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01/12/2011 8:21AM BXGAHANNA BOX
Michael R. Moran
Franklin County Recorder

TRANSFERRED

JAN 12 2011

CLARENCE E. MINGO II
AUDITOR

WARRANTY DEED

900344
CONVEYANCE TAX
EXEMPT
A DF
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Eagle Academy of Columbus, Inc., a Tennessee Corp., for valuable consideration paid,
grant(s), with general warranty covenants, to City of Gahanna, whose tax mailing address is
200 S. Hamilton Road, Gahanna, Ohio 43230, the following real property:

Situated in the Township of Mifflin, City of Gahanna, County of Franklin, Ohio, and in
Section 4, Township 1, Range 17, United States Military Lands, and being 3.546 acres of
land out of a 21.534 acre tract (by deed). 21/771 acre tract (by survey) as conveyed to
Michael L. Helman as recorded in Official Record 31294-E03, Franklin County Recorder's
Office, said 3.546 acres being more particularly described as follows:

Beginning for reference at a railroad spike (found) at the Southwesterly corner of said
Michael L. Helman's 21.771 acre tract, also being in the centerline of Price Road; thence
North 90 deg. 00' 00" East, along the Grantor's South line and the centerline of Price Road, a
distance of 191.95 feet to an iron pin (found) at the true point of beginning;

Thence North 00 deg. 00' 00" East a distance of 320.14 feet to an iron pin (set);

Thence North 90 deg. 00' 00" East a distance of 489.32 feet to an iron pin (set);

Thence South 02 deg. 26' 53" West a distance of 329.44 feet to a railroad spike (set) in the
Grantor's South line and the centerline of Price Road;

Thence North 90 deg. 00' 00" West, along the South line and centerline, a distance of 475.63
feet to the true point of beginning, and containing 3.546 acres of land, more or less. Subject
to all easements, rights-of-way and restrictions of record.

Bearings used in this description are based on the Grantor's South property line and the
centerline of Price Road being North 90 deg. 00' 00" West as per Official Record 31294-E03.

All references to iron pins (set) are to be 5/8" rebar, 30" in length, stamped cap "GGC
Surveyors".

This description was prepared from actual field Survey by GGC Surveyors in April 2000 by
David M. Lucas P.S. #7866.

Parcel No: 025-000876-00
Property Address: 94 Price Road, Gahanna, Ohio 43230

Prior instrument reference: Instrument Number 200905290077347, Recorder's Office,
Franklin County, Ohio

0-59-C
ALL OF
(025)
000876

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: <i>JLS</i>
DATE: <i>1/12/11</i>


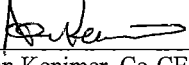


EXHIBIT A

Signed this 9th day of December, 2010.

Eagle Academy of Columbus, Inc

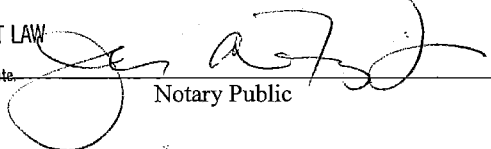

By: John Kenimer, Co-CEO

STATE OF OHIO:
COUNTY OF FRANKLIN, SS;

SWORN TO BEFORE ME and acknowledged in my presence this 9th day of December,
2010 by Eagle Academy of Columbus, Inc, a Tennessee Corporation.



JULIA A. FAIST, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Section 147.03 R.C.


Notary Public

This instrument prepared by: Julia A. Faist, Attorney at Law
142 Granville Street,
Gahanna, OH 43230

Gahanna Title
10-7187



Property Report

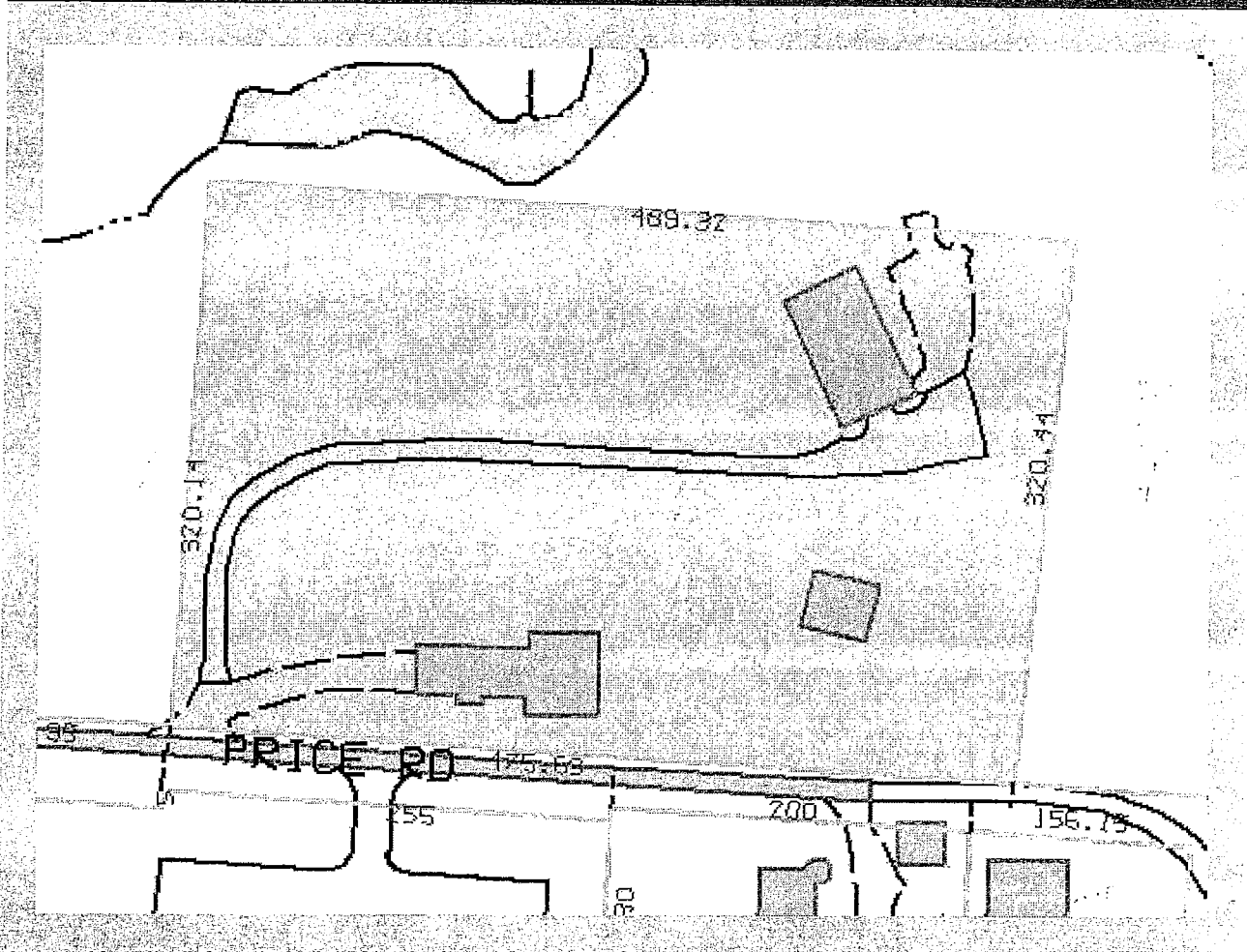
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Parcel ID
025-000876-00

Map Routing No
025-0059C -041-00

Card No
1

Location
94 PRICE RD



This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.