

GENERAL WARRANTY DEED

THAT Frank A. Summerfield, Sr. and Ruth I Summerfield, husband and wife, of Franklin County, State of Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to City of Gahanna,

whose tax mailing address is: 200 North Hamilton Road, Gahanna, Ohio 43230

the following REAL PROPERTY:

Instr: 200106220141681 06/22/2001
Pages: 3 Fee: \$18.00 3:30PM
Robert G. Montgomery T20010084796
Franklin County Recorder BXGAHANNA

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF...

Parcel No: 025-000020, 025-000097 and 025-000100
Property Address: 57-63 Mill Street, Gahanna, Ohio 43230

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions, restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Official Record 3689, Page 330 and Official Record 3226, Page 174 of the Official Records of Franklin County, Ohio.

Witness their hand(s) this 20th day of June, 2001.

Signed and acknowledged in presence of:

WITNESSES:

Kathleen A. Johnson
(Print Name) Kathleen A. Johnson

Frank A. Summerfield Sr.
Frank A. Summerfield, Sr.

Theresa L. Denney
(Print Name) Theresa L. Denney

Ruth I Summerfield
Ruth I Summerfield

STATE OF OHIO
FRANKLIN COUNTY, SS.

BEFORE ME, a NOTARY PUBLIC in and for said county and state, personally appeared the above named Frank A. Summerfield, Sr. and Ruth I Summerfield who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Gahanna, Ohio this 20th day of June, 2001.



THERESA L. DENNEY
Notary Public, State of Ohio
My Commission Expires
November 7, 2004

Theresa L. Denney
Notary Public

This instrument was prepared by:
Julia A. Faist
142 Granville Street
Gahanna, Ohio 43230

EXHIBIT A

Auditor's and Recorder's Stamps

TRANSFERRED
JUN 22 2001
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

906852

Gahanna Title Box 2860

EXHIBIT "A"

Parcel No. 1:

Being the south part of Lot Number two (2) as shown on the revised plat of the Village of Gahanna and bounded and described as follows: Commencing at the northeast corner of Lot No. 1, running thence North Thirty (30) feet; thence West one hundred and twenty (120) feet; thence South thirty (30) feet; thence East one hundred and twenty (120) feet to the place of beginning.

EXCEPTING THEREFROM:

SEE ATTACHED EXHIBIT "B"...

Parcel No. 2:

Adjoining the first parcel on the north and beginning 25 feet South of the southeast corner of Lot Number 3, said corner of Lot Number 3 being 79.5 feet North of the Southeast corner of Lot number 2; thence South 24.5 feet; thence West 4 poles to a point; thence North 21 degrees West to a point distant 25 feet from the south line of Lot number 3; thence East to the place of beginning 25 feet South of the southeast corner of Lot number 3, said parcel being part of Lot number 2.

Parcel No. 3:

Beginning at the southeast corner of Joseph Ogden's lot; thence west 30 feet; thence south 30 feet; thence east 30 feet; thence north 30 feet to the place of beginning, and being a part of Quarter Township No. 1, Township 1, Range 17, United States Military Lands.

Said lot is on the opposite side of the road from Lot No. 2 in said Village of Gahanna, formerly called Bridgeport, and is sometimes referred to as Lot No. 1 on the Town Plat of said Village of Gahanna. This conveyance is executed and delivered by the Grantor(s) and accepted by the grantees subject to all restrictions and conditions contained in prior deeds of conveyance and also subject to all zoning ordinances, legal highways, easements and rights of way of record.

ALL OR
97
(025)
4
100
(025)
4
20
(025)

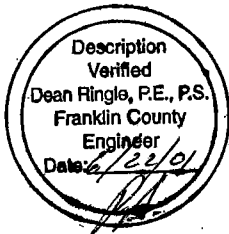
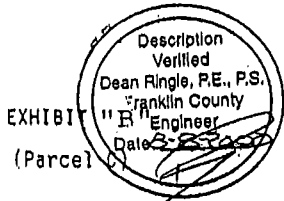


EXHIBIT "B"



U-39
SPLIT 22.14' N.L. x
47.32' S.L. OUT OF
WEST END 100
(025)

