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CONVEYANCE TAX EXEMPT	
A	ATR
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	



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01/02/2013 3:00PM MLISABEL L SH  
Daphne Hawk  
Franklin County Recorder

TRANSFERRED

JAN - 2 2013

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

**LIMITED WARRANTY DEED**  
(Pursuant to Ohio Revised Code Section 5302.07)

**KNOW ALL MEN BY THESE PRESENTS**, that **VALUE RECOVERY GROUP II, LLC**, an Ohio limited liability company (the "Grantor"), for valuable consideration paid, grants, with limited warranty covenants to, the **CITY OF GAHANNA**, (the "Grantee"), whose mailing address is 200 South Hamilton Road, Gahanna, Ohio 43230, all of its interest in the following real property ("Property"):

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

[The legal description of the Property is attached hereto as

Exhibit A and incorporated herein by reference.]

Subject to: covenants, conditions, reservations, zoning ordinances, restrictions, rights-of-way, setback lines, public utility or other easements, taxes and assessments of record, if any, due and payable after the delivery of this deed

Return to:

Isabel L. Sherwood  
Clerk of Council  
City of Gahanna  
200 S. Hamilton Rd.  
Gahanna Oh 43230

**EXHIBIT A**

Executed as of the 26<sup>th</sup> day of November, 2012.

**GRANTOR:**

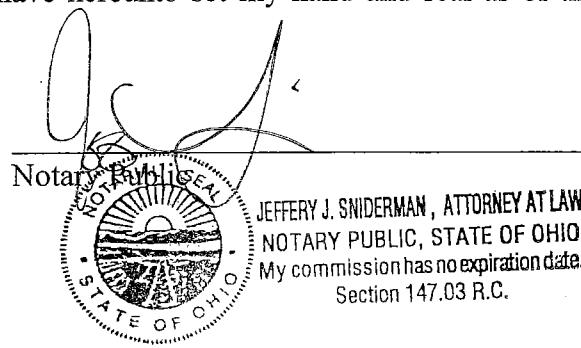
**VALUE RECOVERY GROUP II, LLC**

By: Barry Fromm  
Name: Barry Fromm  
Its: Managing Member

STATE OF OHIO )  
 )  
 )SS:  
COUNTY OF FRANKLIN )

**BEFORE ME**, a Notary Public in and for said county and state, personally appeared Barry Fromm, as the Managing Member of **VALUE RECOVERY GROUP II, LLC**, an Ohio limited liability company, who acknowledged that he/she did execute the foregoing instrument on behalf of said corporation and that the same was his/her free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and seal as of this 26 day of November, 2012.



*This Instrument prepared by:*  
Jeffery J. Sniderman, Esq.  
Fromm Law Group, LLC  
919 Old Henderson Road  
Columbus, Ohio 43220

## **Exhibit A**

**Techcenter Drive  
Right-Of-Way Acquisition  
0.379 Acre**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being part of Lot 7 of Techcenter Drive Extension and Greenspace Dedication Plat as recorded in Plat Book 112, Page 79, said lot standing in the name of Value Recovery Group II, LLC of record in Instrument Number 200712200217547, and described as follows:

*Beginning* at an iron pin set marking the east terminus of the north right-of-way line for Techcenter Drive as shown on said Plat Book 112, Page 79, the same being the southeast corner of Lot 5 of said subdivision, in the west line of said Lot 7;

Thence across said Lot 7, with a curve to the right, having a central angle of 16° 12' 47", a radius of 455.00 feet and an arc length of 128.75 feet, a chord bearing and chord distance of N 85° 57' 12" E, 128.32 feet to an iron pin set at a point of tangency;

Thence S 85° 56' 25" E, across said Lot 7, 146.02 feet to an iron pin set marking the west terminus of the north right-of-way line for Techcenter Drive as shown on the plat Science Boulevard Extension Dedication Plat recorded in Plat Book 113, Page 23;

Thence S 04° 03' 35" W, along the west terminus of the right-of-way for said Techcenter Drive, 60.00 feet to an iron pin set marking the west terminus of the south right-of-way line for said Techcenter Drive per Plat Book 113, Page 23;

Thence N 85° 56' 25" W, across said Lot 7, 146.02 feet to an iron pin set at a point of curvature;

Thence across said Lot 7, with a curve to the left, having a central angle of 18° 47' 35", a radius of 395.00 feet and an arc length of 129.56 feet, a chord bearing and chord distance of S 84° 39' 48" W, 128.98 feet to an iron pin set marking the east terminus of the south right-of-way line for said Techcenter Drive per Plat Book 112, Page 79, the same being the northeast corner of Lot 8 of said Techcenter Drive Extension and Greenspace Dedication Plat, in the west line of said Lot 7;

Thence N 04° 14' 57" E, along said west lot line, the same being the east terminus of the right-of-way for said Techcenter Drive, 62.96 feet to the *Point of Beginning*. Containing 0.379 acre, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was written from existing records and an actual field survey performed in October 2009 and March 2010. A drawing of the above description is attached hereto and made a part thereof.

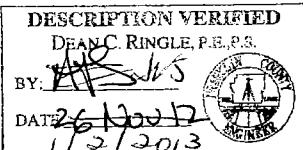
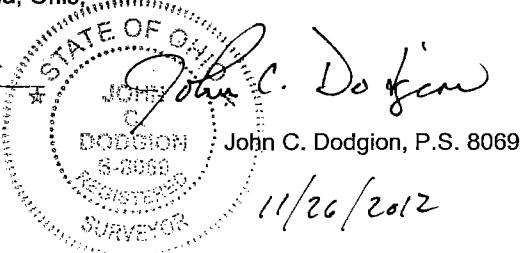
Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

Bearings are based on N 03° 42' 23" E for the centerline of Science Boulevard as shown on the plat Science Boulevard Extension Dedication Plat recorded in P.B. 113, Pg. 23.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

APPROVED by Planning & Zoning  
N - 39 - L Administrator; City of Gahanna, Ohio;  
No Plat Required.

