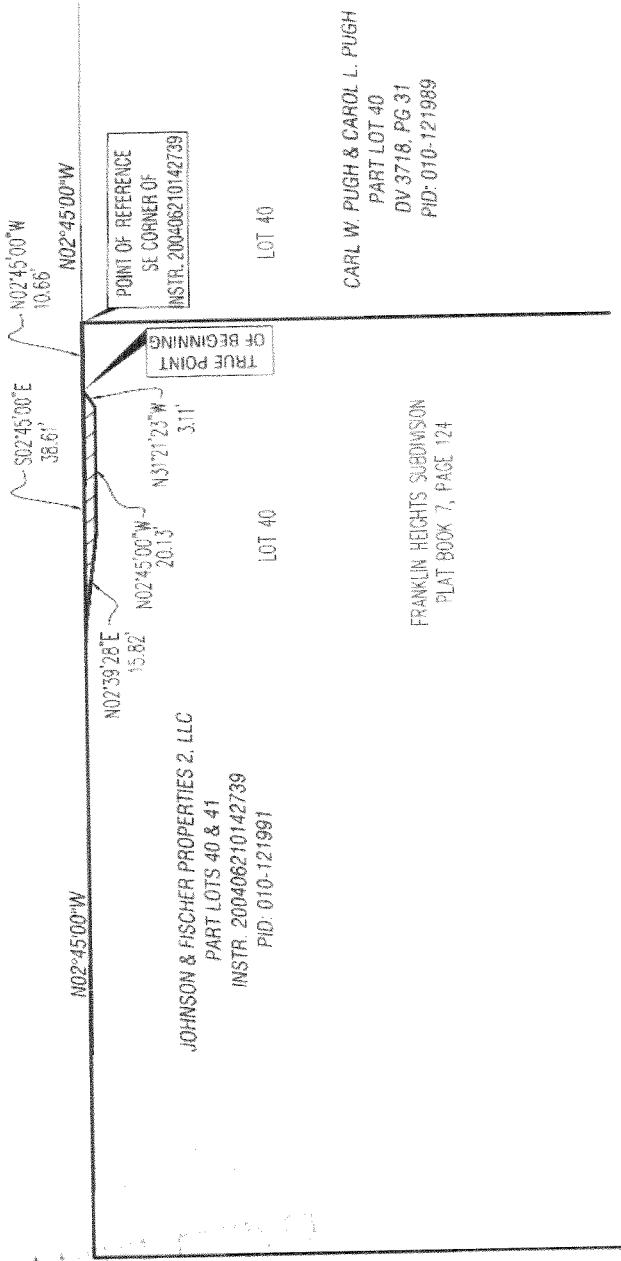
OCTOBER 05, 2007

1 OF 1

SDGPS PROJ #1755



DERRER ROAD (45' R/W)



ALLEY (10' R/W)

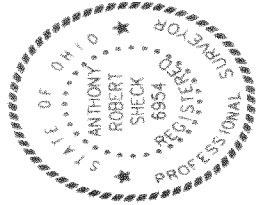
BASIS OF BEARINGS: Bearings based on the centerline of Derrerr Road (platted as Demorest County Road) bearing North 00°45'00" West as delineated in the recorded plat of Franklin Heights Subdivision thereof, of record in Plat book 7, Page 124 and 125, Recorder's Office, Franklin County, Ohio.

Situated in the State of Ohio, County of Franklin, formerly Township of Franklin, now City of Columbus, being a part of one hundred fifty (150) feet off the north end of Lots Numbered Forty (40) and Forty-One (41) upon the recorded plat of Franklin Heights Subdivision, of record in Plat book 7, Pages 124 and 125, Recorder's Office, Franklin County, Ohio, owned by Johnson & Fischer Properties 2, LLC as described in Instrument Number 200406210142739.

GRAPHIC SCALE



1" = 20'



Anthony R. Sheck

October 15, 2007

Anthony R. Sheck
Ohio Professional Surveyor #6954

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that **MOUNT CARMEL HEALTH SYSTEM**, "Grantor", an Ohio non-profit corporation, for One Dollar (\$1.00) and other good and valuable consideration paid by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns forever, perpetual easements in, over, under, across and through the following described real property for the purposes of constructing, installing, reconstructing, replacing, removing, repairing, maintaining and operating sewer utility lines and pedestrian walkways/sidewalks and appurtenances thereto (the "Improvements"), as the same are identified respectively below:

SEWER UTILITY & WALKWAY/SIDEWALK EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township 1, Range 16, United States Military Lands and being a strip of land out of that 43.837 acre tract, conveyed to Mt. Carmel Health System of record in Instrument Number 200312110392742 being described as follows:

Beginning, for reference, at the centerline intersection of East Broad Street (State Route 16) with Taylor Station Road;

Thence N 03° 56' 51" E, with the centerline of said Taylor Station Road, a distance of 103.52 feet to a point;

Thence S 86° 03' 09" E, across said Taylor Station Road, a distance of 74.60 feet to the easterly right-of-way line of said Taylor Station Road, being the True Point of Beginning;

Thence N 21° 07' 10" W, with the easterly right-of-way line of said Taylor Station Road, a distance of 15.58 feet to a point;

Thence N 03° 56' 51" E, continuing with said easterly right-of-way line, a distance of 486.62 feet to a point;

Thence across said 43.837 acre tract, the following courses and distances:

S 01° 25' 41" W, a distance of 91.00 feet to a point;

S 03° 56' 51" W, a distance of 29.62 feet to a point;

S 86° 03' 09" E, a distance of 5.00 feet to a point;

S 03° 56' 51" W, a distance of 13.00 feet to a point;

N 86° 03' 09" W, a distance of 5.00 feet to a point;

S 03° 56' 51" W, a distance of 336.71 feet to a point; and

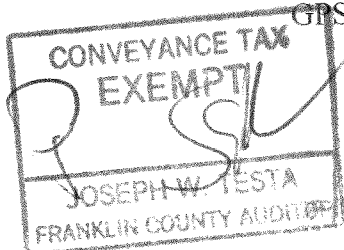
S 00° 55' 44" E, a distance of 30.60 feet to the True Point of Beginning.

and **containing 0.043 acre** of land, more or less.

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

Bearings are based on the Ohio State Plane Coordinate System per NAD83 (1986 Adjustment). Control for bearings was derived using the bearing of N 82° 21' 49" E, for the centerline of East Broad Street as established from a series of GPS observations in October 2003.

EMH&T, Inc., James M. Pearsall, P.S. No. 7840, 1/10/06.



TRANSFER
NOT NECESSARY

FEB 01 2008

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

WALKWAY/SIDEWALK EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township 1, Range 16, United States Military Lands and being a strip of land out of that 43.837 acre tract, conveyed to Mt. Carmel Health System of record in Instrument Number 200312110392742 being described as follows:

Beginning for reference at the northwesterly corner of said 43.837 acre tract, the southwesterly corner of that tract conveyed to IPOFA Columbus Works, LLC et al by deed of record in Instrument Numbers 200508090161256, 200508250175397, 200508250175429, 200508250175459, 200508250175490, 200509090187371, 200509140191329, 200510200221390, 200510200221394, 200511070235904, 200511280249125, 200511280249127, 200508250175385, 200508250175410, 200508250175443, 200508250175473, 200508250175477, 200509090187367, 200509290204040, 200510200221392, 200511070235898, 200511280249122, and 200511070235914, being in the centerline of Taylor Station Road;

Thence S 03° 56' 51" W, with the centerline of said Taylor Station Road, a distance of 481.72 feet;

Thence S 86° 03' 09" E, across said Taylor Station Road, a distance of 68.00 feet to a point in the easterly right-of-way line of said Taylor Station Road, being the True Point of Beginning;

Thence across said 43.837 acre tract, the following courses and distances;

S 34° 44' 17" E, a distance of 16.00 feet to a point;

S 03° 56' 51" W, a distance of 89.81 feet to a point;

S 35° 03' 59" W, a distance of 19.34 feet to a point in the easterly right-of-way line of Taylor Station Road;

Thence N 03° 56' 51" E, with said easterly right-of-way line of Taylor Station Road, a distance of 118.86 feet to the True Point of Beginning, and **containing 0.024 acre** of land, more or less.

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

Bearings are based on the Ohio State Plane Coordinate System per NAD83 (1986 Adjustment). Control for bearings was derived using the bearing of N 82° 21' 49" E, for the centerline of East Broad Street as established from a series of GPS observations in October 2003.

EMH&T, Inc., James M. Pearsall, P.S. No. 7840, 1/10/06.

WALKWAY/SIDEWALK EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township 1, Range 16, United States Military Lands and being a strip of land out of that 43.837 acre tract, conveyed to Mt. Carmel Health System of record in Instrument Number 200312110392742 being described as follows:

Beginning, for reference, at the northwesterly corner of said 43.837 acre tract, the southwesterly corner of that tract conveyed to IPOFA Columbus Works, LLC et al by deed of record in Instrument Numbers 200508090161256, 200508250175397, 200508250175429, 200508250175459, 200508250175490, 200509090187371, 200509140191329, 200510200221390, 200510200221394, 200511070235904, 200511280249125, 200511280249127, 200508250175385, 200508250175410, 200508250175443, 200508250175473, 200508250175477, 200509090187367, 200509290204040, 200510200221392, 200511070235898, 200511280249122, and 200511070235914, being in the centerline of Taylor Station Road;

Thence N 82° 41' 33" E, with the southerly line of said IPOFA Columbus Works, LLC tract, a distance of 69.33 feet to the easterly right-of-way line of Taylor Station Road, being the True Point of Beginning;

Thence N 82° 41' 33" E, with the southerly line of IPOFA Columbus Works, LLC et al, a distance of 22.43 feet to a point;

Thence across said 43.837 acre tract, the following courses and distances;

S 03° 56' 51" W, a distance of 36.31 feet to a point;

S 32° 30' 54" W, a distance of 46.00 feet to a point in the easterly right-of-way line of Taylor Station Road;

Thence N 03° 56' 51" E, with the easterly right-of-way line of Taylor Station Road, a distance of 72.34 feet to the True Point of Beginning, and **containing 0.027 acre** of land, more or less from Auditor's Parcel Number 520-278262.

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

Bearings are based on the Ohio State Plane Coordinate System per NAD83 (1986 Adjustment). Control for bearings was derived using the bearing of N 82° 21' 49" E, for the centerline of East Broad Street as established from a series of GPS observations in October 2003.

EMH&T, Inc., James M. Pearsall, Professional Surveyor No. 7840, 1/10/06.

Franklin County Tax Parcel Number 520-269047.

Prior Instrument Reference: Instrument Number 200312110392742,
Recorder's Office, Franklin County, Ohio.

All terms and conditions contained herein shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

Grantor hereby releases and discharges the Grantee, City of Columbus, Ohio, from any future Ohio Constitution, Article I, Section 19 just compensation claims arising from this grant.

The perpetual easement rights granted herein are "exclusive" as to all except the Grantor and any previously granted rights of record. Grantor retains the right to cross the subject real property with utility service lines and driveway(s) which do not in any way impair the Grantee's

use or interfere with the construction, operation, maintenance, repair, removal, replacement or reconstruction of the "Improvement" or access thereto; however, the Grantor shall not cause or allow to be constructed thereon any permanent or temporary building, structure, facility, or other improvements.

The Grantor hereby covenants with Grantee to be the true and lawful owner of the above-described real property and lawfully seized of the same in fee simple and having good right and full power to grant this Deed of Easement.

TO HAVE AND TO HOLD said real property unto said Grantee, City of Columbus, Ohio, its successors and assigns forever, for the uses and purposes hereinbefore described.

The Grantor, Mount Carmel Health System, by its duly authorized officer, has caused this instrument to be executed and subscribed this 22nd day of January 2008.

MOUNT CARMEL HEALTH SYSTEM
an Ohio non-profit corporation

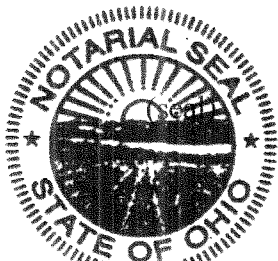
Ronald E. Whiteside

Print Name: RONALD E. WHITESIDE

Title: EXECUTIVE VP & SYSTEM COO

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this 22nd day of January 2008
the foregoing instrument was acknowledged before me by Ronald E. Whiteside,
Executive VP and ^{system} COO on behalf of Mount Carmel Health System, an Ohio non-profit corporation.



YVONNE E. TURNER
Notary Public, State of Ohio
My Commission Expires
9-27-2011

Yvonne E. Turner
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Richard A. Pieplow (1-4-08)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Dr. E-2319

E

M

H

T

Evans, Mechwart, Hambleton & Tilton, Inc.

