

QUIT CLAIM DEED

Instr: 200202200046353 02/20/2002
Pages: 3 F: \$18.00 2:24PM
Robert G. Montgomery T20020021305
Franklin County Recorder NEPS00TT I

KNOW ALL MEN BY THESE PRESENTS, That
470 Silver Lane Condominium Association, an Ohio not-for-profit Corporation, County
of Franklin, State of Ohio, 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

Situated in the County of Franklin, the State
of Ohio and the City of Gahanna,
and bounded and described as follows:

More particularly described on Attached Exhibit "A"

Tax district and parcel number: 025-12059 and 025-12060
Street address of property: 0.195 Acre tract described on Attachment
Prior instrument reference: Instrument Number 200005040087903 of the Records
of Franklin County, Ohio.

IN WITNESS WHEREOF, The said 470 Silver Lane Condominium Association,
in pursuance of a resolution adopted by its Board of Directors, on the 22nd day of
MARCH, 2001, has hereunto caused these presents to be subscribed by its

PRESIDENT, this 22nd day of
MARCH, 2001.

Signed and acknowledged in the presence of:

Sharon M. Scholl

by:

J. T. Nutter
J. T. NUTTER, PRES.

by:

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, That on this 22nd day of MARCH, 2001,
before me the subscriber, a notary public in and for said county and state, personally
came, J. T. Nutter, President
the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be
his voluntary act and deed.

Sharon M. Scholl
Notary Public
SHARON M. SCHOLL
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 1, 2001
142 Granville Street, Gahanna, Ohio 43230

This instrument prepared by:

EXHIBIT A

TRANSFER
NOT NECESSARY
FEB 20 2002

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
A
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

DESCRIPTION OF 0.195 ACRE TRACT
SOUTH OF MORSE ROAD
WEST OF JOHNSTOWN ROAD (U.S. ROUTE 62)
EAST OF HAMILTON ROAD

Situated in the State of Ohio, County of Franklin, City of Gahanna, being a part of Quarter Township 2, Township 1, Range 16, United States Military Lands, being 0.195 acres out of that tract of land conveyed to 470 Silver Lane Condominium, Plat Book 86, Pg 68 (Instru 200005040087903), (all references refer to records in the Recorder's Office, Franklin County, Ohio) and more fully described as follows:

Beginning for reference at an existing railroad spike at the centerline intersection of Beecher Road and Hamilton Road;

Thence South 6°01'49" West a distance of 485.26 feet, along the centerline of said Hamilton Road, to a point;

Thence South 83°26'48" East a distance of 435.10 feet to an iron pin set;

Thence South 5°59'15" West a distance of 153.61 feet to an iron pin set;

Thence along a curve to the left (delta=57°10'41", radius=20.00 feet) a chord bearing South 22°36'06" East a distance of 19.14 feet to an iron pin set being the Point of Beginning;

Thence along a curve to the left (delta=23°55'29", radius=20.00 feet) a chord bearing South 63°09'11" East a distance of 8.29 feet, to a point;

Thence along a curve to the right (delta=21°41'19", radius=275.00 feet) a chord bearing South 64°16'15" East a distance of 103.48 feet to a point;

Thence South 53°25'36" East a distance of 25.90 feet to an iron pin set in the southerly line of said 470 Silver Lane Condominium and a northerly property line of Slane Company LTD (Instr. 199802040024818);

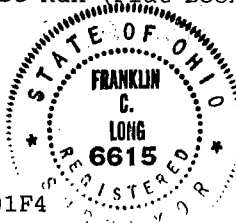
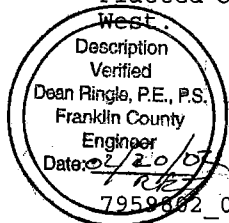
Thence North 83°32'45" West a distance of 110.08 feet, along the southerly line of said 470 Silver Lane Condominium and northerly property line of said Slane Company LTD, to an existing rebar;

Thence North 83°23'56" West a distance of 112.05 feet, along the southerly line of said 470 Silver Lane Condominium and a northerly property line of Debra L. Hobbs (OR 31683 I07), to an iron pin set in the easterly right of way of Silver Lane (PB 86, Pg 31);

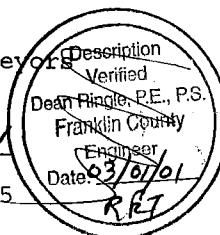
Thence North 6°36'04" East a distance of 50.00 feet, along the easterly right of way of said Silver Lane, to an iron pin set;

Thence South 83°23'56" East a distance of 94.14 feet, along a southerly property line of Canini Investments LTD (Instr. 199904190096071) to the Point of Beginning containing 0.195 acres more or less according to an actual survey made by Hockaden and Associates, Inc. in June of 1997.

Bearings are based upon the centerline of Dark Star Avenue as Platted on Rose Run (Plat Book 68, Page 76) bearing North 52°15'52"



HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers and Surveyors
Frank C. Long
Professional Surveyor No. 6615



0-37-A
SP417
0.195 AC
OUT OF
470 SILVER
LANE CONDO
COMMON
AREA
(025)
012059
012060

CAMM INVESTMENTS LTD
WINST. 19351120290313
3.015 ACRES

CACI INVESTMENTS LTD
INSTR. 19991201005-3
3.05 ACRES

ERNEST J. WELLS
OFV 25407 E10

JEFFERSON TWP
GAHANNA CORP LIMITS

SILVER LANE CONDOMINIUM
 PG 86, PG 88
 INSTR. 200005040087903

CANINI INVESTMENTS LTD
INSTR. 199904190096071
1.510 ACRES

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS

SLANE COMPANY LTD
INSTR. 199802040024818

FRANK C. LONG
PROFESSIONAL SURVEYOR NO. 6615

LOT SPLIT SURVEY

EAST OF U.S. ROUTE 62
WEST OF HAMILTON ROAD
SOUTH OF MORSE ROAD

CITY OF GAHANNA

PREPARED BY:
HOCKADEN AND ASSOCIATES, INC.

BEARINGS ARE BASED UPON THE CENTERLINE OF
DARK STAR AVENUE AS PLATTED ON ROSE RUN
(PLAT BOOK 68, PAGE 76) AS NORTH 52°15'52" WEST.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LEGEND

●	IRON PIN
○	IRON PIN

DRAWN BY: FCL	CHECKED BY: FCL	ORDER No.	AREA No.	SHEET
SCALE: 1"=60'	DATE: 13 FEB 2001	795.0010	22-2	1 OF 1