Split *Isobel L Sherwood*  
0.379 *Isobel L. Sherwood, MMC*  
out of *Clerk of Council*  
(027)  
116  
Z:\09-0023-199\Survey\0.379\_desc.doc



**Techcenter Drive  
Right-Of-Way Acquisition  
2.978 Acres**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being part of Lot 7 of Techcenter Drive Extension and Greenspace Dedication Plat as recorded in Plat Book 112, Page 79, said lot standing in the name of Value Recovery Group II, LLC of record in Instrument Number 200712200217547, and described as follows:

*Beginning* at an iron pin set marking the east terminus of the north right-of-way line for Techcenter Drive as shown on plat Science Boulevard Extension Dedication Plat recorded in Plat Book 113, Page 23;

Thence S 85° 56' 25" E, across said Lot 7, 104.12 feet to an iron pin set;

Thence N 04° 18' 13" E, across said Lot 7, 5.14 feet to a 5/8" iron rod found marking a corner to said Lot 7, the same being the southwest corner of that 5.770 acre tract conveyed to Ronald D. Brubaker, Tr. of record in Instrument Number 201002020013198;

Thence S 85° 56' 25" E, along a north line of said Lot 7, the same being the south lines of: said 5.770 acre tract, that tract conveyed to Baker/MCB LLC of record in Instrument Number 200708200146672, the remainder of that 4.868 acre tract conveyed to Thomas J. Donley of record in Instrument Number 199906140151047, the remainder of that 4 acre tract conveyed to Audrey J. Siders of record in Instrument Number 200710310189155, the 12.502 acre and 1 acre tracts conveyed to GWJ Holdings II, Ltd. of record in Instrument Number 201002080015515 (passing a 1/2" iron pipe found at 1986.43 feet) 1990.84 feet to an iron pin set marking a northeast corner of said Lot 7, in the west right-of-way line for Taylor Station Road;

Thence S 28° 17' 06" W, along an east line of said Lot 7, the same being the west right-of-way line for said Taylor Station Road per said Plat Book 112, Page 79, 65.78 feet to a 3/4" iron pipe found marking a southeast corner of said Lot 7, in a north line of the remainder of that 6.419 acre tract conveyed to Kanwal N. Singh and Lynn W. Singh of record in Instrument Number 200407010153261;

Thence N 85° 55' 28" W, along a south line of said Lot 7, the same being the north line of said 6.419 acre tract and the north line of that 3.000 acre tract conveyed to Taylor Station Partners, Ltd. of record in Instrument Number 200704230070346, 834.17 feet to an iron pin set marking a corner to said Lot 7, the same being the northwest corner of said 3.000 acre tract;

Thence S 04° 01' 41" W, along an east line of said Lot 7, the same being the west line of said 3.000 acre tract, 3.26 feet to an iron pin set marking a corner to said Lot 7, the same being a northeast corner of that 6.668 acre tract conveyed to Taylor Station Partners, Ltd. of record in Instrument Number 200106040122811;

Thence N 85° 58' 19" W, along a south line of said Lot 7, the same being a north line of said 6.668 acre tract, 430.00 feet to a 3/4" iron pipe found marking a corner to said Lot 7, the same being the northwest corner of said 6.668 acre tract;

Thence S 04° 01' 41" W, along an east line of said Lot 7, the same being the west line of said 6.668 acre tract, 1.89 feet to an iron pin set marking the northeast corner of Lot 12 of said Science Boulevard Extension Dedication Plat as recorded in Plat Book 113, Page 23;

Thence N 85° 56' 25" W, along the north line of said Lot 12, 803.82 feet to an iron pin set marking the east terminus of the south right-of-way line for said Techcenter Drive as shown on said Plat Book 113, Page 23;

Techcenter Drive  
Right-Of-Way Acquisition  
2.978 Acres  
-2-

Thence N 04° 03' 35" E, along the east terminus of the right-of-way for said Techcenter Drive, 60.00 feet to the *Point of Beginning*. Containing 2.978 acres, more or less.

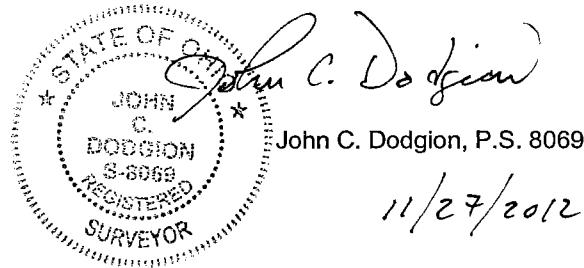
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All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.



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Rev.: 11/27/12

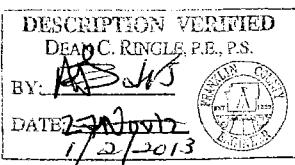
N - 39 - LA

Split  
2.978 Acre  
out of  
(027)

110

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

Isobel L. Sherwood  
Isobel L. Sherwood, MMC  
Clerk of Council





*techcenter Drive Right-Of-Way Acquisition  
Quarter Township 3, Township 1, Range 16, U.S.M.D.  
City of Gahanna, Franklin County, Ohio*