Out of Parcel No. 025-000100

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Farm Lot 23, Quarter Township 1, Township 1, Range 17, United States Military District, being part of that tract of land described as Parcel No. 1 in the deed to Frank A. and Ruth I. Summerfield, recorded in Deed Book 3689, Page 330 (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Commencing at a point 63.66 feet left of centerline Station 1217+94.35 of U.S. Route 62 (see R/W Plan: FRA. 62-19.06, Sheet 90 of 91), said point being at an angle point in the Limited Access Right-of-Way Line of said U.S. Route 62, and being located North 85°45'30" West, 0.38 feet from the intersection of said line, with the westerly right-of-way line of Mill Street (60 feet in width);

thence westerly along said limited access right-of-way line, North 85°45'30" West, 35.90 feet to the an iron pipe set;

thence northwesterly through lands formerly owned by Jesse Baughman, North 37°07'50" West, 56.61 feet to an iron pipe set in the southerly line of said Parcel No. 1, being the TRUE POINT OF BEGINNING;

thence westerly, northerly, and easterly along the southerly, westerly, and northerly lines of said Parcel No. 1, the following three (3) courses and distances:

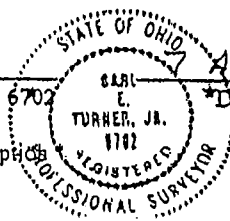
1. North 87°07'31" West, 47.32 feet to the southwesterly corner of said Parcel No. 1;
2. North 2°53'16" East, 30.00 feet to the northwesterly corner of said Parcel No. 1; And,
3. South 87°07'31" East, 22.14 feet to an iron pipe set;

thence southeasterly through said Parcel No. 1, South 37°07'50" East, 39.17 feet to the 'True Point of Beginning,' containing 0.0239 acre (1,042 square feet) of land, more or less, as surveyed and described in August of 1998, by Carl E. Turner, Jr., Registered Professional Surveyor No. 6702.

Subject, however, to all rights-of-way, if any, of previous record.

Bearings are referenced to that meridian used for the centerline survey for U.S. Route 62 (I.e. North 88°53'27" East), as witnessed by concrete reference monuments found for Stations 1203+31.66 & 1214+00 (see Highway Plans: FRA.62-19.06, Sheets 73, 74, 75, 80 & 90 of 91). Iron pipes called for as set, are ¼" I.D., thirty (30) inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed 'C. TURNER/P.S. 6702.'

By Carl E. Turner, Jr.
Carl E. Turner, Jr., Professional Surveyor No. 6702



Aug. 1998
Date

* End of Description

QUIT CLAIM DEED

THAT Frank A. Summerfield, Sr. and Ruth I Summerfield, husband and wife, of Franklin County, State of Ohio, for valuable consideration paid, grant(s), to

City of Gahanna,

whose tax mailing address is: 200 North Hamilton Road, Gahanna, Ohio 43230

the following REAL PROPERTY:

Instr: 200106220141680 06/22/2001
Pages: 7 Fee: \$34.00 3:29PM
Robert G. Montgomery T20010084796
Franklin County Recorder BXGAHANNA

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF...

TOGETHER with a perpetual non-exclusive easement on, over and across the real property described on Exhibit "B"

Parcel No:
Property Address:

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions, restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Instrument No. 200008080158554 of the Official Records of Franklin County, Ohio.

Witness their hand(s) this 20th day of June, 2001.

Signed and acknowledged in presence of:

WITNESSES:

Kathleen A. Johnson
(Print Name) Kathleen A. Johnson

Frank A. Summerfield Sr.
Frank A. Summerfield, Sr.

Theresa L. Denney
(Print Name) Theresa L. Denney

Ruth I Summerfield
Ruth I Summerfield

STATE OF OHIO
FRANKLIN COUNTY, SS.

BEFORE ME, a NOTARY PUBLIC in and for said county and state, personally appeared the above named Frank A. Summerfield, Sr. and Ruth I Summerfield who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.



