

**QUIT-CLAIM DEED**

**(Statutory Form – Ohio Revised Code Section 5302.11)**

**COMMUNITY IMPROVEMENT CORPORATION OF GAHANNA**, a community improvement corporation duly created, organized, and existing under the laws of the State of Ohio (the “Grantor”), having an address of 200 S. Hamilton Rd., Gahanna, OH 43230, for valuable consideration paid, grants to **THE CITY OF GAHANNA**, a body corporate and politic duly created, organized, and existing under the laws of the State of Ohio, having an address of 200 S. Hamilton Rd., Gahanna, OH 43230 all of the Grantor’s interest in the real property described more particularly on the attached **Exhibit A**.

This conveyance is made subject to all leases, encumbrances, easements, conditions and restrictions affecting the real property.

TAX DISTRICT AND PARCEL NUMBER: 025-000001-00 and 025-010280-00  
STREET ADDRESS OF PROPERTY: 110 N. High Street, Gahanna, OH 43230  
PRIOR INSTRUMENT REFERENCE: Instrument No. 202103250053919 in the Franklin County, Ohio, Recorder’s Office.

IN WITNESS WHEREOF, Grantor has executed this Quit-Claim Deed as of the date set forth below.

**GRANTOR:**

**COMMUNITY IMPROVEMENT CORPORATION OF GAHANNA**

By: \_\_\_\_\_  
Betty Collins, President

STATE OF OHIO )  
 ) ss:  
COUNTY OF FRANKLIN )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 202\_\_, by Betty Collins, President of the Community Improvement Corporation of Gahanna, on behalf of said entity.

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

This instrument was prepared by:  
Priya Tamilarasan  
Gahanna City Attorney  
200 S. Hamilton Road  
Gahanna, OH 43230  
Telephone: 614.342.4096

**EXHIBIT A**  
**LEGAL DESCRIPTION**

PARCEL ONE (all of 025-000001-00):

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

Being Lot Number Sixty-three (63) in said incorporated City of Gahanna as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, page 61, (renumbered in Plat Book 3, page 213) Recorder's Office Franklin County, Ohio. Together with any and all interest the Grantor(s) may have in that portion of right of way as vacated by the City of Gahanna by Ordinance No. 245-92.

PARCEL TWO (all of 025-010280-00):

Situated in the State of Ohio, County of Franklin, City of Gahanna,

Being the South half of a Sixteen (16) foot alley of the Incorporation of Gahanna, as shown and delineated upon the recorded plat thereof, of record in Plat Book 3, page 178, Recorder's Office, Franklin County, Ohio, said sixteen (16) foot alley having been vacated by the City of Gahanna Ordinance No. 245-92, and being more particularly bounded and described as follows:

Commencing at the Northwest corner of said alley and the Southwest corner of Lot 63 of said plat as said lot is numbered upon the Schedule of Lots .... plat of record in Plat Book 3, page 213, of said Recorder's Office, and also being on the East line of North High Street (60 feet wide);

Thence, along the West line of said sixteen-(16) foot alley and the East line of North High Street, SOUTH, 8.0 feet to the TRUE POINT OF BEGINNING of the parcel herein intended to be described;  
Thence, across said sixteen (16) foot alley parallel with the North line of said sixteen (16) foot alley and with the South line of said Lot 63, EAST, 150.0 feet to a point on the East line of said sixteen (16) foot alley and on the West line of East Alley (16 feet wide);

Thence along the East line of said sixteen- (16) foot alley and the West line of East Alley, parallel with the East line of North High Street, SOUTH, 8.0 feet to a point at the Southeast corner of said sixteen (16) foot alley, also being the Northeast corner of said Lot 64 of said plat;

Thence, along the South line of said sixteen- (16) foot alley and the North line of said Lot 64, parallel with the South line of said Lot 63, WEST, 150.0 feet to a point in the East line of North High Street at the Southwest corner of Lot 64;

Thence, along the West line of said sixteen (16) foot alley and the East line of North High Street, NORTH, 8.0 feet to the TRUE POINT OF BEGINNING, CONTAINING 1200 SQUARE FEET (0.0275 ACRES).



