

**GENERAL WARRANTY DEED
(Parkland)**

200711090195092
Pg: 5 \$52.00 T20070077935
11/09/2007 2:01PM BXENH & T BOX
Robert G. Montgomery
Franklin County Recorder

Portrait Homes-Gahanna Grove LLC, an Illinois Limited Liability Company, ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to the City of Gahanna, an Ohio municipal corporation, whose tax mailing address is 200 South Hamilton Road, Gahanna, Ohio 43230, ("Grantee"), the real property described as: Being two parcels of land consisting of 1.281 acres and 1.345 acres of land situated in the County of Franklin, in the State of Ohio and in the City of Gahanna and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein

RESTRICTION

The Property is conveyed to Grantee subject to the following covenant and Grantee by its acceptance of this deed agrees that:

(1). The Property shall be used solely for passive public parkland purposes such as open space, pedestrian walkways and/or bike paths, and benches placed along the walkway or path.

(2). The preceding restrictive covenant (i) shall run with the land; (ii) shall be binding upon Grantee and Grantee's personal representatives, successors and assigns; and (iii) shall inure to the benefit of and be enforceable by actions at law or in equity by Grantor or Grantor's successors in title or interest to all, or any part of an interest in, "Grantor's Premises". "Grantor's Premises", as used in this deed, means that portion of the land remaining after the transfer of the Property to Grantee, said land being described in the Quit Claim Deed identified below as the Prior Instrument Reference.

RESERVATION

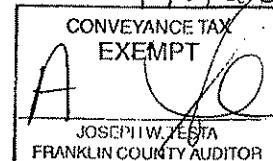
The Property is conveyed to Grantee subject to the following reservations and Grantee by its acceptance of this deed agrees that:

(1) A perpetual easement on, over and across the Property is reserved to Grantor, for general utility purposes, together with the right to construct, operate, maintain, repair, replace and/or remove any facilities that may be necessary for the supply of gas, water, electric, sewage and waste disposal, storm water drainage, telephone, communications, cable television or other utilities serving the Grantor's Premises. Grantor, including Grantor's successors or assigns, shall return the Property to its condition existing prior to Grantor's entry thereon for any of the purposes set forth in this reservation; and

TRANSFERRED

NOV 09 2007

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



(2) Grantor reserves the right, but not the obligation, to maintain the Property including but not limited to, cutting grass, cleaning and removing trash and debris, removing rank weeds and dead or diseased trees, branches or shrubs.

Prior Instrument Reference: 200306190186236

Witness his hand this 8 day of October, 2007.

PORTRAIT HOMES-GAHANNA GROVE LLC

By: [Signature]

Name: Michael J. Paquinelli

Its: Vice President

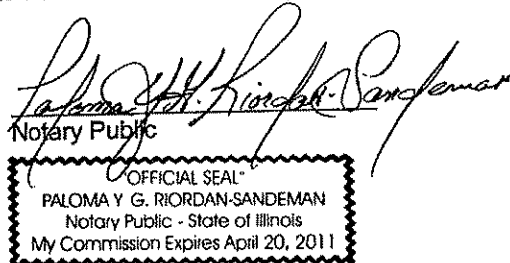
STATE OF ILLINOIS,
COUNTY OF COOK, SS:

BE IT REMEMBERED that on this 8 day of October, 2007 before me a notary in and for said County and State personally came Michael J. Paquinelli of Portrait Homes-Gahanna Grove LLC, the Grantor herein who acknowledged the signing hereof to be his free and voluntary act and deed on behalf of said Company.

z

APPROVED by ~~Zoning~~ Administrator
City of Gahanna; No Plat
Required.

[Signature]
Isobel L. Sherwood, MMC
Clerk of Council
City of Gahanna, OH



RECEIVED
OCT 23 2007

BY:.....

This instrument prepared by:
Plank & Brahm
A Legal Professional Association
145 East Rich Street
Columbus, OH 43215

1.281 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Section 2, Township 1, Range 16, United States Military Lands, being out of that 22.009 acre tract as conveyed to Portrait Homes-Gahanna Grove, LLC by deed of record in Instrument Number 200306190186236 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

BEGINNING at an iron pin set at a northwesterly corner of that 0.146 acre tract as conveyed to City of Gahanna, Ohio by deed of record in Instrument Number 199901050002866, being an easterly line of that 2.383 acre tract as conveyed to City of Gahanna, Ohio by deeds of record in Instrument Number 199907220186089 and Instrument Number 199907220186091;

thence North 08° 13' 50" West, with said easterly line, a distance of 203.36 feet to an iron pin set;

thence across said 22.009 acre tract, the following courses and distances:

South 82° 34' 58" East, a distance of 110.27 feet to an iron pin set;

North 07° 25' 02" East, a distance of 85.27 feet to an iron pin set at a point of curvature to the right;

with the arc of said curve, having a central angle of 48° 29' 46", a radius of 37.00 feet, an arc length of 31.31 feet, a chord bearing and distance of North 31° 39' 55" East, 30.39 feet to an iron pin set at a point of tangency;

North 55° 54' 48" East, a distance of 105.00 feet to an iron pin set at a point of curvature to the right; and

with the arc of said curve, having a central angle of 89° 45' 48", a radius of 19.00 feet, an arc length of 29.76 feet, a chord bearing and distance of South 79° 12' 18" East, 26.81 feet to an iron pin set in a westerly line of "Gahanna Grove Condominium" of record in Condominium Plat Book 132, Page 78;

thence South 34° 19' 25" East, with said westerly line, a distance of 164.44 feet to an iron pin set in the northerly line of that 0.876 acre tract as conveyed to City of Gahanna by deed of record in Instrument Number 200307230228383, being the northerly right-of-way line of said Johnstown Road (U.S. 62);

thence South 55° 28' 31" West, partly with the northerly line of said 0.876 acre tract and with the northerly line of said 0.146 acre tract, a distance of 380.17 feet to the POINT OF BEGINNING, and containing 1.281 acres of land, more or less, and being out of Auditors Parcel Number 025-011837.