THERESA L. DENNEY
Notary Public, State of Ohio
My Commission Expires
November 7, 2004

Theresa L. Denney
Notary Public

This Instrument was prepared by:
Julia A. Faist
142 Granville Street
Gahanna, Ohio 43230

Auditor's and Recorder's Stamps

EXHIBIT B

TRANSFERRED
JUN 22 2001
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

906852
CONVEYANCE TAX
EXEMPT
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

Gahanna Title Box 4860

EXHIBIT "A"

Parcel 1 - 0.0343 Acre (Parcel A)

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Farm Lot 23, Quarter Township 1, Township 1, Range 17, United States Military District, being part of those lands formerly owned by Jesse Baughman (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning at a point 63.66 feet left of centerline Station 1217+94.35 of U.S. Route 62 (see R/W Plan: FRA. 62-19.06, Sheet 90 of 91), said point being at an angle point in the Limited Access Right-of-Way Line of said U.S. Route 62, and being located North 85°45'30" West, 0.38 feet from the intersection of said line, with the westerly right-of-way line of Mill Street (60 feet in width);

thence westerly along said limited access right-of-way line, North 85°45'30" West, 35.90 feet to an iron pipe set;

thence northwesterly through said lands of Baughman, the following four (4) courses and distances:

1. North 37°07'50" West, 7.52 feet;
2. North 87°06'44" West, 5.31 feet;
3. North 2°53'16" East, 6.33 feet; And,
4. North 37°07'50" West, 40.83 feet to an iron pipe set in the southerly line of that tract of land described as Parcel No. 1 in the deed to Frank A. & Ruth I. Summerfield, recorded in Deed Book 3689, Page 330;

thence easterly along said southerly line of Parcel No. 1, South 87°07'31" East, 42.68 feet to the northwesterly corner of that 30' by 30' tract of land described in the deed to Frank A. & Ruth I. Summerfield, recorded in Deed Book 3299, Page 617, said 30' by 30' tract is sometimes referred to as Lot No. 1 of the town plat of Gahanna, recorded in Plat Book 3, Pages 178, 213 & 214;

thence southerly along the westerly line of said 30' by 30' tract, South 2°53'16" West, 30.00 feet to the southwest corner of said tract;

thence easterly along the southerly line of said 30' by 30' tract, South 87°07'31" East, 30.00 feet to the southeasterly corner of said tract, being in the westerly right-of-way line of Mill Street;

Parcel 1 continued;

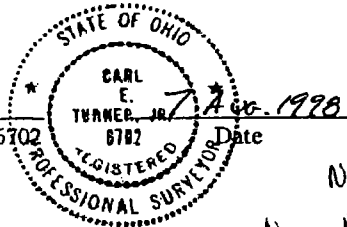
thence southerly along said westerly right-of-way line of Mill Street, South 2°53'16" West, 14.23 feet to the intersection of said line, with the eastwardly extension of aforesaid limited access right-of-way line of U.S. Route 62;

thence westerly along said easterly extension of the limited access right-of-way line of said U.S. Route 62, North 85°45'30" West, 0.38 feet to the 'Point of Beginning,' containing 0.0343 acre (1,495 square feet) of land, more or less, as surveyed and described in August of 1998, by Carl E. Turner, Jr., Registered Professional Surveyor No. 6702.

Subject, however, to all rights-of-way, if any, of previous record.

Bearings are referenced to that meridian used for the centerline survey for U.S. Route 62 (I.e. North 88°53'27" East), as witnessed by concrete reference monuments found for Stations 1203+31.66 & 1214+00 (see Highway Plans: FRA.62-19.06, Sheets 73, 74, 75, 80 & 90 of 91). Iron pipes called for as set, are ¾" I.D., thirty (30) inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed 'C. TURNER/P.S. 6702.'

By Carl E. Turner, Jr.
Carl E. Turner, Jr., Professional Surveyor No. 6702

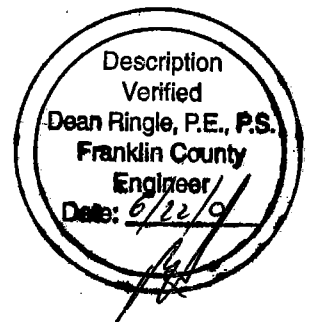


* End of Description *



N-39
NEW ENTRY
35.90' S.L. x
14.23' EAST LINE
IRR. PIECE
(025)
Pt. LOT 2

N-39
ALL OR
12/08
(025)



Parcel 2 - 0.0196 Acre (Parcel B-2)

