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 08/22/2008 11:48AM BXGAHANNA BOX
 Robert G. Montgomery
 Franklin County Recorder

STORM WATER SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That Meritex Properties, LLC, a Minnesota limited liability company ("Grantor"), for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, to it paid by the City of Gahanna, Ohio, a municipal corporation ("Grantee"), the receipt of which is hereby acknowledged, does hereby create, grant, convey, quitclaim, and release to Grantee, its successors and assigns, forever, a nonexclusive easement (the "Easement") over real property located in the City of Gahanna, Franklin County, Ohio, legally described on Exhibit "A" (attached hereto and made a part hereof) (the "Easement Area"), consisting of approximately 0.016 acres of land and graphically depicted on Exhibit "B" (attached hereto and made a part hereof), upon and subject to the following terms, conditions, and provisions:

The Easement is granted for the purpose of constructing, using, maintaining, cleaning, caring for, repairing, and replacing, at Grantee's expense, a buried storm water sewer pipe and appurtenant works in the Easement Area, together with all reasonable and necessary right of access to the Easement Areas for such purposes, all in order to provide for additional storm water drainage from Grantor's parcels of property shown on Exhibit "B" (the Easement Area being a part of one of such parcels) into the public storm water facilities located or to be located in the public street known as Tech Center Drive. By accepting this Easement and constructing the foregoing, Grantee covenants that Grantee will promptly repair any damage to the Easement Area and/or adjoining lands caused by its use of the Easement and/or entry into the Easement Area for the foregoing purposes and indemnify Grantor, its successors and assigns, from any claims for injury or property damage arising out of such use and/or entry.

IN WITNESS WHEREOF, Grantor covenants with Grantee that it is the lawful owner of the Easement Area, subject to any existing easements, conditions, reservations, and other encumbrances of record, and that it has good, right and full power to make this grant, and that it has hereunto set its hands this 12th day of August, 2008.

Meritex Properties, LLC

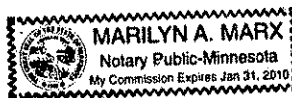
By: Keith W. Baker
 Keith W. Baker
 Its: Vice President and Secretary

STATE OF MINNESOTA)ss:
 COUNTY OF RAMSEY)

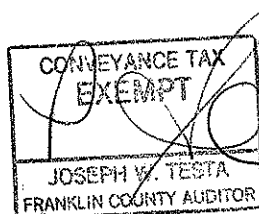
BE IT REMEMBERED, that on this 12th day of August, 2008, before me, the subscriber, a Notary Public in and for the State of Minnesota, personally came the above named Keith W. Baker, the Vice President and Secretary of Meritex Properties, LLC, a Minnesota limited liability company, who acknowledged the signing of this instrument to be his and its voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Marilyn A. Marx
 Notary Public
 My Commission Expires: January 31, 2010



This Instrument Prepared By:
 Keith W. Baker
 Meritex
 2285 Walnut Street
 Roseville, MN 55113



TRANSFER
 NOT NECESSARY
 AUG 22 2008
 JOSEPH W. TESTA
 AUDITOR
 FRANKLIN COUNTY, OHIO

EXHIBIT A

GAHANNA TITLE

EXHIBIT A
Legal Description of Easement Area

Situated in the City of Gahanna, County of Franklin, State of Ohio, and being a 0.016 acre easement across parcel number 025-010788 (10.010 acre), owned by Meritex Properties LLC. of record in Instrument Number 20060831173351 (all references to records being on file in the Office of the Recorder, Franklin County, Ohio) said 0.016 acre easement being more fully described herein;

Beginning for reference at the southeast corner of said 10.010 acre parcel, and the southwest corner of parcel number 025-011485 (7.752 acre) owned by Meritex of record in Instrument Number 20060831173351;

Thence North 85°47'21" West with the southerly line of said 10.010 acre parcel and the northerly line of parcel number 025-011485 (11.814 acre) owned by Value Recovery Group II of record in Instrument Number 200712200217547, a distance of 71.64 feet to a point and the True Point of Beginning;

Thence North 85°47'21" West continuing with said line, a distance of 26.60 feet to a point;

Thence North 59°53'17" East, crossing said 10.010 acre parcel, a distance of 58.25 feet to a point;

Thence South 30°06'43" East, continuing across said 10.010 acre parcel, a distance of 15.00 feet to a point;

Thence South 59°53'17" West, along said right-of-way, a distance of 36.29 feet to the True Point of Beginning. Containing 0.016 Acres (709.0 Square Feet).

For the purposes of this description a bearing of North 85°47'21" West was held on the southerly line of said 10.010 acre parcel (PID 025-010788) as shown in Instrument Number 200608310173351.

This description is based on previous records.



Robert W. Martin 07/28/2008
Robert W. Martin Date
Professional Surveyor No. 8114

EXHIBIT B

Prepared By:

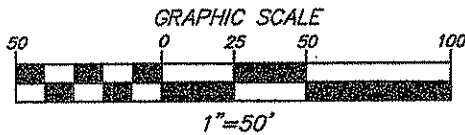
WATCON

CONSULTING ENGINEERS & SURVEYORS

83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

PLAT OF A 0.016 ACRE STORM SEWER EASEMENT ACROSS A 10.010 ACRE PARCEL (PID 025-010788)

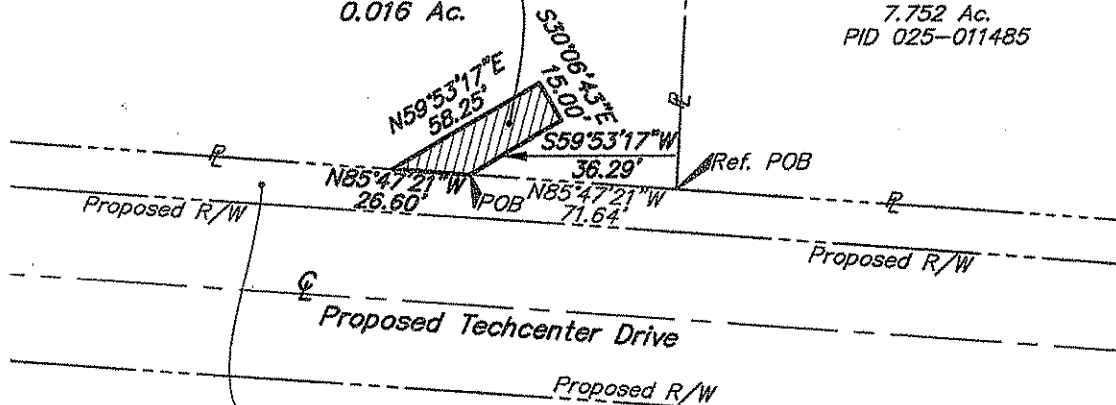
City of Gahanna, Franklin County, Ohio



Meritex Properties LLC.
Inst. 200608310173351
10.010 Ac.
PID 025-010788

709.0 Sq. Ft.
0.016 Ac.

Meritex Properties LLC.
Inst. 200608310173351
7.752 Ac.
PID 025-011485



Value Recovery Group II
Inst. 200712200217547
11.814 Ac.
PID 025-011940

For the purposes of this exhibit a bearing of North 85°47'21" West was held on the southerly line of the 10.010 acre parcel (PID 025-010788) as shown in Instrument Number 200608310173351.

This plat is based on previous records.



Robert W. Martin

Robert W. Martin
Professional Surveyor No. 8114

Date: 07/28/2008

EXHIBIT B