Engineers • Surveyors • Planners • Scientists

5500 New Albany Road, Columbus, OH 43054

Phone: 614.775.4500 Fax: 614.775.4800

M

C

M

X

X

V

EASEMENT EXHIBIT

QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16

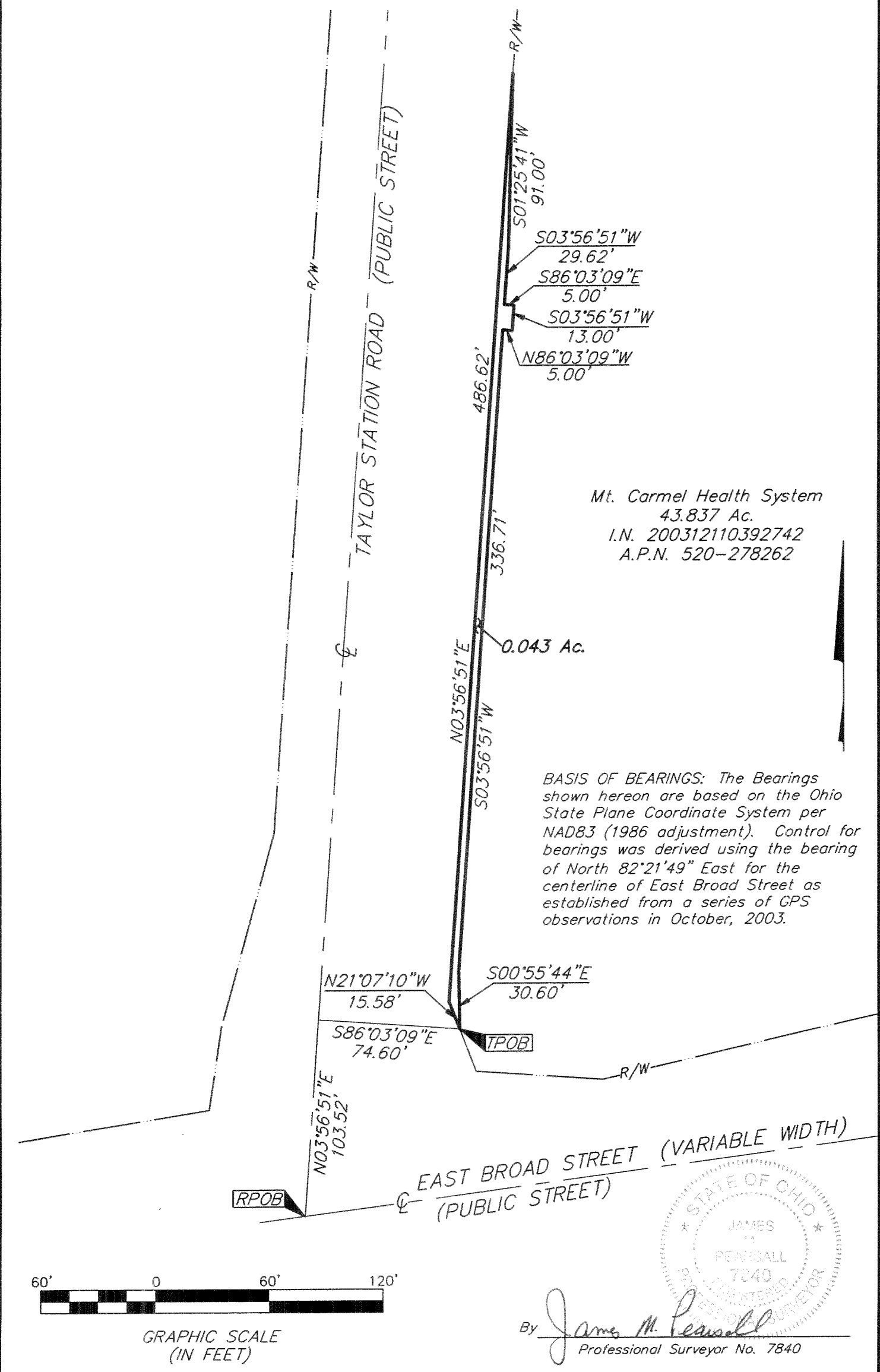
UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Date: January 19, 2006

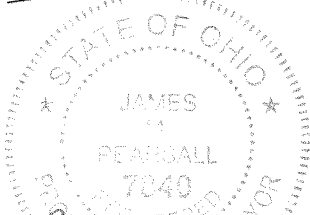
Job No. 2005-0220

Scale: 1" = 100'



Mt. Carmel Health System
43.837 Ac.
I.N. 200312110392742
A.P.N. 520-278262

BASIS OF BEARINGS: The Bearings shown hereon are based on the Ohio State Plane Coordinate System per NAD83 (1986 adjustment). Control for bearings was derived using the bearing of North $82^{\circ}21'49''$ East for the centerline of East Broad Street as established from a series of GPS observations in October, 2003.



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

\\CMHDATA1\SURVEY\PROJECT\20050220\DWG\50220ra.DWG<LEGAL PORTRAIT> - NO XREFS - LAST SAVED BY PSINGLETON [1/19/2006 4:10:20 PM] - PLOTTED BY SCEIGER [1/19/2006 4:11:47 PM]

EMH&T

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800

M C M X X V

EASEMENT EXHIBIT
QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

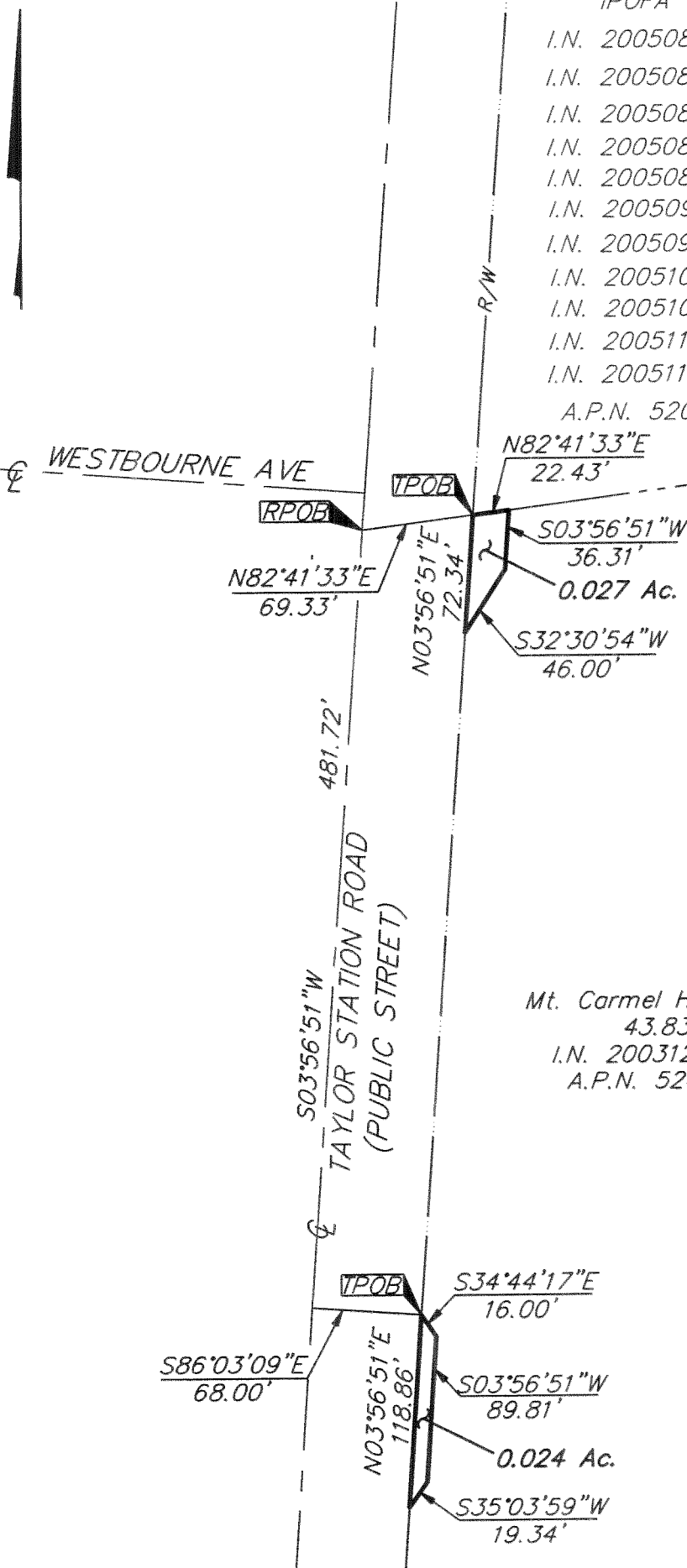
Date: January 19, 2006

Job No. 2005-0220

Scale: 1" = 100'

IPOFA COLUMBUS WORKS, LLC (ETAL)

I.N. 200508090161256 I.N. 200511280249127
I.N. 200508250175397 I.N. 200508250175385
I.N. 200508250175429 I.N. 200508250175410
I.N. 200508250175459 I.N. 200508250175443
I.N. 200508250175490 I.N. 200508250175473
I.N. 200509090187371 I.N. 200508250175477
I.N. 200509140191329 I.N. 200509090187367
I.N. 200510200221390 I.N. 200509290204040
I.N. 200510200221394 I.N. 200510200221392
I.N. 200511070235904 I.N. 200511070235898
I.N. 200511280249125 I.N. 200511280249122
A.P.N. 520-269045 I.N. 200511070235914



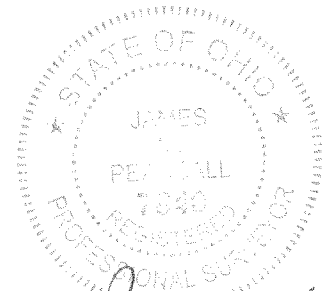
Mt. Carmel Health System
43.837 Ac.
I.N. 200312110392742
A.P.N. 520-278262



GRAPHIC SCALE
(IN FEET)

BASIS OF BEARINGS: The Bearings shown hereon are based on the Ohio State Plane Coordinate System per NAD83 (1986 adjustment). Control for bearings was derived using the bearing of North 82°21'49" East for the centerline of East Broad Street as established from a series of GPS observations in October, 2003.

By James M. Peasall 1/19/06
Professional Surveyor No. 7840



DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that **N.P. LIMITED PARTNERSHIP**, "Grantor", an Ohio limited partnership, for One Dollar (\$1.00) and other good and valuable consideration paid by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns forever, a perpetual easement in, over, under, across and through the following described real property for the purposes of constructing, installing, reconstructing, replacing, removing, repairing, maintaining and operating pedestrian walkway/sidewalk and appurtenances thereto (the "Improvement"):

Situated in the State of Ohio, County of Delaware, City of Columbus, being part of Farm Lot 17, Section 4, Township 3, Range 18, United States Military Lands, being 0.006 acres out of Farm Lot 17, being a 0.006 acre tract of land that lies over and across a 19.952 acre tract of land described in a deed to N.P. Limited Partnership of record in Official Record Volume 430, Page 438 and being more particularly described as follows:

Commencing for reference at the southeasterly corner of a 3.624 acre tract of land described in a deed to Polaris Neighborhood Center IV, LLC of record in Official Record Volume 806, Page 2284 and being on the northerly right of way line of Polaris Parkway of record in Plat Book 24, Page 137;

Thence N 00°09'24" E with the easterly line of said 3.624 acre tract, a distance of 17.53 feet to a point and being the True Point Of Beginning of the tract to be described;

Thence N 00°09'24" E continuing with the easterly line of said 3.624 acre tract, a distance of 7.01 feet to a point;

Thence crossing said 19.952 acre tract with the following five (5) courses and distances:

1. N 87°45'29" E, a distance of 23.78 feet to a point;
2. N 60°20'06" E, a distance of 11.44 feet to a point;
3. S 29°39'54" E, a distance of 8.00 feet to a point;
4. S 60°20'06" W, a distance 11.22 feet to a point;
5. S 87°45'29" W, a distance of 27.95 feet to the True Point Of

Beginning, containing 0.006 acres of land, more or less.

Basis of Bearings: Bearings were acquired by using GPS observations NAD 83 (1995)-Ohio State Plane Coordinate System-North Zone from the Delaware County Geodetic Control Monumentation.

The above description is based on and referenced to an exhibit prepared by Floyd Browne Group, attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Delaware County, Ohio.

Maynard H. Thompson, P.S., Professional Surveyor No. 7128.

Delaware County Tax Parcel Number 31844202054000.

Prior Instrument Reference: O.R. Vol. 430, Page 438,
Delaware County Recorder's Office, Delaware County, Ohio.

The Grantor Has Complied With
Section 319.202 Of The R.C.

DATE 11-15-07 Transfer Tax Paid Ø

~~TRANSFERRED OR TRANSFER NOT NECESSARY~~

Delaware County Auditor By TLH

All terms and conditions contained herein shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

Grantor hereby releases and discharges the Grantee, City of Columbus, Ohio, from any future Ohio Constitution, Article I, Section 19 just compensation claims arising from this grant.

The perpetual easement rights granted herein are "exclusive" as to all except the Grantor and any previously granted rights of record. Grantor retains the right to cross the subject real property with utility service lines and driveway(s) which do not in any way impair the Grantee's use or interfere with the construction, operation, maintenance, repair, removal, replacement or reconstruction of the "Improvement" or access thereto; however, the Grantor shall not cause or allow to be constructed thereon any permanent or temporary building, structure, facility, or other improvements.

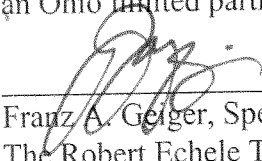
The Grantor hereby covenants with Grantee to be the true and lawful owner of the above-described real property and lawfully seized of the same in fee simple and having good right and full power to grant this Deed of Easement.

TO HAVE AND TO HOLD said real property unto said Grantee, City of Columbus, Ohio, its successors and assigns forever, for the uses and purposes hereinbefore described.

The Grantor, Polaris Neighborhood Center IV, LLC, by its duly authorized representative, has caused this instrument to be executed and subscribed this 29th day of October 2007.

N.P. LIMITED PARTNERSHIP

an Ohio limited partnership


 Franz A. Geiger, Special Trustee,
 The Robert Echele Trust u/a dated
 October 6, 1988, as amended, General Partner
 KEW Investment Company,
 an Ohio general partnership, General Partner

200700036062
 Filed for Record in
 DELAWARE COUNTY, OHIO
 ANDREW D BRENNER
 11-15-2007 At 10:14 am.
 EASEMENT 36.00
 DR Book 817 Page 2258 - 2260

200700036062
 FLOYD BROWNE & ASSOC BDX

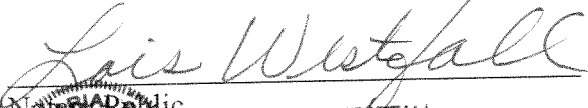
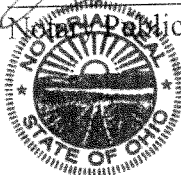
STATE OF OHIO

COUNTY OF Delaware, SS:

BE IT REMEMBERED, that on this 29th day of October 2007 the foregoing instrument was acknowledged before me by Franz A. Geiger, Special Trustee of The Robert Echele Trust u/a dated October 6, 1988 as amended, General Partner, KEW Investment Company, an Ohio general partnership, General Partner, on behalf of N.P. Limited Partnership, an Ohio limited partnership.

(seal)

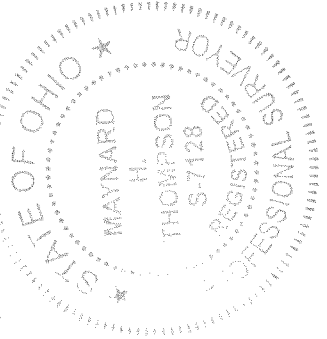
This instrument prepared by:
 CITY OF COLUMBUS, DEPARTMENT OF LAW
 By: Richard A. Pieplow (10-16-07)
 Real Estate Attorney
 Real Estate Division
 For: Division of Transportation
 Re: Dr. E-2528-sidewalk - Polaris Parkway



 LOIS WESTFALL
 Notary Public, State of Ohio
 My Commission Expires 10-14-2009

PLAT OF SURVEY FOR

0.006 ACRE SIDEWALK EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS, BEING PART OF FARM LOT 17, SECTION 4, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY LANDS.