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

This survey is based on an actual field survey performed by EMH&T, Inc., in March 2003.

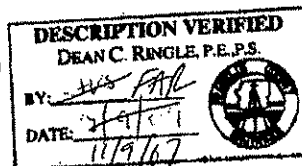
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System as per NAD 83 (1986 adjustment). Control for bearings was from coordinates of Franklin County Geodetic Survey Monument Numbers 69 and 169, having a bearing of North 88° 02' 16" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller
Registered Surveyor No. 8260

EJM: tb/June 26, 2007
1.281 ac 71362



037A
SPLIT
1.281 ac.
out of
(635)
11837

1.345 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Section 2, Township 1, Range 16, United States Military Lands, being out of that 22.009 acre tract as conveyed to Portrait Homes-Gahanna Grove, LLC by deed of record in Instrument Number 200306190186236 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

BEGINNING at an iron pin set at a northeasterly corner of that 0.876 acre tract as conveyed to City of Gahanna by deed of record in Instrument Number 200307230228383, being in a westerly line of that 4.027 acre tract as conveyed to Gahanna Retirement Residence, LLC by deed of record in Instrument Number 200309180299232, being the northerly right-of-way line of Johnstown Road (U.S. 62, right-of-way varies);

thence South 55° 28' 31" West, with the northerly line of said 0.876 acre tract, a distance of 334.80 feet to an iron pin set at a southeasterly corner of "Gahanna Grove Condominium" of record in Condominium Plat Book 132, Page 78;

thence with the perimeter of said "Gahanna Grove Condominium", the following courses and distances:

North 34° 19' 25" West, a distance of 164.08 feet to an iron pin set at a point of curvature to the right;

with the arc of said curve, having a central angle of 90° 14' 12", a radius of 19.00 feet, an arc length of 29.92 feet, a chord bearing and distance of North 10° 47' 42" East, 26.93 feet to an iron pin set at a point of tangency;

North 55° 54' 48" East, a distance of 147.85 feet to an iron pin set at a point of curvature to the left, being a southwesterly corner of "Gahanna Grove Condominium First Amendment Part 2" of record in Condominium Plat Book 134, Page 15;

thence with the southerly perimeter of said "Gahanna Grove Condominium First Amendment Part 2", the following courses and distances:

with the arc of said curve, having a central angle of 22° 43' 09", a radius of 88.00 feet, an arc length of 34.89 feet, a chord bearing and distance of North 44° 33' 13" East, 34.67 feet to an iron pin set at a point of reverse curvature;

with the arc of said curve, having a central angle of 60° 37' 42", a radius of 19.00 feet, an arc length of 20.11 feet, a chord bearing and distance of North 63° 30' 30" East, 19.18 feet to an iron pin set at a southwesterly corner of "Gahanna Grove Condominium Twelfth Amendment" of record in Condominium Plat Book 178, Page 8;

thence South 86° 10' 39" East, with the southerly line of said "Gahanna Grove Condominium Twelfth Amendment", a distance of 204.82 feet to an iron pin set in a westerly line of said 4.027 acre tract;

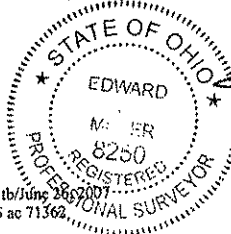
thence South 03° 49' 21" West, with said westerly line, a distance of 74.84 feet to the TRUE POINT OF BEGINNING, and containing 1.345 acres of land, more or less, 1.022 acres being out of Auditors Parcel Number 025-011837 and 0.323 acre being out of Auditors Parcel Number 027-000004.

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

This survey is based on an actual field survey performed by EMH&T, Inc., in March 2003.

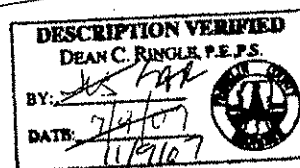
Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System as per NAD 83 (1986 adjustment). Control for bearings was from coordinates of Franklin County Geodetic Survey Monument Numbers 69 and 169, having a bearing of North 88° 02' 16" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

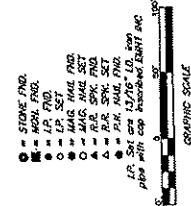


EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller
Registered Surveyor No. 8250



0-37-A
ALL OF
(027)
4
AND
SPLIT
1.022 AC.
OUT OF
(025)
118.37



BASIS OF ISSUANCES: Readings are based on the Ohio State Plane Coordinate System as per NAD 83 (1988 Adjustment). Control for Monument Numbers 69 and 189, having a bearing of North 80°02'16" East, established by the Franklin County Engineering Department, using Global Positioning System procedure and equipment.

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|------|--|---|--|
| EMHT | | Date: June 26, 2007 | |
| | | Bench: 1" = 50' | |
| | | Job No.: 2007-1062 | |
| | | Drawing: 1 of 1 | |
| | | REVISIONS | |
| | | 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 8 | |