

GENERAL WARRANTY DEED



Instr: 199911100282535 11/10/1999
Pages: 4 Fee: \$22.00 1:09PM
Richard B. Metcalf T19990157712
Franklin County Recorder BXCARDINAL

C. P. PROPERTY HOLDINGS, LLC, an Ohio limited liability company (the "Grantor"), in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS and CONVEYS** with general warranty covenants, to the **CITY OF GAHANNA, OHIO**, its successors and assigns (the "Grantee"), the approximately 0.734 acre parcel of real property bounded and described as follows:

See Exhibit "A" attached hereto and incorporated herein.

PRIOR INSTRUMENT REFERENCE: Instrument No. 199901070004881.
Recorder's Office, Franklin County, Ohio.

TAX PARCEL NUMBER: Part of 170-000418-00

This conveyance is made **SUBJECT TO:** public streets and highways; zoning ordinances and governmental requirements; conditions, restrictions and easements of record, and the lien of real estate taxes and assessments not yet due and payable.

IN WITNESS WHEREOF, this instrument has been executed on the 8th day of November, 1999.

**SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:**

GRANTOR:

C. P. PROPERTY HOLDINGS, LLC,
an Ohio limited liability company

Scott B West
Scott B. West
(Printed Name)

Ros G. Schwinn
Ros G. Schwinn
(Printed Name)

By: Charles D. Amata
Charles D. Amata
Managing Member

9/11/360
**CONVEYANCE TAX
EXEMPT**
**JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR**

TRANSFERRED
NOV 10 1999
**JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO**

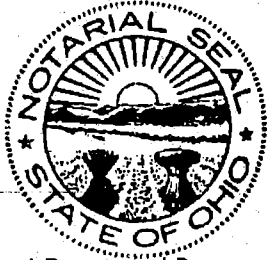
CARDINAL TITLE
BOX



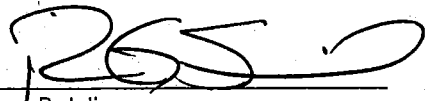
EXHIBIT A

**STATE OF OHIO
COUNTY OF FRANKLIN, ss:**

The foregoing instrument was acknowledged before me this 8th day of November, 1999,
by Charles D. Amata, Managing Member of C. P. Property Holdings, LLC, an Ohio limited
liability company, on behalf of said limited liability company.



RON G. SCHWIND
Notary Public, State of Ohio
My Commission Expires
Nov. 18, 2001



Notary Public

This Instrument Prepared By:

Scott B. West, Esq.
250 East Broad Street
19th Floor
Columbus, Ohio 43215



EXHIBIT A

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 4, Township 1, Range 16, United States Military Lands and being 0.734 acres of land more or less out of 4.361 acres as conveyed to C.P. Property Holdings, L.L.C., as recorded in Instrument Number 199901070004881, Franklin County Recorders Office. Said 0.734 acres being more particularly described as follows:

Beginning at Iron Pin (Set) at the northwest corner of the aforementioned 4.361-acre tract said point also being on the old centerline of Taylor Road;

Thence South 88°45'00" East, along the grantors north line, for a distance of 60.00 feet to a iron pin (set);

Thence South 01°15'00" West for a distance of 534.93 feet to a iron pin (set) in the grantors southerly property line;

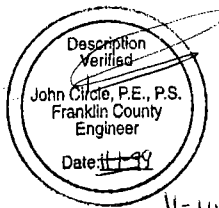
Thence North 88°45'00" West along the grantors southerly line, for a distance of 60.00 feet to a iron pin (set) at the grantors southwesterly corner;

Thence North 01°15'00" East, along the grantors westerly line, for a distance of 534.93 feet to the Point of Beginning, containing 0.734 acres of land more or less. Subject to all easements, right-of-way and restrictions of record.

Bearings used herein are based on the north line of said 4.361 acre tract, being South 88°45'00" East.

This instrument was prepared by David M. Lucas, Professional Surveyor #7866 for GGC Surveyors, Inc. and was prepared from an actual field survey.

All references to set iron pins are to be capped 5/8" rebar, 30" in length, stamped D.Lucas PLS 7866.

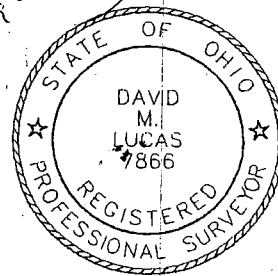


0-40-D
0.734 Acs
OUT OF
418
(170)

11-10-99

Approved By Mid-Ohio Regional Planning Commission
This approval does not supercede any deed covenant
or condition which imposes a greater restriction.