NOTE

ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

BASIS OF BEARINGS

BEARINGS WERE ACQUIRED BY USING GPS OBSERVATIONS NAD 83 (1995)-OHIO STATE PLANE COORDINATE SYSTEM-NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.



I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

[Signature] DATE 9/26/07
MAYNARD H. THOMPSON, P.S.
PROFESSIONAL SURVEYOR NO. 7128

ACREAGE BREAKDOWN

0.006 ACRES OUT OF FARM LOT 17.
0.006 ACRES OUT OF 19.952 ACRES.

N.P. LIMITED PARTNERSHIP
ORV. 430, PG. 438
19.952 ACRES
(1.762 ACRE RESIDUAL)

POLARIS NEIGHBORHOOD
CENTER IV, LLC
ORV. 806, PG. 2284
3.624 ACRES

N.P. LIMITED PARTNERSHIP
ORV. 491, PG. 1810
0.251 ACRES



Central Ohio
740.363.6792
740.363.6536 fax
800.325.7647

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PAGE 2 OF 2

DRAWN BY: DBP

CHECKED BY: MHT

FILE NO. 0_006 AC WALK ESMT



NORTH



ORIGINAL GRAPHIC SCALE

P.B. 24, PG. 137

FARM LOT 17
FARM LOT 18

POLARIS PARKWAY

WORTHINGTON ROAD

N 60°20'06" E
11.44'

S 29°39'54" E
8.00'

N 87°45'29" E
23.78'

N 00°09'24" E
7.01'

P.O.B.

N 00°09'24" E
17.53'

S 60°20'06" W
11.22'

S 87°45'29" W
27.95'

P.O.C.

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that **POLARIS NEIGHBORHOOD CENTER IV, LLC**, "Grantor", an Ohio limited liability company, for One Dollar (\$1.00) and other good and valuable consideration paid by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns forever, a perpetual easement in, over, under, across and through the following described real property for the purposes of constructing, installing, reconstructing, replacing, removing, repairing, maintaining and operating pedestrian walkway/sidewalk and appurtenances thereto (the "Improvement"):

Situated in the State of Ohio, County of Delaware, City of Columbus, being part of Farm Lot 17, Section 4, Township 3, Range 18, United States Military Lands, being 0.041 acres out of Farm Lot 17, being a 0.041 acre tract of land that lies over and across a 3.624 acre tract of land described in a deed to Polaris Neighborhood Center IV, LLC of record in Official Record Volume 806, Page 2284 and being more particularly described as follows:

Commencing for reference at the southeasterly corner of said 3.624 acre tract and being on the northerly right of way line of Polaris Parkway of record in Plat Book 24, Page 137;

Thence N 00°09'24" E with the easterly line of said 3.624 acre tract, a distance of 17.53 feet to a point and being the True Point Of Beginning of the tract to be described;

Thence crossing said 3.624 acre tract with the following two (2) courses and distances:

1. S 87°45'29" W, a distance of 23.37 feet to a point;
2. With a curve to the right having a radius of 53.00 feet, a central angle of 43°50'04", a chord bearing of S 52°23'27" W, a chord distance of 39.57 feet, and an arc length of 40.55 feet to a point on the northerly right of way line of said Polaris Parkway and being on the southerly line of said 3.624 acre tract;

Thence with said northerly right of way line and said southerly property line, the following two (2) courses and distances:

1. With a curve to the right having a radius of 604.81 feet, a central angle of 05°23'20", a chord bearing of S 87°27'44" W, a chord distance of 56.86 feet, and an arc length of 56.88 feet to a point;
2. With a curve to the left having a radius of 1482.39 feet, a central angle of 01°25'03", a chord bearing of S 89°26'53" W, a chord distance of 36.67 feet, and an arc length of 36.67 feet to a point;

Thence crossing said 3.624 acre tract with the following six (6) courses and distances:

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 11-5-07 Transfer Tax Paid Ø
TRANSFERRED OR TRANSFER NOT NECESSARY
Delaware County Auditor By TLH

1. N 52°38'02" E, a distance of 24.36 feet to a point;
2. N 89°51'57" E, a distance of 18.97 feet to a point;
3. N 88°25'34" E, a distance of 62.12 feet to a point;
4. With a curve to the left having a radius of 43.00 feet, a central angle of 39°28'11", a chord bearing of N 40°35'48" E, a chord distance of 29.04 feet, and an arc length of 29.62 feet to a point;
5. S 63°50'55" E, a distance 10.03 feet to a point;
6. N 87°45'29" E, a distance of 19.88 feet to a point on the easterly line of said 3.624 acre tract;

Thence S 00°09'24" W, with said easterly property line, a distance of 7.01 feet to the True Point Of Beginning, **containing 0.041 acres of land**, more or less.

Basis of Bearings: Bearings were acquired by using GPS observations NAD 83 (1995)-Ohio State Plane Coordinate System-North Zone from the Delaware County Geodetic Control Monumentation.

The above description is based on and referenced to an exhibit prepared by Floyd Browne Group, attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Delaware County, Ohio.

Maynard H. Thompson, P.S. No. 7128.

Delaware County Tax Parcel Number 31844202054005.

Prior Instrument Reference: O.R. Vol. 806, Page 2284,
Recorder's Office, Delaware County, Ohio.

All terms and conditions contained herein shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

Grantor hereby releases and discharges the Grantee, City of Columbus, Ohio, from any future Ohio Constitution, Article I, Section 19 just compensation claims arising from this grant.

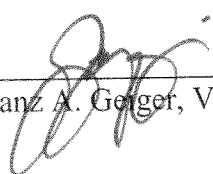
The perpetual easement rights granted herein are "exclusive" as to all except the Grantor and any previously granted rights of record. Grantor retains the right to cross the subject real property with utility service lines and driveway(s) which do not in any way impair the Grantee's use or interfere with the construction, operation, maintenance, repair, removal, replacement or reconstruction of the "Improvement" or access thereto; however, the Grantor shall not cause or allow to be constructed thereon any permanent or temporary building, structure, facility, or other improvements.

The Grantor hereby covenants with Grantee to be the true and lawful owner of the above-described real property and lawfully seized of the same in fee simple and having good right and full power to grant this Deed of Easement.

TO HAVE AND TO HOLD said real property unto said Grantee, City of Columbus, Ohio, its successors and assigns forever, for the uses and purposes hereinbefore described.

The Grantor, Polaris Neighborhood Center IV, LLC, by its duly authorized representative, has caused this instrument to be executed and subscribed this 29th day of October 2007.

POLARIS NEIGHBORHOOD CENTER IV, LLC
an Ohio limited liability company




Franz A. Geiger, Vice President

STATE OF OHIO
COUNTY OF ~~FRANKLIN~~ DELAWARE, SS:

BE IT REMEMBERED, that on this 29th day of October 2007 the foregoing instrument was acknowledged before me by Franz A. Geiger, Vice President, on behalf of Polaris Neighborhood Center IV, LLC, an Ohio limited liability company.

(seal)



Notary Public



LOIS WESTFALL
Notary Public, State of Ohio
My Commission Expires 10-14-2009

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Richard A. Pieplow (10-12-07)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Dr. E-2528-sidewalk -Polaris Parkway

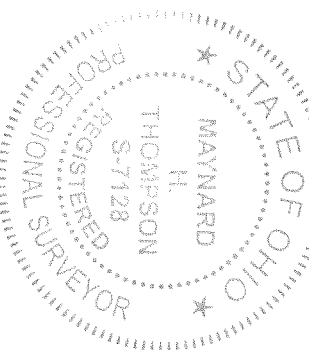
200700036060
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
11-15-2007 At 10:11 am.
EASEMENT 44.00
DR Book 817 Page 2249 - 2252

200700036060
FLOYD BROWNE & ASSOC BDX

0.041 ACRE SIDEWALK EASEMENT

PLAT OF SURVEY FOR
SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS, BEING PART OF FARM LOT 17, SECTION 4, TOWNSHIP 3, RANGE 18, UNITED STATES, MILITARY LANDS.

ACREAGE BREAKDOWN
0.041 ACRES OUT OF FARM LOT 17.
0.041 ACRES OUT OF 3.624 ACRES.

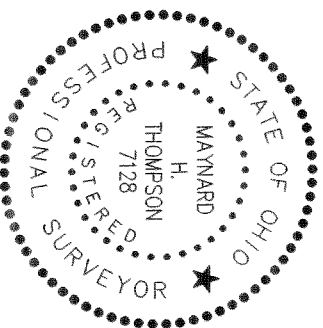


NOTE

ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

BASIS OF BEARINGS

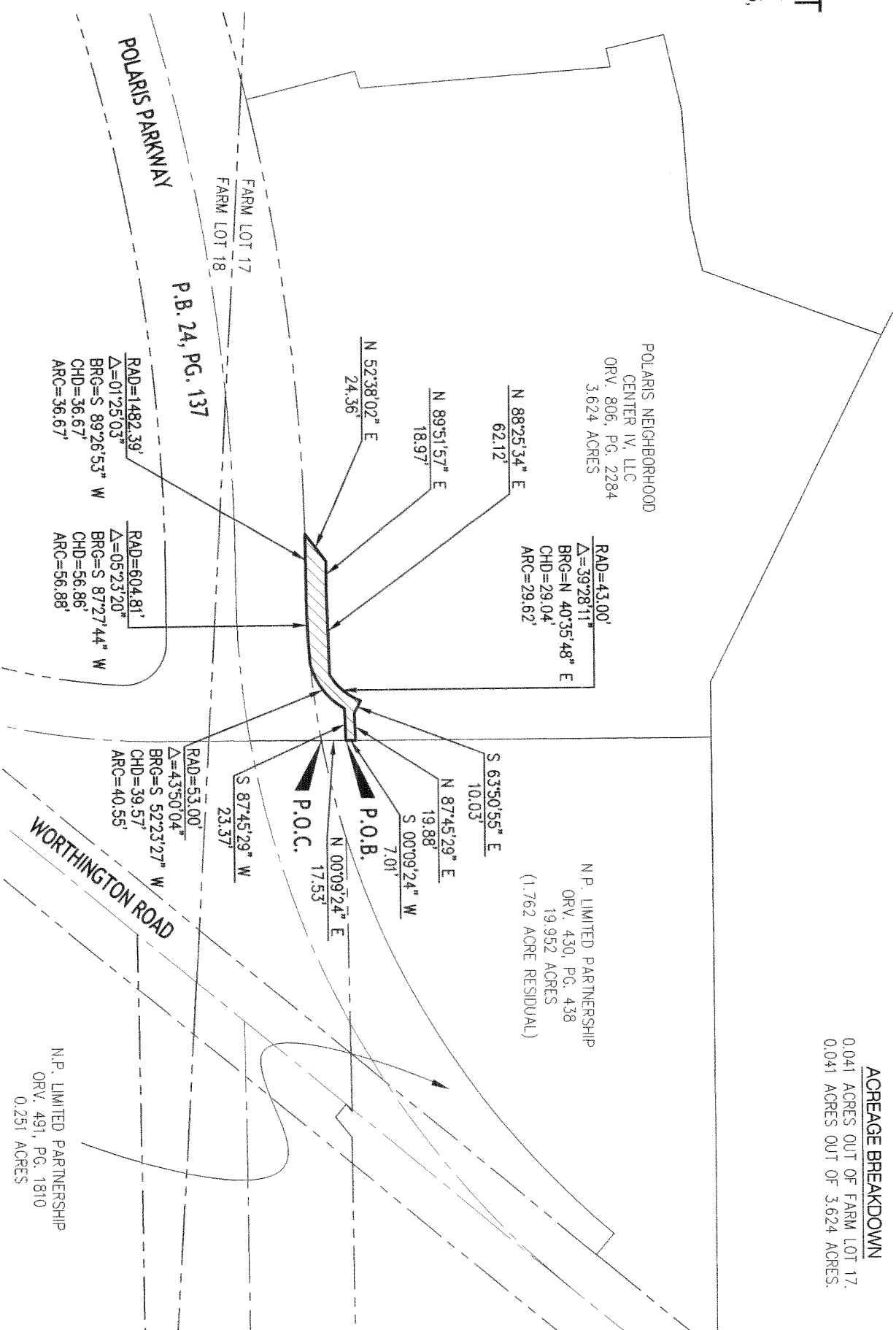
BEARINGS WERE ACQUIRED BY USING GPS OBSERVATIONS NAD 83 (1995)-OHIO STATE PLANE COORDINATE SYSTEM-NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.



I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND TO THE BEST OF MY KNOWLEDGE, AND BELIEF IS CORRECT.

