

**QUITCLAIM DEED**

This QUITCLAIM DEED, Executed this 2016 day of November, 2016, by the first party, Grantor, VALUE RECOVERY GROUP II, LLC, whose tax mailing address is 900 Old Henderson Rd., Columbus, Ohio 43220, to the second party, Grantee, THE CITY OF GAHANNA, an Ohio municipal corporation, whose tax mailing address is 200 South Hamilton Rd., Gahanna, Ohio 43230.

WITNESSETH, Grantor, VALUE RECOVERY GROUP II, LLC, for the consideration of \$10.00, grants and quitclaims all right, title and interest of Grantor, to Grantee, THE CITY OF GAHANNA, the real property described in the attached Exhibit "A" and incorporated into this Deed by reference (the "Property"), situated in the State of Ohio, County of Franklin.

APPROVED by Planning & Zoning  
Administrator, City of Gahanna, Ohio;  
No Plat Required.

  
~~Kim Banning, CMC~~  
Clerk of Council

  
Kayla Holbrook,  
Acting Clerk

GRANTOR:

Value Recovery Group II, LLC

By: 

Barry Fromm

Title: CEO Value Recovery Group, Inc., Manager-member

GRANTEE:

The City of Gahanna

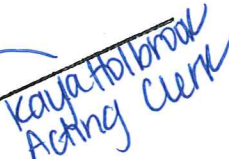
By: 

Tom Kneeland

Title: Mayor

APPROVED by Planning & Zoning  
Administrator, City of Gahanna, Ohio:  
No Plat Required.

  
Kim Banning, CMC  
Clerk of Council

  
Kaya Holbrook  
Acting Clerk

STATE OF OHIO )  
 ) SS:  
COUNTY OF FRANKLIN )

Before me, a Notary Public in and for Franklin County, Ohio, personally appeared the Grantor, VALUE RECOVERY GROUP II, LLC, an Ohio limited liability company, by Barry Fromm, CEO of Value Recovery Group, Inc., its Manager-Member, who acknowledged that he did sign this Quitclaim Deed, and that the signing is his free act and deed personally as the officer, and the free act and deed of the company.

IN TESTIMONY WHEREOF, I have set my hand and official seal at Columbus, Ohio, this 3rd day of November, 2016.



SHARON L GORBY  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
June 29, 2020

Sharon L Gorby  
NOTARY PUBLIC  
My Commission Expires: 6/29/2020

STATE OF OHIO )  
 ) SS:  
COUNTY OF FRANKLIN )

Before me, a Notary Public in and for Franklin County, Ohio, personally appeared the CITY OF GAHANNA by Tom Kneeland, its Mayor, who acknowledged that he did sign this Quitclaim Deed, and that the signing is his free act and deed personally as the Mayor, and the free act and deed of the City.

IN TESTIMONY WHEREOF, I have set my hand and official seal at Gahanna, Ohio, this 7 day of November, 2016.

APPROVED by Planning & Zoning  
Administrator, City of Gahanna, Ohio;  
No Plat Required.

Kim Banning  
Kim Banning, CMC  
Clerk of Council  
Kayla Tolbrock  
Acting Clerk

Amanda Parker  
NOTARY PUBLIC  
My Commission Expires: 4-21-2018



Amanda Parker  
Notary Public, State of Ohio  
My Commission Expires 04-21-2018

# Exhibit A

## 8.880 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Lot 20, Quarter Township 3, Township 1, Range 16, United States Military Lands, and being part of that 29.514 acre tract conveyed to Value Recovery Group II, LLC by deed of record in Instrument Number 200712200217547 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Taylor Road at Franklin County Geodetic Survey monument 5518, the northeasterly corner of that 0.606 acre tract conveyed to City of Gahanna by deed of record in Official Record 28673A15, being North 86° 02' 36" West, a distance of 1369.40 feet from Franklin County Geodetic Survey monument 5519 Reset;

Thence North 85° 51' 29" West, with said centerline and the northerly line of said 0.606 acre tract, a distance of 665.42 feet to the northwesterly corner of said 0.606 acre tract and the northeasterly corner of that 0.101 acre tract conveyed to City of Gahanna by deed of record in Official Record 28673B04, being South 85° 51' 29" East, a distance of 1875.66 feet from Franklin County Geodetic Survey monument 5517 Reset;

Thence South 03° 41' 58" West, across said Taylor Road, with the westerly lines of said 0.606 acre tract and said 29.514 acre tract, the easterly lines said 0.101 acre tract and the remainder of that original 0.971 acre tract conveyed to Richard Dean Longstreth by deed of record in Official Record 32091H18 and that 5.776 acre tract conveyed to David E. Johnson by deed of record in Instrument Number 200907060097900, passing a 3/4 inch solid iron pin found at a distance of 30.02 feet, a total distance of 500.00 feet to an iron pin set at the TRUE POINT OF BEGINNING;

Thence across said 29.514 acre tract, the following courses and distances:

South 85° 51' 29" East, a distance of 395.00 feet to an iron pin set;

South 03° 41' 58" West, a distance of 210.00 feet to an iron pin set;

South 85° 51' 29" East, a distance of 189.03 feet to an iron pin set;

South 03° 48' 42" West, a distance of 364.01 feet to an iron pin set;

South 18° 16' 54" East, a distance of 93.05 feet to an iron pin set;

South 86° 11' 18" East, a distance of 45.00 feet to an iron pin set;

South 03° 48' 42" West, a distance of 263.28 feet to an iron pin set;

North 86° 00' 49" West, a distance of 261.43 feet to an iron pin set;

North 24° 08' 06" West, a distance of 574.08 feet to an iron pin set; and

North 86° 15' 20" West, a distance of 133.14 feet to an iron pin set in the line common to said 29.514 and 5.776 acre tracts;

Thence North 03° 41' 58" East, with said common line, a distance of 419.10 feet to the TRUE POINT OF BEGINNING, containing 8.880 acres, more or less. Of which 4.042 acres are located within Auditors Parcel Number 025-010849 and 4.838 acres are located within Auditors Parcel Number 025-010847.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous 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.

The bearings herein are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). Control for bearings was from coordinates of monuments FCGS 5517 RESET and FCGS 5518, having a bearing of South 85° 51' 29" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

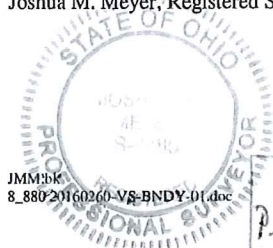
This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in March 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

5-4-2016

Joshua M. Meyer  
Professional Surveyor No. 8485

Date



PRELIMINARY APPROVAL  
Pending deed order  
FRANKLIN COUNTY  
ENGINEERING DEPT.  
DATE: 5/5/16 BY: JMS

APPROVED BY Planning & Zoning  
Administrator, City of Gahanna, Ohio;  
No Plat Required.

Kim Banning, CMC  
Clerk of Council  
Kayla Holbrook  
Acting Clerk