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Farm Lot 23, Quarter Township 1, Township 1, Range 17, United States Military District, being part of those lands formerly owned by Jesse Baughman (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Commencing at a point 63.66 feet left of centerline Station 1217+94.35 of U.S. Route 62 (see R/W Plan: FRA. 62-19.06, Sheet 90 of 91), said point being at an angle point in the Limited Access Right-of-Way Line of said U.S. Route 62, and being located North 85°45'30" West, 0.38 feet from the intersection of said line, with the westerly right-of-way line of Mill Street (60 feet in width);

thence westerly along said limited access right-of-way line, North 85°45'30" West, 164.29 feet to an angle point in said line;

thence northwesterly, continuing along said limited access right-of-way line, North 51°07'02" West, 7.80 feet to the intersection of said line, with the southerly extension of an easterly line of that 7.915 acre tract of land described in the deed to the City of Gahanna, recorded in Official Record 32024, Page F-06;

thence northerly, along said southerly extension and easterly line of said 7.915 acre tract, North 2°53'16" East, 115.21 feet to the southwesterly corner of that tract of land known as Lot No. 3 of the town plat of Gahanna, recorded in Plat Book 3, Pages 178, 213 & 214, as described in the deed to Select Properties Ltd., recorded in Official Record 34099, Page F-05;

thence easterly along the southerly line of said Lot No. 3, South 87°07'31" East, 86.46 feet to the northwesterly corner of that tract of land described in the deed to Mark P. and Becky J. Seitzinger, recorded in Official Record 16510, Page E-17;

thence southerly along the westerly line of said Seitzinger, South 17°35'10" East, 26.68 feet to the southwesterly corner of said Seitzinger, being the northwesterly corner of that tract of land described as Parcel No. 2 in the deed to Frank A. and Ruth I. Summerfield, recorded in Deed Book 3689, Page 330, and being the TRUE POINT OF BEGINNING;

thence southerly along the westerly line of said Parcel No. 2, South 17°35'10" East, 26.15 feet to the southwesterly corner of said Parcel No. 2, being in the northerly line of that tract of land described as Parcel No. 1 in said deed to Summerfield;

thence westerly along said northerly line of Parcel No. 1, North 87°07'31" West, 31.86 feet to an iron pipe set;

Parcel 2 continued;

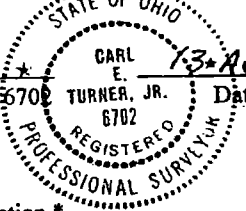
thence northwesterly through said lands of Baughman, the following four (4) courses and distances:

1. North 37°07'50" West, 2.58 feet to an iron pipe set;
2. North 19°18'48" West, 7.21 feet to an iron pipe set;
3. North 34°18'54" West, 19.89 feet to an iron pipe set at the intersection of said line, with the westerly extension of the line common to said Seitzinger and said Parcel No. 2 (Summerfield);
And,
4. South 87°07'31" East, easterly along said westerly extension, 39.12 feet to the 'True Point of Beginning,' containing 0.0196 acre (855 square feet) of land, more or less, as surveyed and described in August of 1998, by Carl E. Turner, Jr., Registered Professional Surveyor No. 6702.

Subject, however, to all rights-of-way, if any, of previous record.

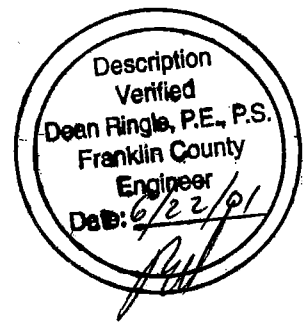
Bearings are referenced to that meridian used for the centerline survey for U.S. Route 62 (i.e. North 88°53'27" East), as witnessed by concrete reference monuments found for Stations 1203+31.66 & 1214+00 (see Highway Plans: FRA.62-19.06, Sheets 73, 74, 75, 80 & 90 of 91). Iron pipes called for as set, are 3/4" I.D., thirty (30) inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed 'C. TURNER/P.S. 6702.'

By Carl E. Turner, Jr. _____
 Carl E. Turner, Jr., Professional Surveyor No. 6702 * Date 13 Aug 1998



* End of Description *

ALL OF
12109
(025)



Description
 Verified
 Dean Ringle, P.E., P.S.
 Franklin County
 Engineer
 Date: 6/22/01

EXHIBIT B
0.0264 ACRE
(Parcel B-1)