**EXHIBIT A**  
**LEGAL DESCRIPTION**

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

Situated in the City of Gahanna, and being in lot number Sixty One (61), as the same is designated on the recorded plat of said Village of Gahanna, and being further the premises described in the deed of William F. Bauer to Blanche Bauer and Frederick W. Bauer filed January 18, 1915, recorded in D.B. 569, page 539, Recorder's Office, Franklin County, Ohio.

Parcel Number: 025-000005-00



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Parcel I (all of 025-000038-00):

Situated in the State of Ohio, County of Franklin and in the City of Gahanna:

Being Lot No. 20 of the Incorporation of Gahanna, as delineated in Plat Book 3 Pages 178 to 181 and renumbered in Schedule of Lots recorded in Plat Book 3 Pages 213 and 214, and originally platted as Lot No. 13 of the Plat of Bridgeport as delineated in Plat Book 1 Page 61, of record in the Official of the Franklin County Recorder, Columbus, Ohio

Parcel II (all of 025-000083-00):

Situated in the State of Ohio, County of Franklin and in the City of Gahanna:

Being Lot No. 19 of the Incorporation of Gahanna, as delineated in Plat Book 3 Pages 178 to 181 and renumbered in Schedule of Lots recorded in Plat Book 3 Pages 213 and 214, and originally platted as Lot No. 14 of the Plat of Bridgeport as delineated in Plat Book 1 Page 61, of record in the Official of the Franklin County Recorder, Columbus, Ohio.

Parcel III (all of 025-000011-00):

Situated in the State of Ohio, County of Franklin and in the City of Gahanna:

Being Lot No. 18 of the Incorporation of Gahanna, as delineated in Plat Book 3 Pages 178 to 181 and renumbered in Schedule of Lots recorded in Plat Book 3 Pages 213 and 214, and originally platted as Lot No. 15 of the Plat of Bridgeport as delineated in Plat Book 1 Page 61, of record in the Official of the Franklin County Recorder, Columbus, Ohio.

Less and Excepting therefrom:

Commencing at the northeast corner of the said Lot 18; thence southward on the east line thereof a distance of 20 feet; thence westward in a line parallel with the north line of said lot a distance of 15 feet; thence northward in a line parallel with the east line of said Lot a distance of 20 feet to a point in the north line thereof; thence eastward on the north line of said Lot a distance of 15 feet at the northeast corner, the place of beginning, containing 300 square feet. Being part of the premises conveyed to granter in D.S. 1016, Page 137.



**EXHIBIT A**  
**LEGAL DESCRIPTION**

TRACT I:

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

Commencing at an iron pipe in the West line of Mill Street in said City of Gahanna, 114 feet North of the Southeast corner of an 0.81 acre tract of land deeded to Edwin B. Endslo and Harrison H. Endslo on July 1, 1905 by Carl T. Phillips and Linnie W. Phillips; thence West on a line parallel to the Southeast line of said 0.81 acre tract, 171.6 feet to a pin in the West line of said tract; thence Northerly with the West line of said tract, 93.9 feet to a point at the Northwest corner of said tract; thence Easterly with the North line of said 0.81 acre tract, 171.6 feet to an iron pipe at the Northeast corner of said tract to an iron pipe at the Northeast corner of said tract and the West line of Mill Street; thence South on the West line of Mill Street, 93.9 feet to the place of beginning, containing 0.37 of an acre, more or less.

TRACT II:

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

Commencing at an iron pipe in the West line of Mill Street at a point 74 feet North of the Southeast corner of an 0.81 acre tract of land conveyed to Edwin B. Endslo and Harrison H. Endslo on July 1, 1905 by Carl T. Phillips and Linnie W. Phillips; thence West on a line parallel with the South line of said 0.81 acre tract, 171.6 feet to a point in the West line of said tract; thence Northerly with the West line of said tract 40 feet to an Iron pipe in the West line of said tract; thence Easterly on a line parallel with the South line of said tract, 171.6 feet to an iron pipe in the West line of Mill Street; thence South on the West line of Mill Street, 40 feet to the place of beginning, containing 0.15 of an acre, more or less.