MAYNARD H. THOMPSON, P.S.
PROFESSIONAL SURVEYOR NO. 7128

DATE 9/26/07



ORIGINAL GRAPHIC SCALE



NORTH

FILE NO. 0_041 AC WALK ESMT

PAGE 3 OF 3
DRAWN BY: DBP
CHECKED BY: MHT

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N.P. LIMITED PARTNERSHIP
ORV. 491, PG. 1810
0.251 ACRES

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that **POLARIS EM, LLC**, "Grantor", an Ohio limited liability company, for One Dollar (\$1.00) and other good and valuable consideration paid by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns forever, a perpetual easement in, over, under, across and through the following described real property for the purposes of constructing, installing, reconstructing, replacing, removing, repairing, maintaining and operating pedestrian walkway/sidewalk and appurtenances thereto (the "Improvement"):

Easement No. 1

Situated in the State of Ohio, County of Delaware, City of Columbus, being part of Farm Lot 13, Section 4, Township 3, Range 18, United States Military Lands, being 0.013 acres out of Farm Lot 13, being a 0.013 acre tract of land that lies over and across a 2.782 acre tract of land described in a deed to Polaris EM, LLC of record in Official Record Volume 787, Page 797, and being more particularly described as follows:

Commencing for reference at the intersection of the centerline of Polaris Parkway of record in Plat Book 24, Page 137 and the centerline of Lyra Drive Part 1 of record in Plat Cabinet 2, Slide 396;

Thence N 06°28'41" W with the centerline of said Lyra Drive, a distance of 199.44 feet to a point of curvature;

Thence continuing with said centerline and with a curve to the right having a radius of 700.00 feet, a central angle of 30°06'02", a chord bearing of N 08°34'20" E, a chord distance of 363.53 feet, and an arc length of 367.75 feet to a point;

Thence S 66°22'39" E crossing said Lyra Drive, a distance of 50.00 feet to a point on the easterly right of way line of said Lyra Drive, being on the westerly line of said 2.782 acre tract, and being the True Point Of Beginning of the tract to be described;

Thence with said line and with a curve to the right having a radius of 650.00 feet, a central angle of 05°05'33", a chord bearing of N 26°10'07" E, a chord distance of 57.75 feet, and an arc length of 57.77 feet to a point at the northwesterly corner of said 2.782 acre tract and being the southwesterly corner of an 8.550 acre tract of land as described in a deed to NP Platinum Hotel, LLC of record in Official Record Volume 758, Page 2597;

Thence S 61°03'44" E with the southerly line of said 8.550 acre tract and the northerly line of said 2.782 acre tract, a distance of 10.57 feet to a point;

Thence crossing said 2.782 acre tract with the following three (3) courses and distances:

1. With a curve to the left having a radius of 639.43 feet, a central angle of 02°34'43", a chord bearing of S 27°25'19" W, a chord distance of 28.78 feet, and an arc length of 28.78 feet to a point;

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 11-15-07 Transfer Tax Paid Ø
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By TLH

2. S 11°49'25" W, a distance of 16.13 feet to a point;
3. With a curve to the left having a radius of 15.00 feet, a central angle of 78°18'52", a chord bearing of S 73°29'06" W, a chord distance of 18.94 feet, and an arc length of 20.50 feet to the True Point Of Beginning, **containing 0.013 acres** of land, more or less.

Basis of Bearing: Bearings were acquired by using GPS observations NAD 83 (1995)-Ohio State Plane Coordinate System-North Zone from the Delaware County Geodetic Control Monumentation.

The above description is based on and referenced to an exhibit prepared by Floyd Browne Group dated August 23, 2007, attached hereto and made a part hereof.

All references are to the records of the Recorder's Office, Delaware County, Ohio.

Maynard H. Thompson, P.S. No. 7128.

Easement No. 2

Situated in the State of Ohio, County of Delaware, City of Columbus, being part of Farm Lot 12, Section 4, Township 3, Range 18, United States Military Lands, being 0.041 acres out of Farm Lot 12, being a 0.041 acre tract of land that lies over and across a 2.782 acre tract of land described in a deed to Polaris EM, LLC of record in Official Record Volume 787, Page 797, and being more particularly described as follows:

Commencing for reference at the intersection of the centerline of Polaris Parkway of record in Plat Book 24, Page 137 and the centerline of Lyra Drive Part 1 of record in Plat Cabinet 2, Slide 396;

Thence N 83°31'19" E with the centerline of said Polaris Parkway, a distance of 70.00 feet to a point;

Thence N 06°28'41" W crossing said Polaris Parkway, a distance of 82.00 feet to a point of curvature on the easterly right of way line of said Lyra Drive, being on the westerly line of said 2.782 acre tract, and being the True Point Of Beginning of the tract to be described;

Thence with said line, the following two (2) courses and distances:

1. With a curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing of N 51°28'41" W, a chord distance of 28.28 feet, and an arc length of 31.42 feet to a point of tangency;

2. N 06°28'41" W, a distance of 16.15 feet to a point;

Thence crossing said 2.782 acre tract with the following two (2) courses and distances:

1. With a curve to the left having a radius of 36.00 feet, a central angle of 61°26'46", a chord bearing of S 41°25'43" E, a chord distance of 36.78 feet, and an arc length of 38.61 feet to a point;

2. N 83°31'19" E, a distance of 259.19 feet to a point on the easterly line of said 2.782 acre tract;

Thence S 06°28'41" E with the easterly line of said 2.782 acre tract, a distance of 6.00 feet to a point on the northerly right of way line of said Polaris Parkway and being the southeasterly corner of said 2.782 acre tract;

Thence S 83°31'19" W with said right of way line, a distance of 260.26 feet to the True Point Of Beginning, **containing 0.041 acres** of land, more or less.

Basis of Bearing: Bearings were acquired by using GPS observations NAD 83 (1995)-Ohio State Plane Coordinate System-North Zone from the Delaware County Geodetic Control Monumentation.

The above description is based on and referenced to an exhibit prepared by Floyd Browne Group dated August 10, 2007, attached hereto and made a part hereof.

All references are to the records of the Recorder's Office, Delaware County, Ohio.

Maynard H. Thompson, P.S. No. 7128

Delaware County Tax Parcel Number 31843401027004.

Prior Instrument Reference: O.R. Vol. 787, Pg. 797,
Recorder's Office, Delaware County, Ohio.

All terms and conditions contained herein shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

Grantor hereby releases and discharges the Grantee, City of Columbus, Ohio, from any future Ohio Constitution, Article I, Section 19 just compensation claims arising from this grant.


The perpetual easement rights granted herein are "exclusive" as to all except the Grantor and any previously granted rights of record. Grantor retains the right to cross the subject real property with utility service lines and driveway(s) which do not in any way impair the Grantee's use or interfere with the construction, operation, maintenance, repair, removal, replacement or reconstruction of the "Improvement" or access thereto; however, the Grantor shall not cause or allow to be constructed thereon any permanent or temporary building, structure, facility, or other improvements.

The Grantor hereby covenants with Grantee to be the true and lawful owner of the above-described real property and lawfully seized of the same in fee simple and having good right and full power to grant this Deed of Easement.

TO HAVE AND TO HOLD said real property unto said Grantee, City of Columbus, Ohio, its successors and assigns forever, for the uses and purposes hereinbefore described.

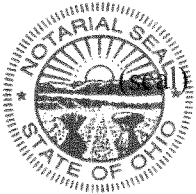
The Grantor, Polaris EM, LLC, by its duly authorized representative, has caused this Deed of Easement to be executed and subscribed this 28th day of August 2007.

POLARIS EM, LLC
an Ohio limited liability company


Print name: Franz A. Geger
Title: Vice President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 28th day of August 2007
the foregoing instrument was acknowledged before me by Franz Geger,
VP, on behalf of Polaris EM, LLC, an Ohio limited liability company.



LISA M. JAGO
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES


Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Richard A. Pieplow (8-27-07)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Dr. E-2551, Lyra Dr. & Polaris Parkway.

200700036061
Filed for Record in
DELAWARE COUNTY, OHIO
ANDREW D BRENNER
11-15-2007 At 10:12 am.
EASEMENT 52.00
DR Book 817 Page 2253 - 2257

200700036061
FLOYD BROWNE & ASSOC BOX



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VOL 0817 PAGE 2257

PLAT OF SURVEY FOR

SIDEWALK EASEMENT EXHIBIT

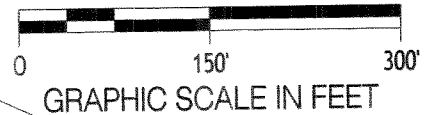
SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS,
BEING PART OF FARM LOT 13, SECTION 4, TOWNSHIP 3, RANGE 18,
UNITED STATES MILITARY LANDS.

LIFEWAY CENTER, LLC
ORV. 331, PG. 261
1.875 ACRE

FORTUNE 5, LLC
ORV. 739, PG. 921
1.899 ACRE



NORTH



LYRA DRIVE PART 1
P.C. 2, SLIDE 396
(100' R/W)

RAD=650.00'
Δ=05°05'33"
BRG=N 26°10'07" E
CHD=57.75'
ARC=57.77'

S 61°03'44" E
10.57'

RAD=639.43'
Δ=02°34'43"
BRG=S 27°25'19" W
CHD=28.78'
ARC=28.78'

NP PLATINUM HOTEL, LLC
ORV. 758, PG. 2597
8.550 ACRES

0.013 ACRES

S 11°49'25" W
16.13

S 66°22'39" E
50.00'

P.O.B.

RAD=15.00'
Δ=78°18'52"
BRG=S 73°29'06" W
CHD=18.94'
ARC=20.50'

FARM LOT 13
FARM LOT 12

RAD=700.00'
Δ=30°06'02"
BRG=N 08°34'20" E
CHD=363.53'
ARC=367.75'

POLARIS EM, LLC
ORV. 787, PG. 797
2.782 ACRES

N.P. LIMITED PARTNERSHIP
ORV. 268, PG. 2268
16.939 ACRES
(1.487 ACRE RESIDUAL)

RAD=36.00'
Δ=61°26'46"
BRG=S 41°25'43" E
CHD=36.78'
ARC=38.61'

0.041 ACRES

S 06°28'41" E
6.00'

N 06°28'41" W
16.15'

N 83°31'19" E 259.19'

POLARIS PARKWAY

P.B. 24, PG. 137

RAD=20.00'
Δ=90°00'00"
BRG=N 51°28'41" W
CHD=28.28'
ARC=31.42'

P.O.B.

S 83°31'19" W 260.26'

N 83°31'19" E
70.00'

P.O.C.

SOLOMON REALTY COMPANY, LLC
ORV. 591, PG. 283
1.667 AC.

N.P. ARBY'S, LLC
ORV. 526, PG. 1355
1.068 ACRES

BEF REIT INC.
D.B. 669, PG. 683
1.665 ACRES

NOTE

ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED
FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

BASIS OF BEARINGS

BEARINGS WERE ACQUIRED BY USING GPS OBSERVATIONS NAD
83 (1995)-OHIO STATE PLANE COORDINATE SYSTEM-NORTH
ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL
MONUMENTATION.

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS
AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

MAYNARD H. THOMPSON, P.S.
PROFESSIONAL SURVEYOR NO. 7128

DATE

8/23/07



PAGE 2 OF 2

DRAWN BY: DBP

CHECKED BY: MHT

FILE NO. SIDEWALK EXHIBIT

J:\PROJECTS\NP LIMITED\ SITES\UN SOLD\ SITES\POTENTIAL SITES\LYRA DRIVE NORTH SITES\SIDEWALK EXHIBIT.DWG - 8/24/2007 2:08:39 PM



200712210218645

Pgs: 6 \$60.00 T20070087645
12/21/2007 4:17PM BXCITY ATTORN
Robert G. Montgomery
Franklin County Recorder

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that, **NATIONWIDE CHILDREN'S HOSPITAL**, "Grantor", an Ohio non-profit corporation, f.k.a. The Children's Hospital, for One Dollar (\$1.00) and other good and valuable consideration paid by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns forever, a perpetual easement in, over, under, across and through the following described real property for the purposes of constructing, installing, reconstructing, replacing, removing, repairing, maintaining and operating a public pedestrian walkway/sidewalk and appurtenances thereto (the "Improvement"):

0.056 Acres and 0.026 Acres

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

Franklin County Tax Parcel Number 010-001357, 010-066806.

Prior Instrument Reference: O.R. Vol. 16853, Pg. B-13;
Instrument Nos. 200304010093785 & 200305050130673,
Recorder's Office, Franklin County, Ohio.

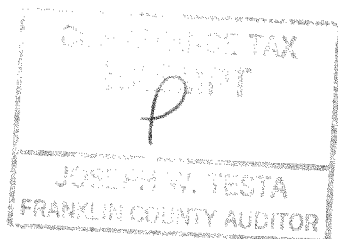
All terms and conditions contained herein shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

Grantor hereby releases and discharges the Grantee, City of Columbus, Ohio, from any future Ohio Constitution, Article I, Section 19 just compensation claims arising from this grant.

The perpetual easement rights granted herein are "exclusive" as to all except the Grantor and any previously granted rights of record. Grantor retains the right to cross the subject real property with utility service lines and driveway(s) which do not in any way impair the Grantee's use or interfere with the construction, operation, maintenance, repair, removal, replacement or reconstruction of the "Improvement" or access thereto; however, the Grantor shall not cause or allow to be constructed thereon any permanent or temporary building, structure, facility, or other improvements.

The Grantor hereby covenants with Grantee to be the true and lawful owner of the above-described real property and lawfully seized of the same in fee simple and having good right and full power to grant this Deed of Easement.

TO HAVE AND TO HOLD said real property unto said Grantee, City of Columbus, Ohio, its successors and assigns forever, for the uses and purposes hereinbefore described.




DEC 21 2007
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

The Grantor, by its duly authorized officer, has caused this deed to be executed and subscribed this 31st day of October 2007.

NATIONWIDE CHILDREN'S HOSPITAL

an Ohio non-profit corporation
The Children's Hospital



Print Name: RICHARD MILLER
Title: PRESIDENT & COO

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 31st day of October 2007
the foregoing instrument was acknowledged before me by Richard Miller,
President & COO, on behalf of Nationwide Children's Hospital, an Ohio non-profit corporation.



ANNETTE D. SPARROW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES DEC. 13, 2010



Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
BY: Richard A. Pieplow(6-11-07) revised(10-19-07)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Dr. E-2375 Livingston, Wager, Parsons, Ann – Rick.

SIDEWALK EASEMENT
0.056 ACRE

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 15, Township 5, Range 22, Refugee Lands, being a part of Lots 97 to 100 both inclusive, Lot 36 and vacated Lisle Alley of the subdivision plat entitled Swaynes Addition of record in Plat Book 2, Page 35; being those tracts of land as conveyed to Children's Hospital by deed of record in Instrument Number 200304010093785 and Instrument Number 200305050130673 (all references are to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

Beginning at the southeasterly corner of said Lot 97;

thence North 86° 16' 02" West, with the northerly right-of-way line of Jackson Street (40 Feet), a distance of 288.63 feet to a point;

thence across Grantor's tract, the following courses and distances:

North 03° 35' 26" East, a distance of 5.00 feet to a point;

South 86° 16' 02" East, a distance of 283.15 feet to a point;

North 03° 44' 34" East, a distance of 134.95 feet to a point;

North 11° 53' 17" West, a distance of 27.84 feet to a point; and

South 86° 15' 26" East, a distance of 13.00 feet to a point in the westerly right-of-way line of Wager Street (40 feet);

thence South 03° 44' 34" West, with said westerly right-of-way line, a distance of 166.76 feet to the TRUE POINT OF BEGINNING and containing 0.056 acre of land, more or less.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments Frank 43 and Frank 143, having a bearing of South 87° 56' 16" East, established by the Franklin County Engineering Department.