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Farm Lot 23, Quarter Township 1, Township 1, Range 17, United States Military District, being part of those lands formerly owned by Jesse Baughman (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Commencing at a point 63.66 feet left of centerline Station 1217+94.35 of U.S. Route 62 (see R/W Plan: FRA. 62-19.06, Sheet 90 of 91), said point being at an angle point in the Limited Access Right-of-Way Line of said U.S. Route 62, and being located North 85°45'30" West, 0.38 feet from the intersection of said line, with the westerly right-of-way line of Mill Street (60 feet in width);

thence westerly along said limited access right-of-way line, North 85°45'30" West, 164.29 feet to an angle point in said line;

thence northwesterly, continuing along said limited access right-of-way line, North 51°07'02" West, 7.80 feet to the intersection of said line, with the southerly extension of an easterly line of that 7.915 acre tract of land described in the deed to the City of Gahanna, recorded in Official Record 32024, Page F-06;

thence northerly, along said southerly extension and easterly line of said 7.915 acre tract, North 2°53'16" East, 115.21 feet to the southwesterly corner of that tract of land known as Lot No. 3 of the town plat of Gahanna, recorded in Plat Book 3, Pages 178, 213 & 214, as described in the deed to Select Properties Ltd., recorded in Official Record 34099, Page F-05;

thence easterly along the southerly line of said Lot No. 3, South 87°07'31" East, 30.44 feet to an iron pipe set at the TRUE POINT OF BEGINNING:

thence continuing easterly along said southerly line of Lot No. 3, South 87°07'31" East, 56.02 feet to the northwesterly corner of that tract of land described in the deed to Mark P. and Becky J. Seitzinger, recorded in Official Record 16510, Page E-17;

thence southerly along the westerly line of said Seitzinger, South 17°35'10" East, 26.68 feet to the southwesterly corner of said Seitzinger, being the northwesterly corner of that tract of land described as Parcel No. 2 in the deed to Frank A. and Ruth I. Summerfield, recorded in Deed Book 3689, Page 330;

thence along the westerly extension of the line common to said Seitzinger and said Parcel No. 2 (Summerfield), through said lands of Baughman, North 87°07'31" West, 39.12 feet to an iron pipe set;

0.0264 Acre (B) , continued;

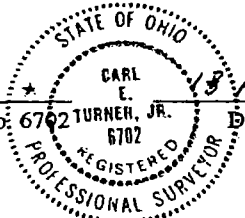
thence northwesterly through said lands of Baughman, the following two (2) courses and distances:

1. North 34°18'54" West, 14.19 feet to an iron pipe set; And,
2. North 49°18'55" West, 22.34 feet to the 'True Point of Beginning,' containing 0.0264 acre (1,148 square feet) of land, more or less, as surveyed and described in August of 1998, by Carl E. Turner, Jr., Registered Professional Surveyor No. 6702.

Subject, however, to all rights-of-way, if any, of previous record.

Bearings are referenced to that meridian used for the centerline survey for U.S. Route 62 (i.e. North 88°53'27" East), as witnessed by concrete reference monuments found for Stations 1203+31.66 & 1214+00 (see Highway Plans: FRA.62-19.06, Sheets 73, 74, 75, 80 & 90 of 91). Iron pipes called for as set, are 3/4" I.D., thirty (30) inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed 'C. TURNER/P.S. 6702.'

By Carl E. Turner, Jr.
Carl E. Turner, Jr., Professional Surveyor No. 6702
Date 13 Aug. 1998



