

**EXHIBIT A**

**WARRANTY DEED  
TIM DONUT U.S. LIMITED INC.  
U.S. 62 / STYGLER ROAD, ST-935,  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE,  
IN THE NAME, AND FOR THE USE OF,  
THE CITY OF GAHANNA, OHIO,  
IN THE FOLLOWING DESCRIBED PROPERTY**

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 4, Township 1-North, Range 17-West, United States Military Lands, being a part of Reserve "A" of the STYGLER HEIGHTS Subdivision as recorded in Plat Book 24, Page 75, and a part of that 0.850 acre tract as conveyed to Tim Donut U.S. Limited, Inc. by deed of record in Instrument Number 200305230153434, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for Reference at a 3/4" iron pipe found marking an angle point in the northerly Limited Access Right-of-Way line of U.S. Route 62, as shown on Ohio Department of Transportation Plan FRA-62-19.06, being 100.00 feet left of U.S. 62 centerline station 1186+80.00;

Thence North 05 degrees 04 minutes 08 seconds East, a distance of 70.00 feet, along the northerly Limited Access Right-of-Way line of U.S. Route 62, to the intersection with the existing westerly right-of-way line of Stygler Road at the southwest corner of that 0.033 acre tract of right-of-way dedication of Stygler Road by City of Gahanna Ordinance No. 108-2003, as recorded in Instrument Number 200304290124446, being 65.10 feet left of Stygler Road centerline station 11+61.00;

Thence North 04 degrees 00 minutes 32 seconds East, a distance of 109.00 feet, along the existing westerly right-of-way line of Stygler Road, to a 1" pinch-top iron pin found at the intersection with the existing southerly right-of-way line of Agler Road, at the northeast corner of said Tim Donut 0.850 acre tract, being 40.00 feet right of Agler Road centerline station 49+34.68, and being the Point of True Beginning;

Thence South 04 degrees 00 minutes 32 seconds West, a distance of 20.00 feet, along the existing westerly right-of-way line of Stygler Road, and along the easterly line of said Tim Donut 0.850 acre tract, to a 3/4" iron pipe set being 65.10 feet left of Stygler Road centerline station 12+50.00;

Thence North 41 degrees 09 minutes 06 seconds West, a distance of 28.20 feet, across said Tim Donut 0.850 acre tract, to a 3/4" iron pipe set in the existing southerly right-of-way line of Agler Road, and in the northerly line of said Tim Donut 0.850 acre tract, being 40.00 feet right of Agler Road centerline station 49+14.68;

Thence South 86 degrees 18 minutes 45 seconds East, a distance of 20.00 feet, along the existing southerly right-of-way line of Agler Road, and along the northerly line of said Tim Donut 0.850 acre tract, to the Point of True Beginning, containing 200 square feet, (0.005 acres), more or less, of which 0.000 acres, more or less, lies within the present road occupied;

Of the above described area, 200 square feet, (0.005 acres) is contained within the Franklin County Auditor's Parcel 025-001038;

The bearing datum of the afore-described parcel is based on the bearing of North 04 degrees 00 minutes 32 seconds East, for the centerline of Stygler Road, from the Ohio Department of Transportation Plan FRA-62-19.06, and coordinates from an adjusted field survey using G.P.S. methods from City of Columbus Monuments #40-82 and #45-82, based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983 (1986 Adjustment).

**EXHIBIT A**

**TIM DONUT U.S. LIMITED INC.  
U.S. 62 / STYGLER ROAD, ST-935,**

All stationing is based on the plan for the City of Gahanna, Ohio, entitled "U.S. 62 / STYGLER ROAD, ST-935", unless otherwise noted.

This description was based upon a survey of U.S. Route 62, Strygler Road, and Agler Road by Stantec Consulting Services, Inc., in October 2007, and prepared on October 1, 2009 by Tim A. Baker, Registered Surveyor 7818.

Iron pipes set are 3/4 inches in diameter by 30 inches long with a yellow plastic cap placed on top with the designation "STANTEC".

Grantor claims title by instrument of record in Instrument Number 200305230153434, of the Recorder's Office, Franklin County, Ohio.



**STANTEC CONSULTING SERVICES, INC.**

*Tim Baker* 10-1-09  
Registered Surveyor No. 7818

Date

F. & A. I., LTD.  
025-010194  
0.917 ACRES  
I.N. 200405170112375

RESERVE A  
ROYAL MANOR  
P.B. 33, PG. 64

EXHIBIT B

3/4" IRON PIPE  
FOUND WITH  
CAP # 6872

R/W  
(80')

Agler Road

S 86°18'45" E

POINT OF TRUE  
BEGINNING

EX. R/W  
S 86°18'45" E

1" PINCH-TOP  
IRON PIN FOUND

200 S.F.  
0.005 AC.

RESERVE A  
STYGLER HEIGHTS  
P.B. 24, PG. 75

NUMBER	DIRECTION	DISTANCE
L1	S 04°00'32" W	20.00'
L2	N 41°09'06" W	28.20'
L3	S 86°18'45" E	20.00'

TIM DONUT U.S. LIMITED, INC.  
025-001038  
0.850 ACRES  
I.N. 200305230153434

BEEN FOR  
REFERENCE

109.00'  
EX. R/W

89.00'

70.00'

N 05°04'08" E  
EX. LA-R/W

1186+80.00  
100.00' LEFT  
FRA-62-19.06

EX. LA-R/W

U.S. 62

Stygler Road

N 04°00'32" E

EX. LA-R/W

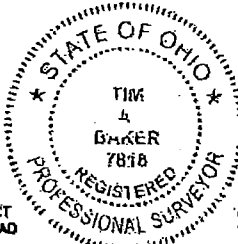
R/W  
(Varies)

MONUMENT LEGEND

- R.R.S. FOUND
- REBAR FOUND
- IRON PIN FOUND
- ⊙ R/W MONUMENT FO
- 3/4" IRON PIPE SET WITH RED CAP "STANTEC"

BASIS OF BEARINGS

THE BEARINGS FOR THE GRENER AVENUE PROJECT ARE BASED ON THE CENTERLINE OF STYGLER ROAD AS BEING N04°00'32"E, FROM AN ACTUAL FIELD SURVEY USING G.P.S. METHODS FROM CITY OF COLUMBUS MONUMENTS #40-82, AND #45-82, FROM THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM 1983 (1986 ADJUSTMENT)



TIM DONUT U.S. LIMITED, INC.  
STYGLER ROAD AND AGLER ROAD  
FRANKLIN COUNTY, CITY OF GAHANNA, OHIO  
QTR. TWP. 4, TWP. 1-N, RANGE 17-W, U.S.M.L.



SCALE IN FEET  
Prepared By

Stantec Consulting Services, Inc.  
1500 Lake Shore Drive, Suite 100  
Columbus, Ohio 43204  
Phone: (614) 456-4383



Tim Baker 10-5-09  
Registered Surveyor 7818

EXHIBIT B

Booker V. 11/28/2009 3:00 PM Legal Exhibits\Tim Donut.dwg 08/11/09 2:00 PM