

**GENERAL WARRANTY DEED**

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 following real property for public roadway: being .418 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:

See Exhibit A attached hereto and incorporated herein

Prior Instrument Reference: \_\_\_\_\_

Witness his hand the \_\_\_\_\_ day of \_\_\_\_\_ 2003.

PORTRAIT HOMES-GAHANNA GROVE LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF ILLINOIS,  
COUNTY OF COOK, SS:

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 2003 before me a notary in and for said County and State personally came \_\_\_\_\_ 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.

\_\_\_\_\_  
Notary Public

**EXHIBIT A**

**0.418 ACRE  
City of Gahanna  
Franklin County, Ohio**

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Lot 1 of G. W. Hart's Subdivision of Quarter Township 2, Township 1, Range 16, United States Military Lands, and being all out of that 22.009 acre tract as conveyed to Portrait Homes-Gahanna Cove LLC by deed of record in Instrument Number \_\_\_\_\_, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at the northwesterly corner of Lot 7, of that subdivision entitled "Tri-Land" of record in Plat Book 26, Page 37, said point being in the southerly line of said Lot 1;

thence North 85° 41' 59" West, with said southerly line, a distance of 49.18 feet to a point in the old centerline of Johnstown Road (US Route 62);

thence North 55° 40' 35" East, with said old centerline, a distance of 118.59 feet to a 5/8 inch rebar found in said old centerline and at a southwesterly corner of that 0.146 acre parcel conveyed to the City of Gahanna by deed of record in Instrument Number 199901050002866, and being the southeasterly corner of that 2.383 acre tract as conveyed to the City of Gahanna, Ohio by deeds of record in Instrument Numbers 199907220186089 and 199907220186091;

thence North 08° 13' 50" West, with the easterly line of said 2.383 acre parcel, a portion of which being the westerly line of said 0.146 acre tract, a distance of 454.63 feet to a 3/4 inch iron pipe found at a northeasterly corner of said 2.383 acre parcel;

thence North 87° 11' 07" West, with a northerly line of said 2.383 acre parcel, a distance of 132.80 feet to an iron pin set at the True Point of Beginning of the herein described parcel;

thence North 87° 11' 07" West, continuing with said northerly line, a distance of 50.14 feet to an iron pin set;

thence crossing said 22.009 acre tract, the following courses:

North 07° 02' 05" East, a distance of 24.97 feet to an iron pin set at a point of curvature of a curve to the left;

northwesterly, with the arc of said curve (Delta = 89° 44' 47", Radius = 190.00 feet) a chord bearing and distance of North 37° 50' 18" West, 268.11 feet to an iron pin set at a point of tangency; and

North 82° 42' 42" West, a distance of 2.62 feet to an iron pin set in the easterly line of that 5.5875 acre tract as conveyed to Mohammed R. and Nayyar F. Shareef by deed of record in Official Record 16118G13;

0.418 ACRE

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thence North 03° 37' 03" East, with the easterly line of said 5.5875 acre tract, a distance of 50.10 feet to an iron pin set;

thence crossing said 22.009 acre tract, the following courses:

South 82° 42' 42" East, a distance of 5.82 feet to an iron pin set at a point of curvature of a curve to the right;

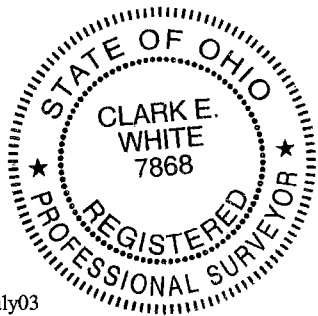
southeasterly, with the arc of said curve (Delta = 89° 44' 47", Radius = 240.00 feet) a chord bearing and distance of South 37° 50' 18" East, 338.66 feet to an iron pin set at a point of tangency; and

South 07° 02' 05" West, a distance of 21.28 feet to the True Point of Beginning, and containing 0.418 acres of land, more or less.

Subject, however, to all restrictions, easements, and rights-of-way of record.

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 NAD83. Control for bearings was from coordinates from 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.



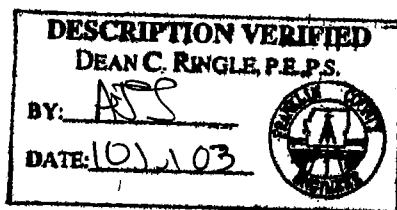
EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Clark E. White* 7/10/03

Clark E. White  
Registered Surveyor No. 7868

CEW:cw/july03

0-37-A  
split  
0.418 Acres  
out of  
(025)  
11840



**SURVEY OF ACREAGE PARCEL**  
**SECTION 2, TOWNSHIP 1, RANGE 16**  
**UNITED STATES MILITARY LANDS**  
**CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**



Mohammed R. Shareef &  
 Nayyar F. Shareef  
 5.5875 Ac. (Deed)  
 O.R. 16118613

