

GENERAL WARRANTY DEED

Instr: 200006230124637 06/23/2000
Pages: 5 Fee: \$26.00 4:15PM
Richard B. Metcalf T20000082493
Franklin County Recorder MLKARL WEJ

KNOW ALL MEN BY THESE PRESENTS, that HMI Properties LTD., an Ohio Limited Liability Company, of Franklin County, Ohio, for One Dollar (\$1.00) paid, grant with general warranty covenants, to the City of Gahanna, for street right of way purposes, whose tax mailing address is 200 S. Hamilton Rd., Gahanna, Ohio, 43230, the following described real property (the "Property"), being a 0.283 acre of land and a 0.326 acre of land situated in the City of Gahanna, County of Franklin and in the State of Ohio.

FOR COMPLETE LEGAL DESCRIPTIONS, SEE ATTACHED EXHIBITS

The Grantor reserves, for itself, and its successors or assigns, all rights, powers or privileges which it currently has relating to ingress and egress or curb cuts connecting to Clark State Road for the benefit of the remainder of the Grantor's property. This conveyance is also subject to the lien of any taxes and assessments not now due and payable; zoning ordinances and regulations; legal highways; and restrictions, easements, conditions and reservations of record.

Execution in accordance with Chapter 5301 of the Ohio Revised Code.

Prior Instrument Reference: 15235 E08, 16591 E09, 17570 I02, Recorder's Office, Franklin County, Ohio.

In WITNESS WHEREOF, HMI PROPERTIES LTD., an Ohio Limited Liability Company, has caused its corporate name to be subscribed by its duly authorized officer this 22nd day

of June, 2000.

Signed and acknowledged in the presence of:

HMI PROPERTIES LTD. an Ohio Limited Liability

HOMEWOOD CORPORATION, an Ohio Corporation, managing member

By John H. Bain, CEO

Witness: Lisa M. Pearson

Witness: Elizabeth Mescher

M/I SCHOTTENSTEIN HOMES, INC. an Ohio corporation, member

Witness: Janis A. Eckstein, Vicki H. Larmee

By Paul S. Coppel, President Land Operation/General Counsel

TRANSFERRED

JUN 23 2000

JOSEPH W. TESTA AUDITOR FRANKLIN COUNTY, OHIO

CONVEYANCE TAX EXEMPT A JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

EXHIBIT A

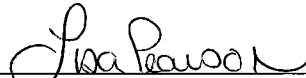
MAIL TO: KIM WEIHERHOFF CITY ENGINEER CITY OF GAHANNA 200 S. HAMILTON RD. GAHANNA, OHIO 43230

STATE OF OHIO :
: SS
COUNTY OF FRANKLIN:

Before me, a Notary Public in an for said County and State personally appeared the above named **John H. Bain, CEO**, of **Homewood Corporation**, an Ohio Corporation, who acknowledged the signing of the foregoing instrument on behalf of said Corporation by authority of its Board of Directors to be his free and voluntary act and deed and the free and voluntary act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal at Columbus, Ohio

this 22nd day of June, 2000.



Notary Public

STATE OF OHIO :
: SS
COUNTY OF FRANKLIN:

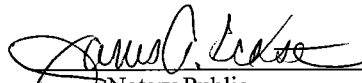


LISA M. PEARSON
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES FEB. 27, 2002

Before me, a Notary Public in an for said County and State personally appeared the above named **Paul S. Coppel, President Land Operations/General Counsel**, of **M/I Schottenstein Homes, Inc.**, an Ohio Corporation, who acknowledged the signing of the foregoing instrument on behalf of said Corporation by authority of its Board of Directors to be his free and voluntary act and deed and the free and voluntary act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal at Columbus, Ohio

this 22nd day of June, 2000.