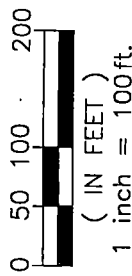
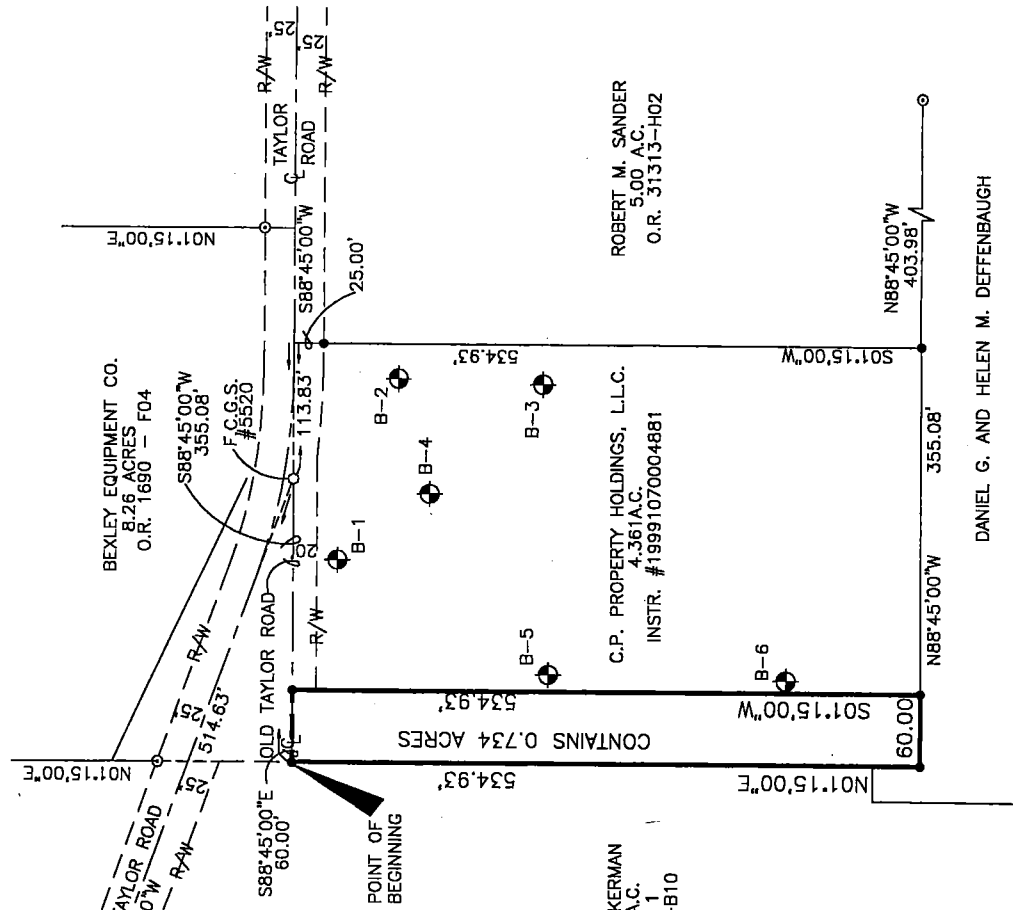
No Plat Required - Date 11-3-99 By Ala. Neuge



BOUNDARY SURVEY

0.734 ACRES OUT OF A 4.361 ACRE TRACT

LOCATED IN
STATE OF OHIO, FRANKLIN COUNTY, JEFFERSON TOWNSHIP
SECTION 4, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS



SOIL BORING SUMMARY	
BORING	GROUND ELEVATION
B - 1	942.08
B - 2	939.62
B - 3	936.61
B - 4	942.34
B - 5	932.95
B - 6	931.00



David M. Lucas
DAVID M. LUCAS DATE 10-28-99
PROFESSIONAL SURVEYOR
NO. 7866

Prepared By: G G C Surveyors, Inc.
104 Mill Street
Gahanna, Ohio 43230
Office: (614) 471-7310
Fax: (614) 471-7320

NOTES
THIS INSTRUMENT WAS PREPARED FROM AN ACTUAL FIELD SURVEY.
BEARING SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF O.R. 260-810 BEING 588°45'00"W.

LEGEND
○ = FOUND IRON PIN
● = SET CAPPED 5/8" REBAR, 30" IN LENGTH, STAMPED D.LUCAS P.L.S. 7866
○ = FOUND MONUMENT

RUTH E. JUNKERMAN
36.903 A.C.
PARCEL 1
O.R. 260-810

C.P. PROPERTY HOLDINGS, L.L.C.
4.361 A.C.
INSTR. #19991070004881

ROBERT M. SANDER
5.00 A.C.
O.R. 31313-H02

DANIEL G. AND HELEN M. DEFFENBAUGH