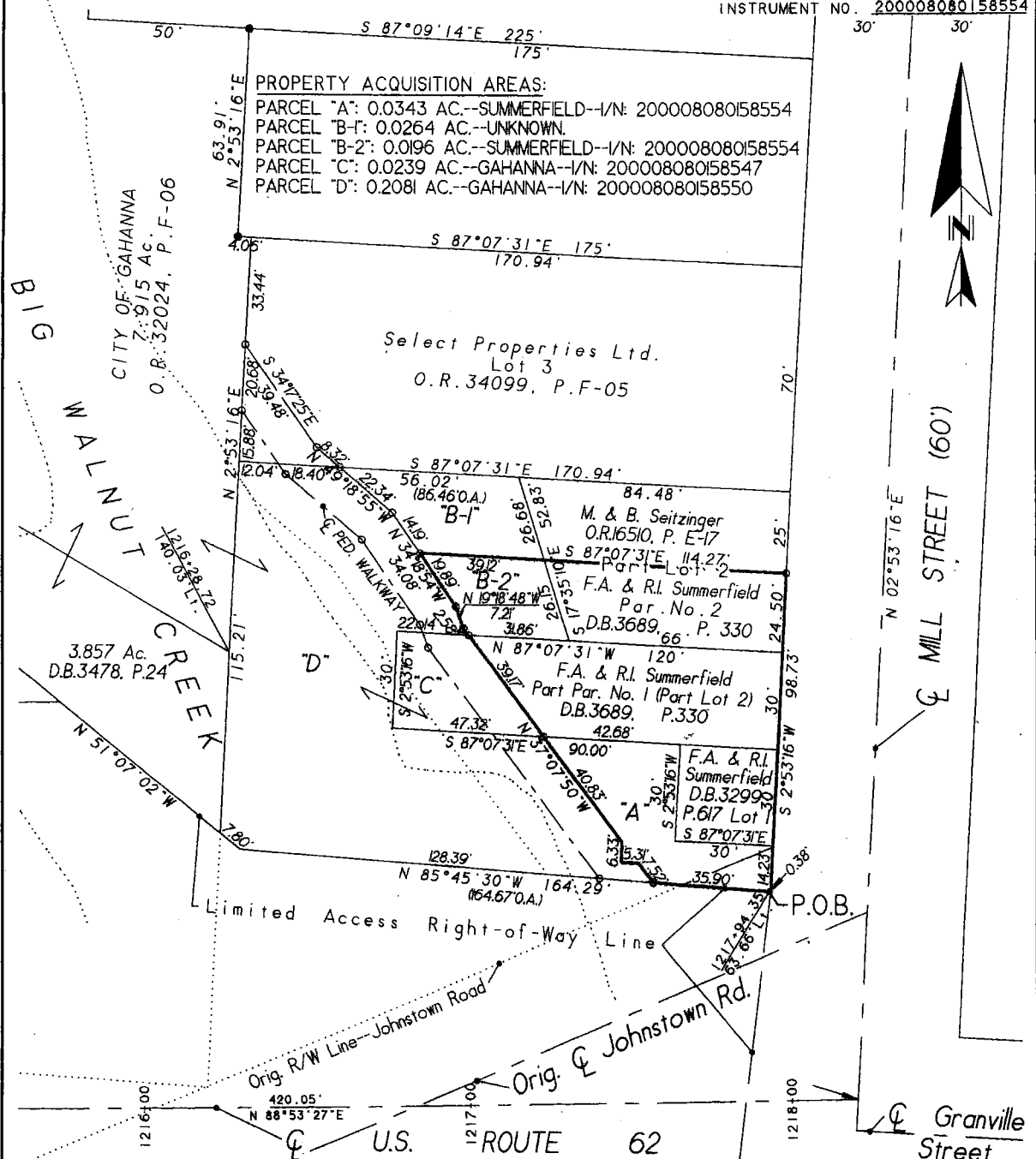
* End of Description *

TITLE
SURVEY OF PROPOSED SUMMERFIELD PROPERTY ACQUISITION
BEING 0.173 ACRE LOCATED IN FARM LOT 23 OF QTR. TWP. I, TWP. I, RANGE 17
UNITED STATES MILITARY DISTRICT
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:
GAHANNA CITY ENGINEER'S OFFICE

7 AUGUST 1998
REV. 13 AUG. 1998
REV. 24 MAY 2001

PLAT BOOK	3	PAGE	178,236,214
DEED BOOK	3299	PAGE	617
DEED BOOK	3689	PAGE	330
INSTRUMENT NO.	200008080158547		
INSTRUMENT NO.	200008080158550		
INSTRUMENT NO.	200008080158554		



We Hereby Declare that the foregoing plot was prepared from an actual survey of the premises, that to the best of our knowledge, information and belief, correctly shows the location of the boundaries.

BASIS OF BEARINGS: Bearings are referenced to that meridian used for the centerline of U.S. Route 62 (i.e. N 88°53'27"E), as witnessed by reference monuments found for Stations 1203+36.66 & 1214+00.

By: *Carl E. Turner, Jr.*
CARL E. TURNER, JR.
 6702
 REGISTERED PROFESSIONAL SURVEYOR

NOT AN AUTHORIZED DOCUMENT UNLESS SURVEYOR'S SEAL APPEARS IN RED INK.

FIELD SURVEY BY: CT/JS DRAWN BY: CT TERRA FILE NO.: 31-25/II-GAH-97

© 2001 TERRA SURVEYING SERVICES LLC