EVANS, MECHWART, HAMBLETON, & TILTON, INC.

Edward J. Miller
Professional Surveyor No. 8250

Date

3.05

T.N.N.

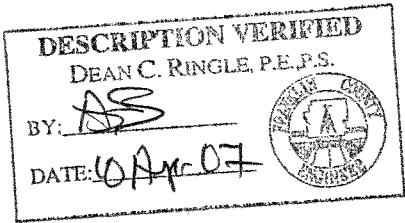
contained

in

(010)

1357

EJM: jrm/Arpil, 07
0_056 ac 60258.doc



SIDEWALK EASEMENT
0.026 ACRE

EXHIBIT "A"

11

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 15, Township 4, Range 22, Refugee Lands, being on, over, and across Lot 5 of that subdivision entitled "Swaynes Addition" of record in Plat Book 2, Page 35 as conveyed to Children's Hospital by deed of record in Instrument Number 16853B13 (all references are to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

Beginning, at the right-of-way intersection of Livingston Avenue (66 feet) and Lisle Alley (20 feet), being the northwesterly corner of said Lot 5;

thence South $68^{\circ} 59' 18''$ East, with the southerly right-of-way line of said Livingston Avenue, a distance of 7.00 feet to a point;

thence across said Lot 5, the following courses and distances:

South $20^{\circ} 54' 52''$ West, a distance of 50.83 feet to a point;

South $69^{\circ} 05' 08''$ East, a distance of 0.15 feet to a point;

South $20^{\circ} 54' 52''$ West, a distance of 92.86 feet to a point;

South $68^{\circ} 55' 13''$ East, a distance of 9.77 feet to a point; and

South $21^{\circ} 04' 47''$ West, a distance of 7.00 feet to a point on the southerly line of said Lot 5;

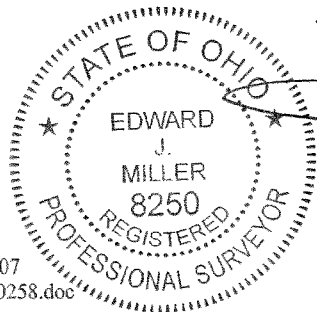
thence North $68^{\circ} 55' 13''$ West, with said southerly line, a distance of 16.75 feet to a corner thereof;

thence with the easterly right-of-way line of Lisle Alley, the following courses and distances:

North $20^{\circ} 54' 52''$ East, a distance of 99.84 feet to a point;

North $68^{\circ} 59' 18''$ West, a distance of 0.15 feet to a point; and

North $20^{\circ} 54' 52''$ East, a distance of 50.84 feet to the POINT OF BEGINNING and containing 0.026 acre of land, more or less.



EVANS, MECHWART, HAMBLETON, & TILTON, INC.

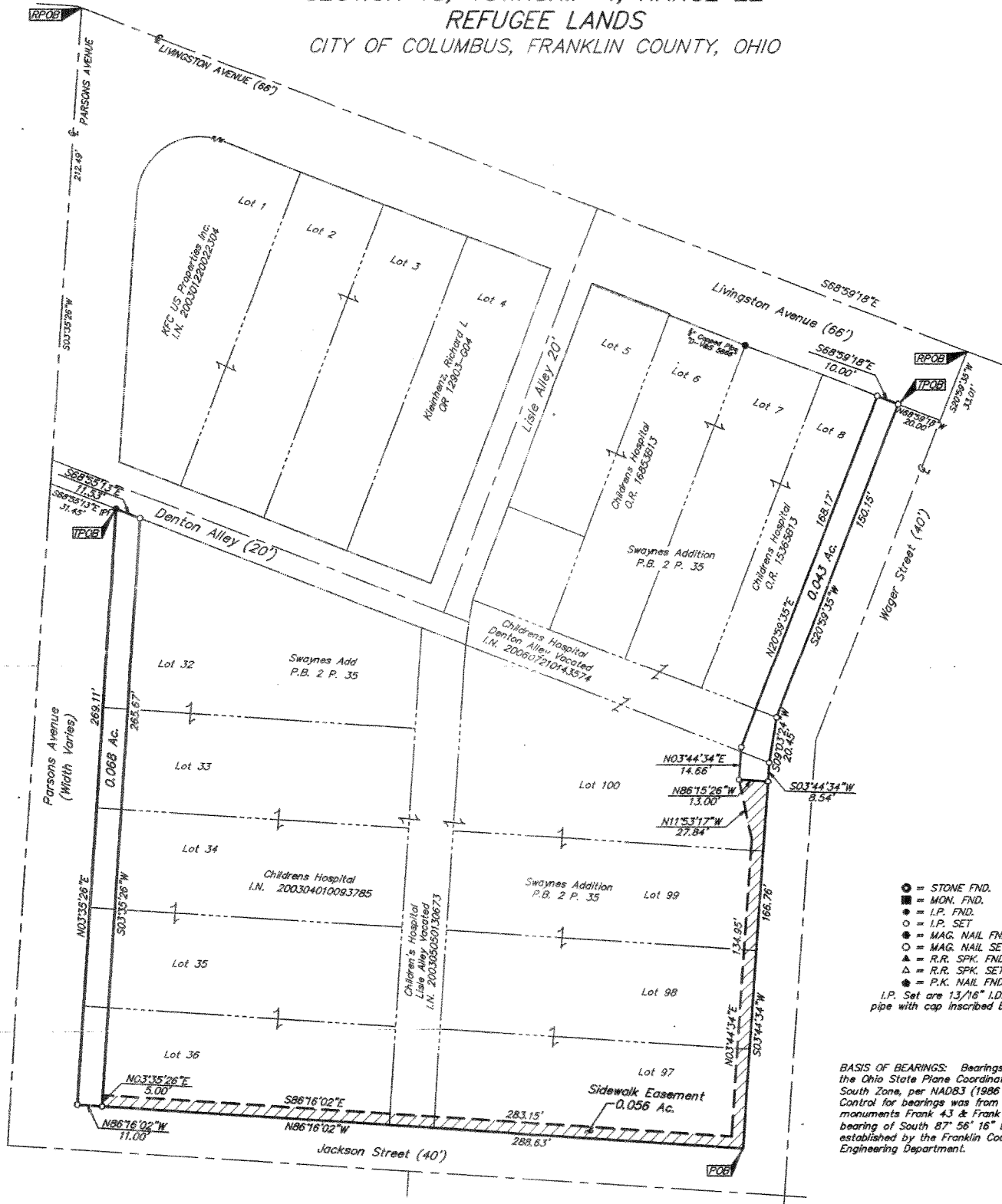
Edward J. Miller
Professional Surveyor No. 8250

Date

4/19/07

EJM: mr /Arpil, 07
0_026 ac esmt 60258.doc

*SURVEY OF ACREAGE PARCEL
SECTION 15, TOWNSHIP 4, RANGE 22
REFUGEE LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO*



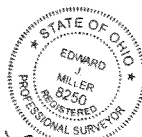
⬤ = STONE FND.
 ■ = MON. FND.
 ● = I.P. FND.
 ○ = I.P. SET
 ⊗ = MAG. NAIL FND.
 ⊙ = MAG. NAIL SET
 ▲ = R.R. SPK. FND.
 △ = R.R. SPK. SET
 ⊛ = P.K. NAIL FND.

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

BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments Frank 43 & Frank 143, having a bearing of South 87° 56' 16" East, established by the Franklin County Engineering Department.



Professional Surveyor No. 8236

[illegible]

[C:\HDATA1\SURVEY\PROJECT\20060258\DWG\60258BIV4.DWG-18X24 PORTRAIT] - LAST SAVED BY WRISSLER [4/9/2007 2:41:32 PM] - PLOTTED BY WRISSLER [4/9/2007 2:41:33 PM]



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800

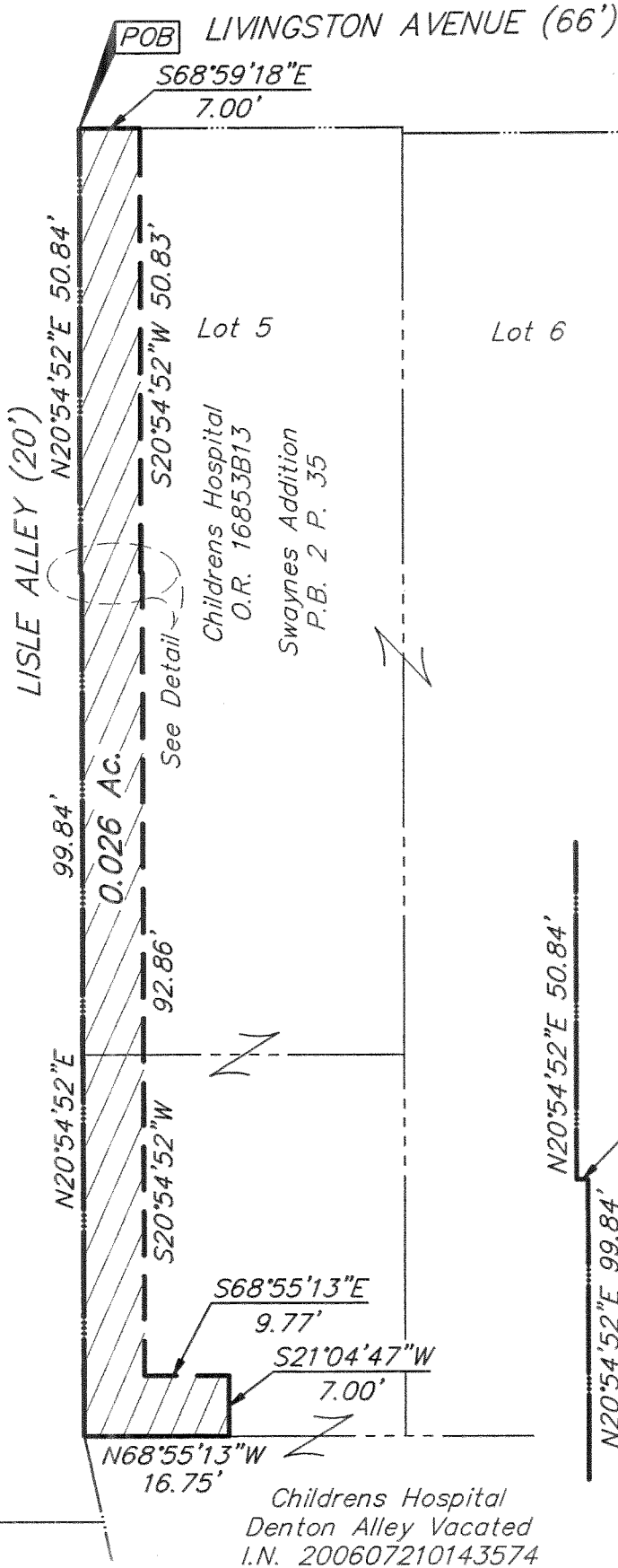
SIDEWALK EASEMENT
SECTION 15, TOWNSHIP 4, RANGE 22
REFUGEE LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Date: April 18, 2007

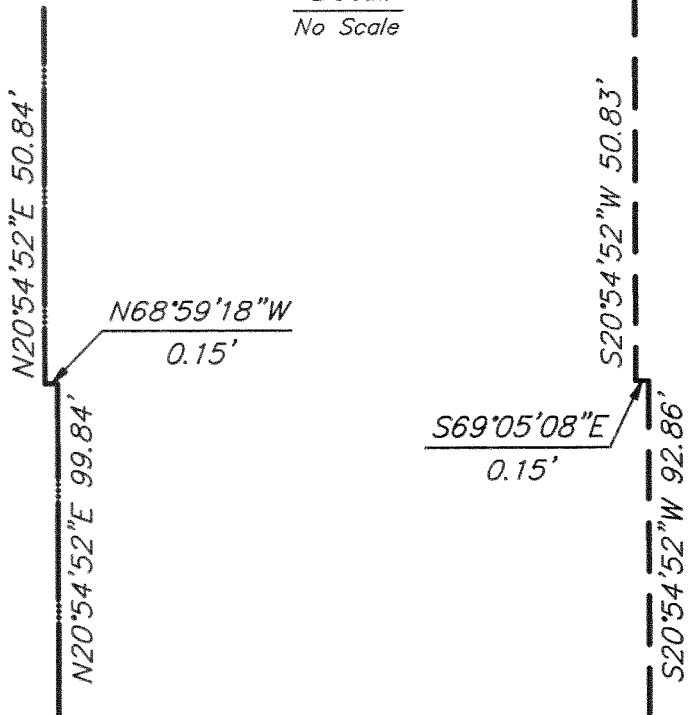
Job No. 2006-0258

Scale: 1" = 20'

M C M X X V I

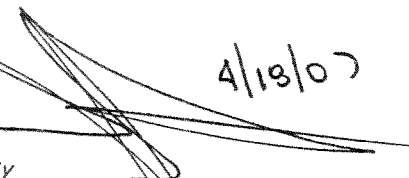


Detail
No Scale



Childrens Hospital
Denton Alley Vacated
I.N. 200607210143574



By 
Professional Surveyor No. 8250



GRAPHIC SCALE
(IN FEET)

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that **ZAMPANO MANAGEMENT GROUP II, LLC**, "Grantor", an Ohio limited liability company, for One Dollar (\$1.00) and other good and valuable consideration paid by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns forever, a perpetual easement in, over, under, across and through the following described real property for the purposes of constructing, installing, reconstructing, replacing, removing, repairing, maintaining and operating pedestrian walkway/sidewalk and appurtenances thereto (the "Improvement"):

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Lot 5 of H.H. Williams 5th Avenue Subdivision as recorded in Plat Book 17, Page 172-173, and being part of the property conveyed to Zampano Management Group II, LLC by Instrument Number 200705170086622, and being more particularly bounded and described as follows:

Beginning at a ½" Iron Pipe Found at the northeast corner of said Lot 5 and said Zampano property, said point also being at the intersection of the southerly right-of-way line of Sixth Avenue (40 feet wide) with the westerly right-of-way line of Hess Avenue (50 feet wide), and being the True Point Of Beginning of the easement herein described;

Thence, along the westerly right-of-way line of said Hess Avenue, and the easterly line of said Lot 5, and said Zampano property, S 00° 00' 00" W, 10.00 feet to a point;

Thence crossing said Lot 5 and said Zampano property the following Two (2) courses:

1. N 90° 00' 00" W, 10.00 feet to a point;
2. N 00° 00' 00" E, 10.00 feet to a point in the southerly right-of-way line of said Sixth Avenue, and the northerly line of said Lot 5 and said Zampano property;

Thence, along the northerly line of said Lot 5 and said Zampano property, and the southerly right-of-way line of said Sixth Avenue, S 90° 00' 00" E, 10.00 feet to the True Point Of Beginning, **containing 100 square feet (0.002 Acres)**, more or less.