Parcel Number: 025-000051-00



**EXHIBIT A**  
**LEGAL DESCRIPTION**

PARCEL I (025-000089-00):

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 1, Township 1, Range 17, United States Military Lands and being part of the following three parcels of land conveyed to MJM Investment Co. of record in Official Record 8702, Page J12, Official Record 18801, Page J07 and Official Record 13543, Page H18 and being parts of Lot 12 and 12 1/2 of the Incorporation Plat of the Village of Gahanna, recorded in Plat Book 3, Pages 178 and 213 all references to records being on file in the Office of the Recorder, Franklin County, Ohio said 0.794 acre parcel being more fully described herein;

Beginning for reference at a 3/4" iron pin found the southeast corner of the "Park" as dedicated in E.R. Litner's Addition of record in Plat Book 21, Page 14, the northeast corner of a 0.538 acre parcel of land conveyed to MJM Investments of record in Official Record 139, Page D09, the northeast corner of Lot 12 1/2 of the Village of Gahanna plat as shown in Plat Book 3, Pages 178 and 213, and also being on the west right of way of Mill Street (60 Feet);

Thence South 00° 30' 37" West with the west Right of Way of Mill Street a distance of 134.00 feet to an Iron Pin set replacing a 3/4" Pinch Top iron pin found bent badly on the east line of Lot 12 1/2 of said Plat of the Village of Gahanna, said Iron pin set being the True Point of Beginning;

Thence South 00° 30' 37" West with the west Right of Way of Mill Street, a distance of 74.00 feet to a 3/4" iron pin found at the southeast corner of said 0.545 acre parcel and also being the northeast corner of a 0.132 acre parcel of land conveyed to Ryan K. and Rebecca R. Blankenship of record in Instrument Number 200503010037280 and also being the southeast corner of Lot 12 1/2 and the northeast corner of lot 12 of said Plat of the Village of Gahanna;

Thence North 89° 51' 42" West with the north line of said 0.132 acre parcel and the north line of lot 12, passing a railroad spike found at 167.96 feet, 0.07 feet south of line, a total distance of 170.28 feet to a Mag Nail Set at the northwest corner of said 0.132 acre parcel, said point also being referenced by a Cotton Gin Spindle Spike found at 170.28 feet, 1.07' north;

Thence South 00° 30' 37" West with the west line of said 0.132 acre, passing a 3/4" solid IP found with a cap inscribed 7009 at 71.66 feet, 0.03 feet east, a total distance of 72.60 feet to a Iron Pin Set at the southeast corner of said 0.249 acre parcel, the southwest corner of said 0.132 acre parcel;

Thence North 89° 51' 42" West with the north line of a 1.554 acre parcel of land conveyed to the City of Gahanna of record in Instrument Number 200606190118775, the north line of the Lofts at Creekside of record in Condo Plat Book 168, Page 13, above 798 msl, the north line of a 0.212 acre parcel of land conveyed to the City of Gahanna of record in Instrument Number 200512190266300 and also being the common line of Lot 11 and 12 of said Plat of the Village of Gahanna, passing a Iron Pin set on the top of bank at 112.00 feet, a total distance of 150.00 feet to a point on a easterly line of a 7.903 acre parcel of land conveyed to the City of Gahanna of record in Official Record 32024, Page F07, said point lies in the mill race of the original Gahanna Flour Mill;

Thence North 00° 30' 37" East with the easterly line of said 7.903, a distance of 146.60 feet to a point on a southerly line of said 7.903 acre parcel, said point lies in the mill race of the original Gahanna Flour Mill;

Thence South 89° 51' 42" East with the southerly line of said 7.903 acre parcel passing a Iron Pin set on the top of bank at 54.00', a distance of 320.28 feet to the true point of beginning containing 0.794 acres being all of PID 025-000089 (0.545 acres) and 0.249 acres of PID 025-000154.

For the purpose of this description a bearing of South 00° 30' 37" West was held on the west right

of way of Mill Street. All Iron pin's set are 30" x 3/4" I.D. galvanized iron pipe with a cap inscribed P.S. 8114. This description is based on an actual field survey performed by Robert Martin in November of 2010.

PARCEL II:

Non-exclusive easement contained in the Mutual Benefit Easement Agreement by and between Robert J. Butler and Mary L. Butler and Gahanna Center Company of record in Deed Book 3365 page 447.



**EXHIBIT A**  
**LEGAL DESCRIPTION**

PARCEL I (all of 025-000101-00):

Situated in the State of Ohio, County of Franklin, and in the City of Gahanna:

Being Lot Number Fifteen (15) in VILLAGE OF GAHANNA (now City) as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3 Page 213, Recorder's Office, Franklin County, Ohio, having a frontage of 50 feet and a depth of 150 feet.

PARCEL II (all of 025-000130-00):

Situated in the State of Ohio, County of Franklin, and in the City of Gahanna:

Being Lot Number Sixteen (16) in VILLAGE OF GAHANNA (now City) as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3 Page 213, Recorder's Office, Franklin County, Ohio.

PARCEL III (all of 025-000036-00):

Situated in the State of Ohio, County of Franklin, and in the City of Gahanna:

Being Lot Number Seventeen (17) of the Schedule of Lots of the TOWN OF GAHANNA (now City) as said Lots were revised and renumbered consecutively, as shown in Plat Book 3 Page 213, Recorder's Office, Franklin County, Ohio.

Said Lot No. 17 is particularly bounded and described as follows:

Commencing 16 feet North of the Northwest corner of Lot No. 18 of the plat of Bridgeport, as shown in Plat Book 1, Page 61, Recorder's Office, Franklin County, Ohio;

Thence North, 50 feet to a stake;

Thence East with a line, which at one time was called John Ogden's Line, 150 feet to a stake;

Thence South, 50 feet to a stake;

Thence West, 150 feet to the place of beginning.



**EXHIBIT A**  
**LEGAL DESCRIPTION**

TRACT I:

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

Being fifty (50) feet off of the East end of Lot Number Fourteen (14) in the City of Gahanna, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 178, Franklin County, Recorder's Office, Ohio.

TRACT II:

Situated in the State of Ohio, County of Franklin and in the City of Gahanna and being parts of Lots Numbered Thirteen (13) and Fourteen (14) in the City of Gahanna, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3. Page 178 and Plat Book 3. Page 213, and more particularly described as follows:

Commencing at an iron pin set in the North line of North State Street (50 ft. wide) in said City, which iron pin is located 65 feet West of an iron pin set in the Southeast corner of Lot No. 14 at the intersection of the North line of North Street and the West line of a 16 ft. alley abutting Lots 13 and 14 to the East; thence from said beginning point measure North parallel to the West line of said 16 ft. alley a distance of 86 feet to another iron pin; thence measure East parallel to the North line of North Street a distance of 65 feet to an iron pin set in the West line of said 16 ft. alley; thence measure South along the West line of said Alley, a distance of 36 feet to an iron pin set in the Northeast corner of Lot No. 14; thence measure West along the North line of Lot No. 14 a distance of 50 feet to an iron pin set in the Northwest corner of the present property of The Ohio Bell Telephone Company; thence measure South parallel to the West line of said Alley and along the present Ohio Bell Telephone Company's West line; a distance of 50 feet to an iron pin set in the North line of North Street; thence measure West along the North line of North Street a distance of 15 feet to the place of beginning. The premises herein described together with the present property of The Ohio Bell Telephone Company will form a contiguous parcel of land being the East 65 feet of Lot No. 14 and the East 65 feet of the South 36 feet of Lot No. 13 in said City of Gahanna.

TRACT III:

Situated in the State of Ohio, County of Franklin and in the City of Gahanna:

Being the west 85 feet of Lots 13 and 14, as the same are recorded in the plat of Gahanna, Ohio, of record in Plat Book 3, Page 213, Recorder's Office, Franklin County, Ohio.