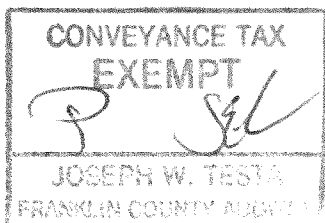
Bearings herein described are assumed, based on the centerline of 5th Avenue as being N 90° 00' 00" W, as found on the recorded plat of the H.H. Williams 5th Avenue Subdivision, Plat Book 17, Page 172-173, Recorder's Office, Franklin County, Ohio.

This description was prepared by Smart Surveying, Inc. in September 2007 and is based upon actual field measurements.

Brian D. Smart, Registered Surveyor No. 7611.

Franklin County Tax Parcel Number 010-057290.

Prior Instrument Reference: Instrument Number 200705170086622,
Recorder's Office, Franklin County, Ohio.



TRANSFER
NOT NECESSARY
NOV 16 2007
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

All terms and conditions contained herein shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

Grantor hereby releases and discharges the Grantee, City of Columbus, Ohio, from any future Ohio Constitution, Article I, Section 19 just compensation claims arising from this grant.

The perpetual easement rights granted herein are "exclusive" as to all except the Grantor and any previously granted rights of record. Grantor retains the right to cross the subject real property with utility service lines and driveway(s) which do not in any way impair the Grantee's use or interfere with the construction, operation, maintenance, repair, removal, replacement or reconstruction of the "Improvement" or access thereto; however the Grantor shall not cause or allow to be constructed thereon any permanent or temporary building, structure, facility, or other improvements.

The Grantor hereby covenants with Grantee to be the true and lawful owner of the above-described real property and lawfully seized of the same in fee simple and having good right and full power to grant this Deed of Easement.

TO HAVE AND TO HOLD said real property unto said Grantee, City of Columbus, Ohio, its successors and assigns forever, for the uses and purposes hereinbefore described.

The Grantor, Zampano Management Group II, LLC, by its duly authorized representative, has caused this instrument to be executed and subscribed this 3rd day of October 2007.

ZAMPANO MANAGEMENT GROUP II, LLC
an Ohio limited liability company

Paul W. Bloomfield
Print name: Paul W. Bloomfield
Title: Manager

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 3rd day of October 2007 the foregoing instrument was acknowledged before me by Paul W. Bloomfield, Manager, on behalf of Zampano Management Group II, LLC, an Ohio limited liability company.

(seal)



VALERIE A. MABRY
Notary Public, State of Ohio
My Commission Expires 01-26-08
(10-2-07)

This instrument prepared by
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Richard A. Pieplow
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Dr.E-2561-sidewalk donation.

Valerie A. Mabry
Notary Public



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

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

JOB: 31839-EASEMENT

GRAPHIC SCALE



(IN FEET)

1 inch = 10 ft.

BEGINNING AT A 1/2" IRON
PIPE FOUND AT THE NORTHEAST
CORNER OF LOT 5.

SIXTH AVENUE (40')

RIGHT OF WAY

10.00'
S90°00'00"E

PEDESTRIAN
EASEMENT
100 Sq. FT.
(0.002 AC.)

N90°00'00"W
10.00'

10.00'
S00°00'00"W

RIGHT OF WAY

HESS AVENUE (50')

ZAMPANO MANAGEMENT GROUP II, LLC
INSTRUMENT #200705170088622
PARCEL #010-057290

H.H. WILLIAMS 5TH AVENUE SUBDIVISION
PLAT BOOK 17, PAGE 172-173

LOT 4

LOT 5

BASIS OF BEARINGS

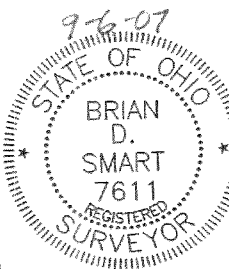
BEARINGS SHOWN HEREON ARE ASSUMED, BASED ON THE CENTERLINE
OF 5TH AVENUE AS BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS
WEST, AS FOUND ON THE RECORDED PLAT OF THE H.H. WILLIAMS 5TH
AVENUE SUBDIVISION, PLAT BOOK 17, PAGE 172-173, RECORDER'S
OFFICE, FRANKLIN COUNTY, OHIO.

LEGEND

● MONUMENT FOUND (AS NOTED)

PEDESTRIAN EASEMENT ~ 100 SQUARE FEET

BEING A PART OF LOT 5 OF H.H. WILLIAMS 5TH AVENUE SUBDIVISION, PLAT BOOK 17,
PAGE 172-173, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



CERTIFICATION

THIS PLAT WAS PREPARED BY SMART SURVEYING, INC. AND IS A TRUE
AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE
AND BELIEF, OF A SURVEY MADE BY SAME IN SEPTEMBER 2007.

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

Brian D. Smart
BRIAN D. SMART REG. SURVEYOR NO. 7611

G:\PROJECTS\30\31800\S\31839-EASE\dwg\31839-EASEMENT.dwg 9/6/2007 10:33:49 AM EDT

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that CENTRAL OHIO MEDICAL TEXTILES, "Grantor", an Ohio non-profit corporation, for One Dollar (\$1.00) and other good and valuable consideration paid by the CITY OF COLUMBUS, OHIO, "Grantee", a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns forever, a perpetual easement in, over, under, across and through the following described real property for the purposes of constructing, installing, reconstructing, replacing, removing, repairing, maintaining and operating pedestrian walkway/sidewalk and appurtenances thereto (the "Improvement"):

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of a 6.622 acre parcel conveyed to Central Ohio Medical Textiles and recorded in Instrument Number 200208290214074, Recorder's Office, Franklin County, Ohio (all references made are of said Recorder's Office, unless otherwise noted) and being more particularly described as follows:

Commencing for reference at an iron pin found at the intersection of the west line of Harmon Avenue (50') with the north line of Pierce Drive (35'), at the northeast corner of the southerly 0.138 Acre Right-of-Way Take as shown on the "West Edge Business Center" Dedication and Vacation Plat (P.B. 99, Pg. 60 and City of Columbus Ordinance No. 663-02) and at the southeast corner of said 6.622 acre parcel;

Thence, along the south line of said 6.622 acre parcel and the north line of said 0.138 acre Right-of-Way Take, S 74° 50' 00" W, a distance of 14.00 feet to the True Point Of Beginning of the parcel herein described;

Thence, continuing along the south line of said 6.622 acre parcel and the north line of said 0.138 acre Right-of-Way Take, S 74° 50' 00" W, a distance of 243.52 feet to a mag nail found on the southwest corner of said 6.622 acre parcel;

Thence, along the west line of said 6.622 acre parcel, N 15° 10' 44" W, a distance of 8.00 feet to a point on the proposed easement line;

Thence, crossing through said 6.622 acre parcel along the proposed easement line the following three courses:

N 74° 50' 00" E, a distance of 236.52 feet to a point;

N 15° 10' 00" W, a distance of 542.34 feet to a point;

S 70° 32' 00" W, a distance of 561.71 feet to the west line of said 6.622 acre parcel;

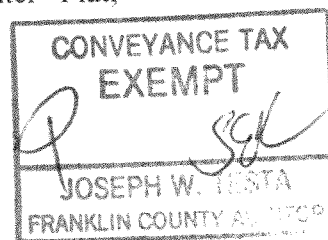
Thence, along said west line, N 15° 10' 44" W, a distance of 20.05 feet to an iron pipe found on the northwest corner of said 6.622 acre parcel and on the south right-of-way line of Buchanan Avenue (33');;

Thence, along said right-of-way line, N 70° 32' 00" E, a distance of 82.77 feet to an iron pipe found at the northwest corner of the northerly 0.138 acre right-of-way take shown on said "West Edge Business Center" Plat;

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NOT NECESSARY

NOV 16 2007

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



Thence, along the west line of said 0.138 acre take, S 15° 10' 20" E, a distance of 12.03 feet to an iron pipe found on the southwest corner of said 0.138 acre take and on a north line of said 6.622 acre parcel;

Thence, along said north line and the south line of said 0.138 acre take, N 70° 32' 00" E, a distance of 485.96 feet to a point;

Thence, crossing through said 6.622 acre parcel along the proposed easement line, S 15° 10' 00" E, a distance of 558.89 feet to the Point Of Beginning, containing 0.259 acres (11286 square feet), more or less.

The bearings used herein are based on the north line of Pierce Drive, being S 74° 50' 00" W as shown on Deed Book 1208, Page 564, Parcel 3.

The above description was prepared from field and record observations conducted by Korda/Nemeth Engineering, Inc. under the direction of Nathan W. Anderson, Professional Surveyor No. 8322.

Franklin County Tax Parcel Number 010-262367.

Prior Instrument Reference: Instrument Number 200208290214074,
Recorder's Office, Franklin County, Ohio.

All terms and conditions contained herein shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

Grantor hereby releases and discharges the Grantee, City of Columbus, Ohio, from any future Ohio Constitution, Article I, Section 19 just compensation claims arising from this grant.

The perpetual easement rights granted herein are "exclusive" as to all except the Grantor and any previously granted rights of record. Grantor retains the right to cross the subject real property with utility service lines and driveway(s) which do not in any way impair the Grantee's use or interfere with the construction, operation, maintenance, repair, removal, replacement or reconstruction of the "Improvement" or access thereto; however, the Grantor shall not cause or allow to be constructed thereon any permanent or temporary building, structure, facility, or other improvements.

The Grantor hereby covenants with Grantee to be the true and lawful owner of the above-described real property and lawfully seized of the same in fee simple and having good right and full power to grant this Deed of Easement.

TO HAVE AND TO HOLD said real property unto said Grantee, City of Columbus, Ohio, its successors and assigns forever, for the uses and purposes hereinbefore described.

The Grantor, Central Ohio Medical Textiles, by its duly authorized officer, has caused this instrument to be executed and subscribed this 9th day of October 2007.

CENTRAL OHIO MEDICAL TEXTILES
an Ohio non-profit corporation

Myles Noel
Print name: MYLES NOEL
Title: COO

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 9 day of October 2007
the foregoing instrument was acknowledged before me by Myles J. Noel,
COO, on behalf of Central Ohio Medical Textiles, an Ohio non-profit corporation.

(seal)

Rebecca L. Davis
Notary Public

REBECCA L. DAVIS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 05-09-10

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Richard A. Pieplow (10-3-07)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Harmon Ave.-Pierce Dr.-Buchanan Dr.-sidewalk

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that **PARK CENTER CIRCLE VENTURES LLC**, "Grantor", an Ohio limited liability company, for One Dollar (\$1.00) and other good and valuable consideration paid by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns forever, a perpetual easement in, over, under, across and through the following described real property for the purposes of constructing, installing, reconstructing, replacing, removing, repairing, maintaining and operating pedestrian walkway/sidewalk and appurtenances thereto (the "Improvement"):

Situated in the State of Ohio, County of Franklin, City of Columbus, Survey No. 2419 of the Virginia Military District, being part of that 2.917 acre tract conveyed to Park Center Circle Ventures LLC of record in Instrument Number 200705290092635 and described as follows:

Beginning, for reference, at a ¾" iron pipe found marking the most west corner of said 2.917 acre tract, the same being the most south corner of that 2.310 acre tract conveyed to Drury Inns, Inc. of record in Instrument Number 200207150172515, on a curve in the north right-of-way line for Parkcenter Circle as recorded in Plat Book 72, Page 7;

Thence with said north right-of-way line and with a curve to the left, having a central angle of 13° 08' 13", a radius of 420.00 feet, and an arc length of 96.30 feet, a chord bearing and chord distance of S 56° 38' 37" E, 96.09 feet to the True Point of Beginning;

Thence across said 2.917 acre tract, the following courses;

N 55° 55' 19" E, 18.44 feet;

S 66° 08' 40" E, 53.60 feet;

S 18° 16' 42" E, 17.21 feet to said north right-of-way line for Parkcenter Circle;

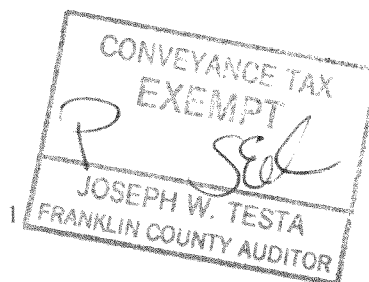
Thence with said north right-of-way line and with a curve to the right, having a central angle of 02° 21' 40", a radius of 420.00 feet, and an arc length of 17.31 feet, a chord bearing and chord distance of N 72° 16' 26" W, 17.31 feet;

Thence across said 2.917 acre tract, the following courses;

N 18° 16' 42" W, 6.21 feet;

N 66° 08' 40" W, 33.51 feet;

S 55° 55' 19" W, 7.24 feet to said north right-of-way line for Parkcenter Circle;



TRANSFER
NOT NECESSARY
NOV 16 2007
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

Thence with said north right-of-way line and with a curve to the right, having a central angle of 02° 12' 39", a radius of 420.00 feet, and an arc length of 16.21 feet, a chord bearing and chord distance of N 64° 19' 03" W, 16.21 feet to the True Point of Beginning, **containing 0.018 acre**, more or less. The above description was prepared by John C. Dodgion, P.S. 8069 on October 04, 2007 and is based on existing records and an actual field survey. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the same as shown in Plat Book 72, Page 7. All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

Advanced Civil Design, Inc., John C. Dodgion, P.S. 8069.

Franklin County Tax Parcel Number 010-231221.

Prior Instrument Reference: Instrument Number 200705290092635,
Recorder's Office, Franklin County, Ohio.

All terms and conditions contained herein shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

Grantor hereby releases and discharges the Grantee, City of Columbus, Ohio, from any future Ohio Constitution, Article I, Section 19 just compensation claims arising from this grant.