TRACT IV:

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 1, Township 1, Range 17, United States Military Lands, and being a part of Lot 13 of the Incorporation Plat of Gahanna, as depicted in Plat Book 3. Page 178 and numbered in Plat Book 3 Page 213, said Lot having been conveyed in a deed to Ruth E. Evans, of record in Deed Book 1745, Page 487, all records referenced herein are on file at the Office of the Recorder of the Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at a MAG set at the northeast corner of said Lot 13;

Thence South 02 degrees 52 minutes 06 seconds West, along the east line of said Lot 13, along the northerly projection of the west right of way line for a 16 foot wide alley as dedicated in Plat Book 2, Page 53, (passing at a distance of 10.00 feet to the south right of way line for Carpenter Road (45 feet

wide)), a total distance of 14.00 feet to a MAG nail set at the northeast corner of a tract of land described as Parcel II in a deed to M.J.M. Investment Co., of record in Official Record 139 D09, (said point being North 02 degrees 52 minutes 06 seconds West, a distance of 86.00 feet from the intersection of the west right of way line for said 16 foot wide alley and the north right of way line for North Street (50 feet wide) as depicted on said Incorporation Plat, said intersection point being the southeast corner of Lot 14 of said Incorporation Plat);

Thence North 87 degrees 08 minutes 55 seconds West, across said Lot 13 along a line parallel to and 14.00 feet southerly as measured at right angles from the north line of said Lot 13, and along the north line of said M.J.M. Parcel 11, a distance of 65.00 feet to a MAG nail set at the northwest corner of said M.J.M. Parcel II, being on the east line of the west 85 feet of Lot 13, as described as Parcel Vin said deed to M.J.M. Investment Co.;

Thence North 02 degrees 52 minutes 06 seconds East, continuing across said Lot 13, along the east line of said M.J.M. Parcel V, (passing at a distance of 4.00 feet the south right of way line for said Carpenter Road), a total distance of 14.00 feet to a MAG nail set on the north line of said Lot 13, being the northeast corner of said M.J.M. Parcel V, (said point being North 87 degrees 08 minutes 55 seconds West, a distance of 85.00 feet from a MAG nail set at the northwest corner of said Lot 13, being on the northerly projection of the east right of way line for Mill Street (60 feet wide));

Thence South 87 degrees 08 minutes 55 seconds East, along the north line of said Lot 13, a distance of 65.00 feet to the POINT OF BEGINNING for this description.  
The above description contains a total of 0.021 acres (including 0.015 acres located within the present road occupied for Carpenter Street), and being a part of or adjacent to Franklin County Auditor's Parcel Number 025-000114.

Bearings described herein are based on the bearing of North 02 degrees 52 minutes 06 seconds East for the centerline of Mill Street, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey and NGS OPUS solution.

Parcel Number: 025-000114-00



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Franklin and in the City of Gahanna;

Being Lot Twelve (12) as recorded in Plat Book 3, Page 178, Recorder's office, Franklin County, and also part of the tract of record in Deed Book 979, Page 418, Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pipe in the west line of Mill Street of the City of Gahanna and at the southwest corner of Lot 12; Thence West (passing an iron pipe at the southwest corner of Lot 12 at 107.28 feet, and passing a second iron pipe on the east bank of Big Walnut Creek at 244.18 feet) 320.28 feet to a point in Big Walnut Creek at the southwest corner of the said tract recorded in Deed Book 979, Page 418; Thence along the west line of said tract and parallel to Mill Street, North 72.6 feet to a point in Big Walnut Creek; Thence east 320.28 feet to an iron pipe in the west line of Mill Street; Thence along the west line of Mill Street, South 72.6 feet to the place of beginning.

Less and Excepting Therefrom:

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

Being a part of Lot Twelve (12), as recorded in Plat Book 3, Page 178, Recorder's Office, Franklin County, Ohio, and also part of the tract of record in Deed Book 979, Page 418, Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pipe in the West line off Mill Street of the City of Gahanna and at the Southeast corner of Lot 12; thence West 169 feet along the southern boundary line of Lot 12 to a point of beginning of this description; thence West (passing an iron pipe at the Southwest corner of Lot 12 at 1.28 feet, and passing a second iron pipe at the east bank of Walnut Creek at 95 .18 feet) 151.28 feet to a point in Big Walnut Creek at the Southwest corner of the said tract recorded in Deed Book 979, Page 418; thence along the West line of said tract and parallel to Mill Street, North 72.6 feet to a point in Big Walnut Creek; thence East 151.28 feet to a point; thence South 72.6 feet along a line parallel to the West line of Mill Street to the place of beginning.

Parcel Number: 025-000116-00