The perpetual easement rights granted herein are "exclusive" as to all except the Grantor and any previously granted rights of record. Grantor retains the right to cross the subject real property with utility service lines and driveway(s) which do not in any way impair the Grantee's use or interfere with the construction, operation, maintenance, repair, removal, replacement or reconstruction of the "Improvement" or access thereto, however the Grantor shall not cause or allow to be constructed thereon any permanent or temporary building, structure, facility, or other improvements.

The Grantor hereby covenants with Grantee to be the true and lawful owner of the above-described real property and lawfully seized of the same in fee simple and having good right and full power to grant this Deed of Easement.

TO HAVE AND TO HOLD said real property unto said Grantee, City of Columbus, Ohio, its successors and assigns forever, for the uses and purposes hereinbefore described.

The Grantor, Park Center Circle Ventures LLC, by its duly authorized representative, has caused this instrument to be executed and subscribed this 24 day of October 2007.

PARK CENTER CIRCLE VENTURES LLC
an Ohio limited liability company

Print name: Thomas Bridon

Title: managing member

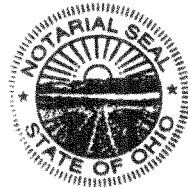
STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this 24th day of October 2007
the foregoing instrument was acknowledged before me by Thomas Bridon,
managing member, on behalf of Park Center Circle Ventures LLC, an Ohio limited liability company.

(seal)

Elizabeth Klosterman
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Richard A. Pieplow (10-16-07)
Real Estate Attorney
Real Estate Division
For: Division of Transportation
Re: Dr. E-2558, Parkcenter Circle.



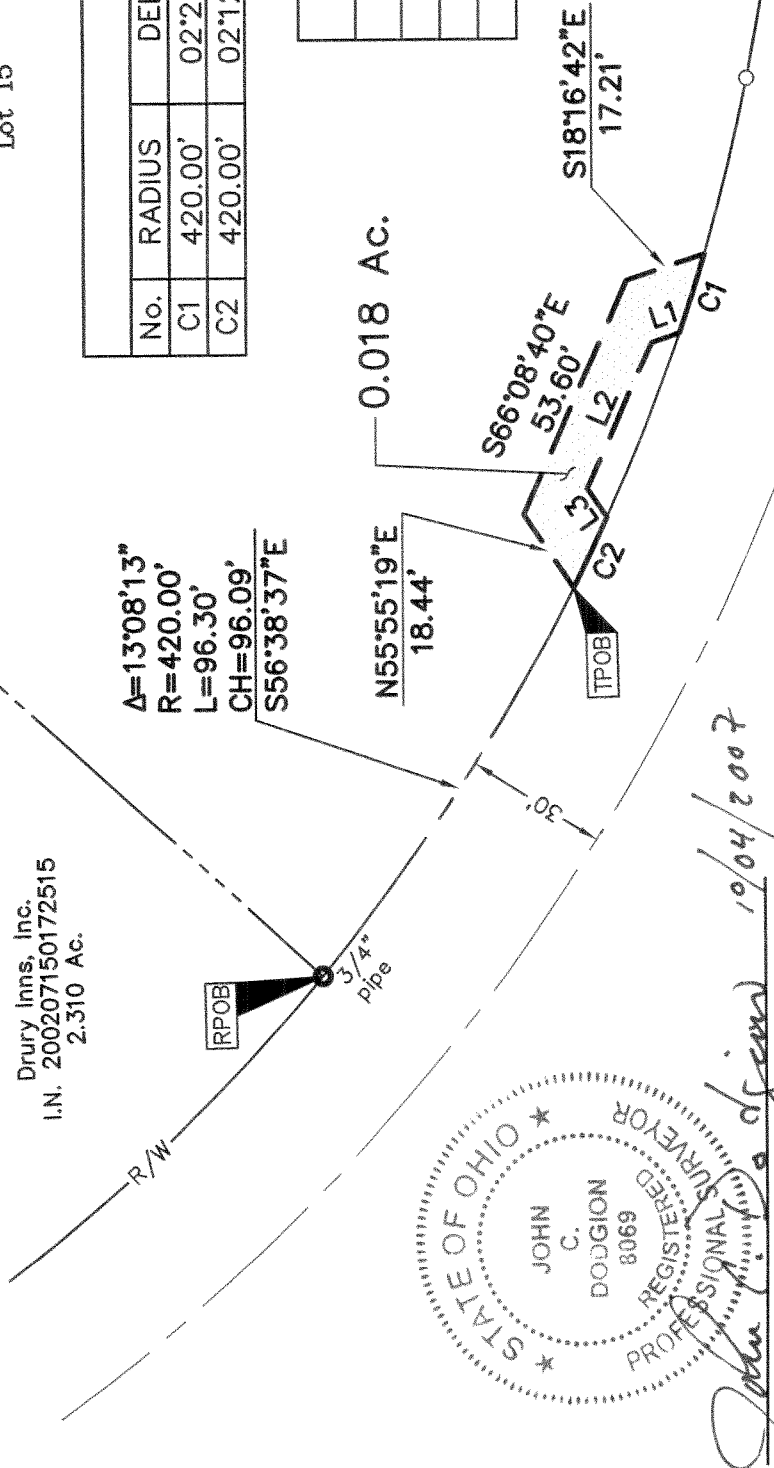
ELIZABETH KLOSTERMAN
Notary Public, State of Ohio
My Commission Expires 08-10-2011

EASEMENT EXHIBIT

Survey No. 2419
Virginia Military District
City of Columbus, Franklin County, Ohio

Tuttle Crossing Section II
P.B. 72, Pg. 7
Lot 15

Drury Inns, Inc.
I.N. 200207150172515
2.310 Ac.



CURVE TABLE				
No.	RADIUS	DELTA	LENGTH	CHORD
C1	420.00'	02°21'40"	17.31'	17.31'
C2	420.00'	02°12'39"	16.21'	16.21'

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.21'	N18°16'42"W
L2	33.51'	N66°08'40"W
L3	7.24'	S55°55'19"W

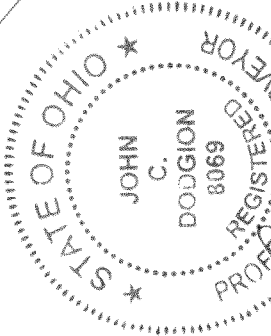
Park Center Circle
Ventures LLC
I.N. 200705290092635
2.917 Ac.
A.P.N. 010-231221

Parkcenter Circle (60')

- Iron Pin Found
- Iron Pin Set
- ✕ PK Nail Found
- ✕ PK Nail Set
- ▲ RR Spike Found
- △ RR Spike Set

Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

Bearings are based on the same as shown in Plat Book 72, Page 7, Recorder's Office, Franklin County, Ohio.



John C. Dodgion, P.S. 8069

DRAWN BY: JCD JOB NO.: 07-0022-155
DATE: 10/04/07 CHECKED BY: DRH



ADVANCED
CIVIL DESIGN

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ENGINEERS SURVEYORS

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that **MIDWEST CAR CORPORATION**, "Grantor", a Wisconsin corporation, for One Dollar (\$1.00) and other good and valuable consideration paid by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns forever, a perpetual easement in, over, under, across and through the following described real property for the purposes of constructing, installing, reconstructing, replacing, removing, repairing, maintaining and operating pedestrian walkway/sidewalk and appurtenances thereto (the "Improvement"):

Situated in State of Ohio, Franklin County, City of Columbus; also being a part of Third Quarter of Township 1, Range 17, United States Military Lands, and being a portion of a 7.868 acre tract (7.863 acres as surveyed) as conveyed to Midwest Car Corporation as described in Instrument Number 200609260192436, and being more particularly described as follows:

Beginning at the intersection of the easterly right-of-way line of Jetway Boulevard (60' right-of-way) and the northerly right-of-way line of Ole Country Lane (right-of-way varies) said point being the True Point Of Beginning and from said beginning point running thence:

Along the easterly right-of-way line of Jetway Boulevard N 03° 18' 05" E, for a distance of eight hundred eight and thirty-seven one-hundredths feet (808.37") to a point, said point being along the easterly right-of-way line of Jetway Boulevard, thence crossing through said 7.868 acre tract the following two courses;

S 86° 41' 55" E, for a distance of five and zero one-hundredths feet (5.00') to a point;

Thence S 03° 18' 05" W, for a distance of eight hundred four and five one-hundredths feet (804.05') to a point; said point being along the northerly right-of-way line of Ole Country Lane;

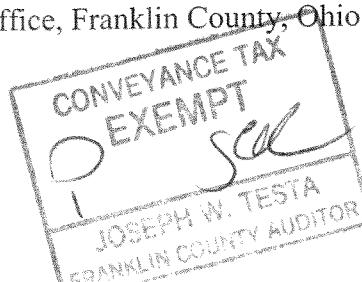
Thence, along the northerly right-of-way line of Ole Country Lane, S 52° 27' 17" W, for a distance of six and sixty-one one-hundredths feet (6.61') to the Point Of Beginning, containing **0.093 acres** of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by Kleingers & Associates in December, 2006 & January, 2007.

Basis of bearings for the above-described courses is the westerly right-of-way line of Jetway Boulevard being N 03° 18' 05" E per Instrument Number 200609260192436.

Michael L. Keller, Professional Surveyor, Ohio License No. 7978.

Franklin County Tax Parcel Number _____.

Prior Instrument Reference: Instrument Number 200609260192436,
Recorder's Office, Franklin County, Ohio.



TRANSFER
NOT NECESSARY

NOV 16 2007

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

All terms and conditions contained herein shall inure to the benefit of and be binding upon the parties and their respective [heirs, executors, administrators, successors and assigns].

Grantor hereby releases and discharges the Grantee, City of Columbus, Ohio, from any future Ohio Constitution, Article I, Section 19 just compensation claims arising from this grant.

The perpetual easement rights granted herein are "exclusive" as to all except the Grantor and any previously granted rights of record. Grantor retains the right to cross the subject real property with utility service lines and driveway(s) which do not in any way impair the Grantee's use or interfere with the construction, operation, maintenance, repair, removal, replacement or reconstruction of the "Improvement" or access thereto; however, the Grantor shall not cause or allow to be constructed thereon any permanent or temporary building, structure, facility, or other improvements.

The Grantor hereby covenants with Grantee to be the true and lawful owner of the above-described real property and lawfully seized of the same in fee simple and having good right and full power to grant this Deed of Easement.

TO HAVE AND TO HOLD said real property unto said Grantee, City of Columbus, Ohio, its successors and assigns forever, for the uses and purposes hereinbefore described.

The Grantor, Midwest Car Corporation, by its duly authorized officer, has caused this instrument to be executed and subscribed this _____ day of _____ 2007.

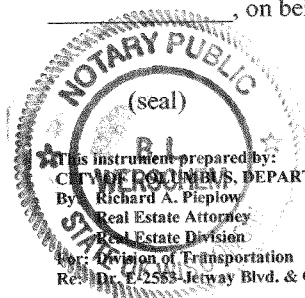
MIDWEST CAR CORPORATION

a Wisconsin corporation

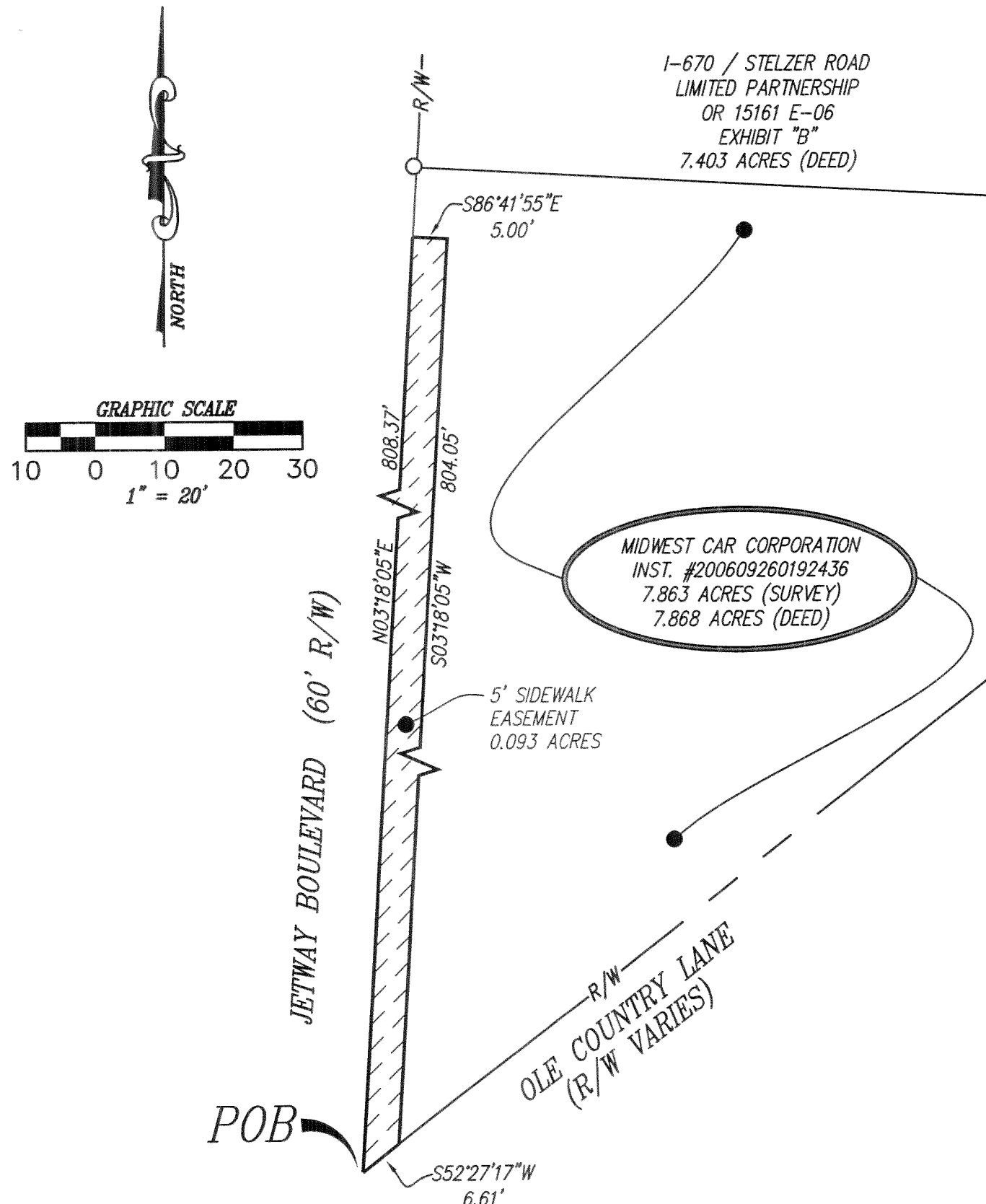
James R. Gustman
Print name: JAMES R. GUSTMAN
Title: PRESIDENT

STATE OF WISCONSIN,
COUNTY OF OUTAGAMIE, SS:

BE IT REMEMBERED, that on this 22nd day of October 2007
the foregoing instrument was acknowledged before me by James R. Gustman
_____, on behalf of Midwest Car Corporation, a Wisconsin corporation.



B. E. Wm...
Notary Public



NOTES

- 1.) OCCUPATION IN GENERAL FITS SURVEY.
- 2.) BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF JETWAY BOULEVARD BEING BEING N 03° 18' 05" E PER INST. #200609260192436.
- 3.) ALL IRON PINS SET ARE 5/8" x 30" REBAR WITH CAP STAMPED "KLEINGERS & ASSOC".

REFERENCES

- 1.) SOURCE DOCUMENTS AS NOTED.
- 2.) "DEDICATION OF JETWAY BOULEVARD AND RUNWAY STREET", PB92 PG 7
- 3.) R/W PLANS "FRA-62-19.06", SHEETS 75 OF 81 THROUGH 77 OF 81.



I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

Michael L. Keller
MICHAEL L. KELLER
OHIO PROFESSIONAL SURVEYOR NO. 7978

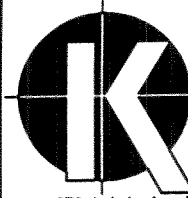
8/31/07
DATE

SIDEWALK EASEMENT

EXHIBIT "A"

0.093 ACRES SIDEWALK EASEMENT
LANDS OF MIDWEST CAR CORPORATION
THIRD QUARTER OF TOWNSHIP 1,
RANGE 17, USML
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SCALE: 1" = 20'
DATE: 08/30/07
DRAWN: JMD
CHECKED: MLK
JOB No. 060846.001



KLEINGERS
& ASSOCIATES
ENGINEERS AND SURVEYORS
670 L Lakeview Plaza Blvd, Columbus, OH 43085
(614) 985-5970 Fax: (614) 985-5971

A



200712180215646
Pgs: 4 \$44.00 T20070086438
12/18/2007 10:04AM BXPLAT CITY 0
Robert G. Montgomery
Franklin County Recorder

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the **BOARD OF EDUCATION OF THE CITY SCHOOL DISTRICT OF COLUMBUS, a.k.a. BOARD OF EDUCATION OF THE COLUMBUS CITY SCHOOL DISTRICT**, "Grantor", for One Dollar (\$1.00) and other good and valuable consideration given by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns forever, a perpetual easement in, over, under, across and through the following described real property for the purposes of constructing, installing, reconstructing, replacing, removing, repairing, maintaining and operating traffic signals, poles, detectors, signs, control devices and appurtenances thereto (the "Improvement"):

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 1, Township 1 North, Range 18 West, United States Military Lands and affecting a 2.79 Acre tract of land transferred to The Board of Education of the City School District of Columbus, Ohio by Judgment Entry of Record in Deed Book 1837, Page 169, Records Office, Franklin County, Ohio and being more particularly described as follows:

Commencing for reference at the centerline intersection of Huy Road (60' Right of Way) and Homestead Road (50' Right of Way), thence S 3° 36' 00" W a distance of 30.00 feet to a point in the Southerly right of way of Huy Road being the True Point Of Beginning;

Thence along said right of way, S 86° 24' 00" E, a distance of 44.12 feet to a point;

Thence leaving said right of way and with a new line, S 3° 36' 00" W, a distance of 6.00 feet to a point;

Thence with a new line, N 86° 24' 00" W, a distance of 65.00 feet to a point;

Thence with a new line, N 3° 36' 00" E, a distance of 6.00 feet to a point in the Southerly right of way of Huy Road;

Thence with said Southerly right of way of Huy Road, S 86° 24' 00" E a distance of 20.88 feet to the Point Of Beginning, **containing 0.00895 Acres** (390.0 Square Feet), more or less. Subject however to any easements or rights of way.

The bearings are based on the Ohio State Plane Coordinate System, North Zone, South American Datum of 1983.

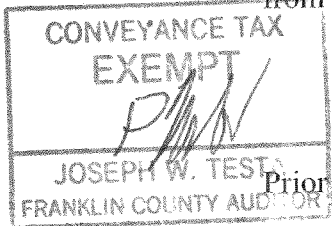
The above description was prepared by DLZ Ohio, Inc., Columbus, Ohio from available records and an actual field survey.

DLZ Ohio, Inc., James A. Stafa, P.S. 7968, 10/30/07.

Franklin County Tax Parcel Number 010-098258.

Prior Instrument Reference: D.B. Vol. 1837, Page 169,
Recorder's Office, Franklin County, Ohio.

All terms and conditions contained herein shall inure to the benefit of and be binding



TRANSFER
NOT NECESSARY

DEC 18 2007

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

upon the parties and their respective successors and assigns.

Grantor hereby releases and discharges the Grantee, City of Columbus, Ohio, from any future Ohio Constitution, Article I, Section 19 just compensation claims arising from this grant.

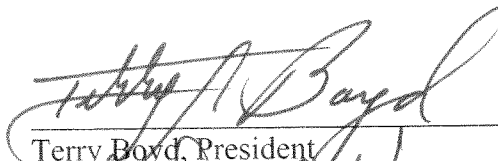
The Grantee, as soon as is practicable after all entries made pursuant to the rights granted herein, shall cause restoration of the described easement area(s) by returning the subject property to its former grade and restoring the surface area to its former condition as nearly as is reasonably possible, but subject to the terms and conditions and the "Improvements" anticipated by the easement rights granted herein.

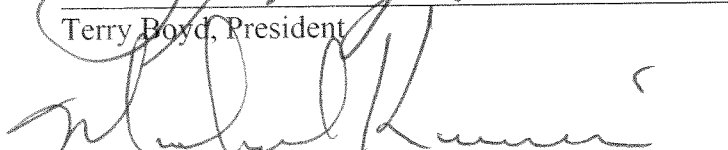
The perpetual easement rights granted herein are "exclusive" as to all except the Grantor and any previously granted rights of record. Grantor retains the right to use the subject real property for all purposes which do not in any way impair the Grantee's use or interfere with the construction, operation, maintenance, repair, removal, replacement or reconstruction of the "Improvement" or access thereto, however the Grantor shall not cause or allow to be constructed thereon any permanent or temporary building, structure, or facility. Should Grantor make permanent or temporary improvements in or upon the easement area, except utility service lines, sidewalks, driveways, or paved parking, then Grantor shall assume the risk of such improvements being damaged or destroyed by Grantee entries made for the purposes granted herein, and the Grantee, its employees, agents, representatives and contractors, shall not be liable for any damage or destruction of such Grantor's improvements during the good faith exercise of the rights herein.

The Grantor hereby covenants with Grantee to be the true and lawful owner of the above-described real property and lawfully seized of the same in fee simple and having good right and full power to grant this Deed of Easement and will not convey or transfer fee simple ownership of the described real property prior to this instrument being recorded.

The Grantor, by its duly authorized officers, has caused this instrument to be executed and subscribed this 3rd day of December 2007.

BOARD OF EDUCATION OF THE
COLUMBUS CITY SCHOOL DISTRICT

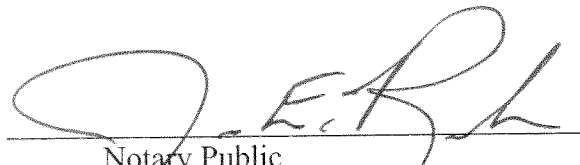

Terry Boyd, President


Michael Kinneer, Treasurer

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this 30th day of November 2007 the foregoing instrument was acknowledged before me by Terry Boyd, President on behalf of the Board of Education of the Columbus City School District.

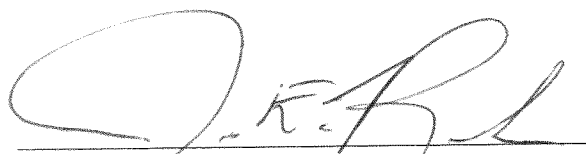
(seal)


Notary Public
JAMES E. BOOK, Attorney At Law
My Comm. Exp. 11/29/10
My Comm. Reg. No. 147103
Section 147.03 R.C.

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this 3rd day of December 2007 the foregoing instrument was acknowledged before me by Michael Kinneer, Treasurer, on behalf of the Board of Education of the Columbus City School District.

(seal)


Notary Public
JAMES E. BOOK, Attorney At Law
My Comm. Exp. 11/29/10
My Comm. Reg. No. 147103
Section 147.03 R.C.

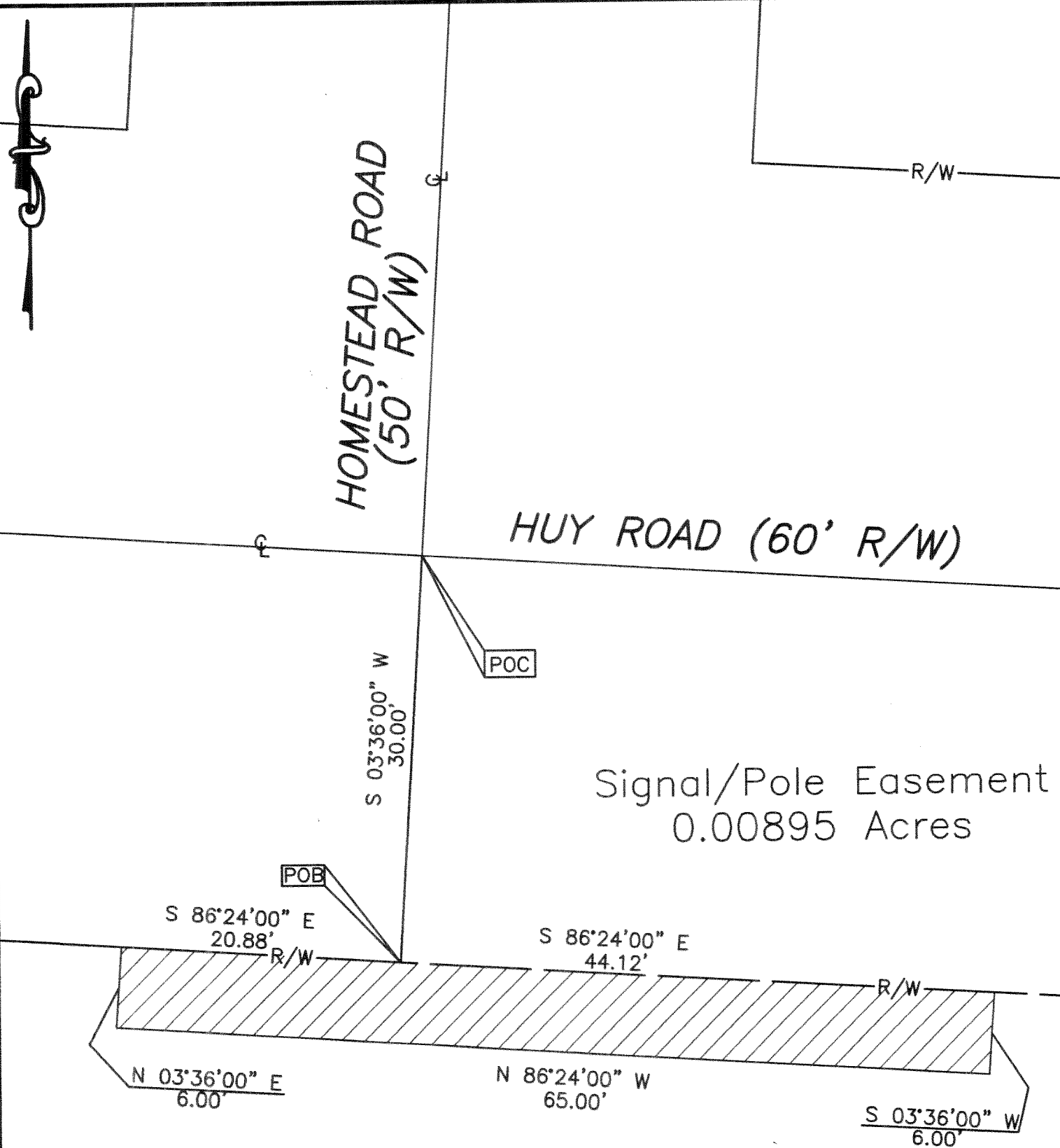
This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Richard A. Pieplow (11-29-07)
Real Estate Attorney
Real Estate Division
For: Department of Transportation
Re: Dr. E-2436 – Huy Elementary



DLZ OHIO, INC.
6121 HUNTLEY ROAD COLUMBUS, OH 43229
PHONE (614) 888-0040 FAX (614) 888-6415

EXHIBIT "A" SIGNAL/POLE EASEMENT

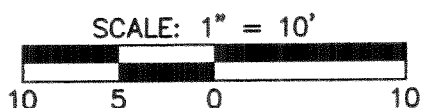
STATE OF OHIO, COUNTY OF FRANKLIN
CITY OF COLUMBUS, BEING PART OF
2.79 Ac. TRACT TRANSFERRED TO THE BOARD OF
EDUCATION OF THE CITY SCHOOL DISTRICT OF
COLUMBUS, OHIO BY JUDGEMENT ENTRY OF
RECORD IN DEED BOOK 1837, PAGE 169
IN RECORDERS OFFICE, FRANKLIN CO., OHIO



The Board of Education, City of Columbus
D.B. 1837, Pg. 169
2.79 Acres



BASIS OF BEARINGS:
BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM
OHIO SOUTH ZONE, NORTH AMERICAN DATUM 1983



I HEREBY CERTIFY THAT:
THE FOREGOING DRAWING REPRESENTS THE
RESULTS OF AN ACTUAL FIELD SURVEY OF
THE PREMISES PERFORMED UNDER MY
RESPONSIBLE SUPERVISION AND THAT THE
SAID DRAWING IS CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF.

DRAWN:	CHK'D.	PROJECT NUMBER
JAS	RB	0521-7008.00

By

JAMES A. STAF A, P.S. 7968

10-30-07
DATE