Notary Public



JANIS A. ECKSTEIN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JULY 27, 2002

This Instrument prepared by the Grantor

EXHIBIT A

0.283 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jefferson, Section 2, Township 1, Range 16, United States Military Lands and being out of that tract as conveyed to HMI Properties, Ltd. of record in Instrument Number 200002150030923 (all deed references refer to records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at a Mag Nail set in the centerline of Clark State Road, at the southwesterly corner of that tract as conveyed to the City of Gahanna of record in Instrument Number 199912020298470, said corner being North 86° 57' 25" West, a distance of 481.85 feet and North 88° 30' 42" West, a distance of 154.02 feet with said centerline from its intersection with the easterly line of said Section 2;

thence North 88° 30' 42" West, with the centerline of Clark State Road, a distance of 211.53 feet to a point of curvature;

thence continuing with said centerline, with a curve to the left, having a central angle of 25° 35' 02", a radius of 449.82 feet and a chord bearing and distance of South 78° 41' 48" West, 199.19 feet to a Mag Nail set at the southeasterly corner of that 5.627 acre tract as conveyed to HMI Properties, Inc. of record in Instrument Number 199808210213189;

thence North 04° 55' 08" East, with said easterly line, a distance of 33.98 feet to an iron pin set;

thence across said HMI Properties, Ltd. tract, with a curve to the right having a central angle of 23° 36' 55", a radius of 479.82 feet and a chord bearing and distance of North 79° 40' 51" East, 196.37 feet to an iron pin set;

thence South 88° 30' 42" East, across said HMI Properties, Ltd. tract, a distance of 210.83 feet to an iron pin set at the northwesterly corner of said City of Gahanna tract;

thence South 00° 08' 57" West, with the westerly line of said City of Gahanna tract, a distance of 30.01 feet to the point of beginning and containing 0.283 acre of land, more or less.

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

The bearings for this description are based on South 86° 25' 17" East for the centerline of Morse Road between Franklin County Geodetic Survey Monument Numbers 7717 and 3319.

0-37-C
SPLIT
0.283 A
out of
(025)
010326



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Jeffrey A. Miller 5-17-02
Jeffrey A. Miller
Registered Surveyor No. 7211

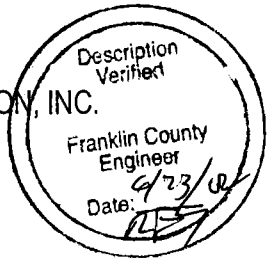


EXHIBIT B

0.326 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jefferson, Section 2, Township 1, Range 16, United States Military Lands and being out of that tract as conveyed to HMI Properties, Ltd. of record in Instrument Number 200002150030923 (all deed references refer to records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at an iron pin found in the centerline of Clark State Road at the southwesterly corner of that tract of land as conveyed to Charles E. Loudermilk, Sr. of record in Instrument Number 199811060285867, in the common line between Sections 1 and 2;

thence North 86° 57' 25" West, with the centerline of Clark State Road, a distance of 473.03 feet to the southeasterly corner of that 0.112 acre tract as conveyed to the City of Gahanna of record in Instrument Number 199912020298470;

thence North 00° 08' 57" East, with the easterly line of said City of Gahanna tract, a distance of 30.04 feet to an iron pin set at the northeasterly corner thereof;

thence South 86° 57' 25" East, across said HMI Properties, Ltd. tract, a distance of 475.07 feet to an iron pin set in the westerly line of said Loudermilk tract and said Section 2;

thence South 04° 02' 54" West, with the westerly line of said Loudermilk tract and said Section 2, a distance of 30.00 feet to the point of beginning and containing 0.326 acre of land, more or less.

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

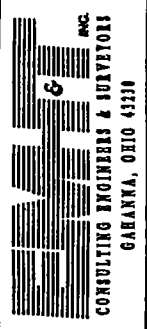
The bearings for this description are based on South 86° 25' 17" East for the centerline of Morse Road between Franklin County Geodetic Survey Monument Numbers 7717 and 3319.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Jeffrey A. Miller 5-17-00
Jeffrey A. Miller
Registered Surveyor No. 7211

0-37-C
SPLIT
0.326 A
out @
(25)
010320



RIGHT-OF-WAY
SEC 2 TWP 1 RNG 16 USML
TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY, OHIO

SCALE 1" = 100'

May 17, 2000

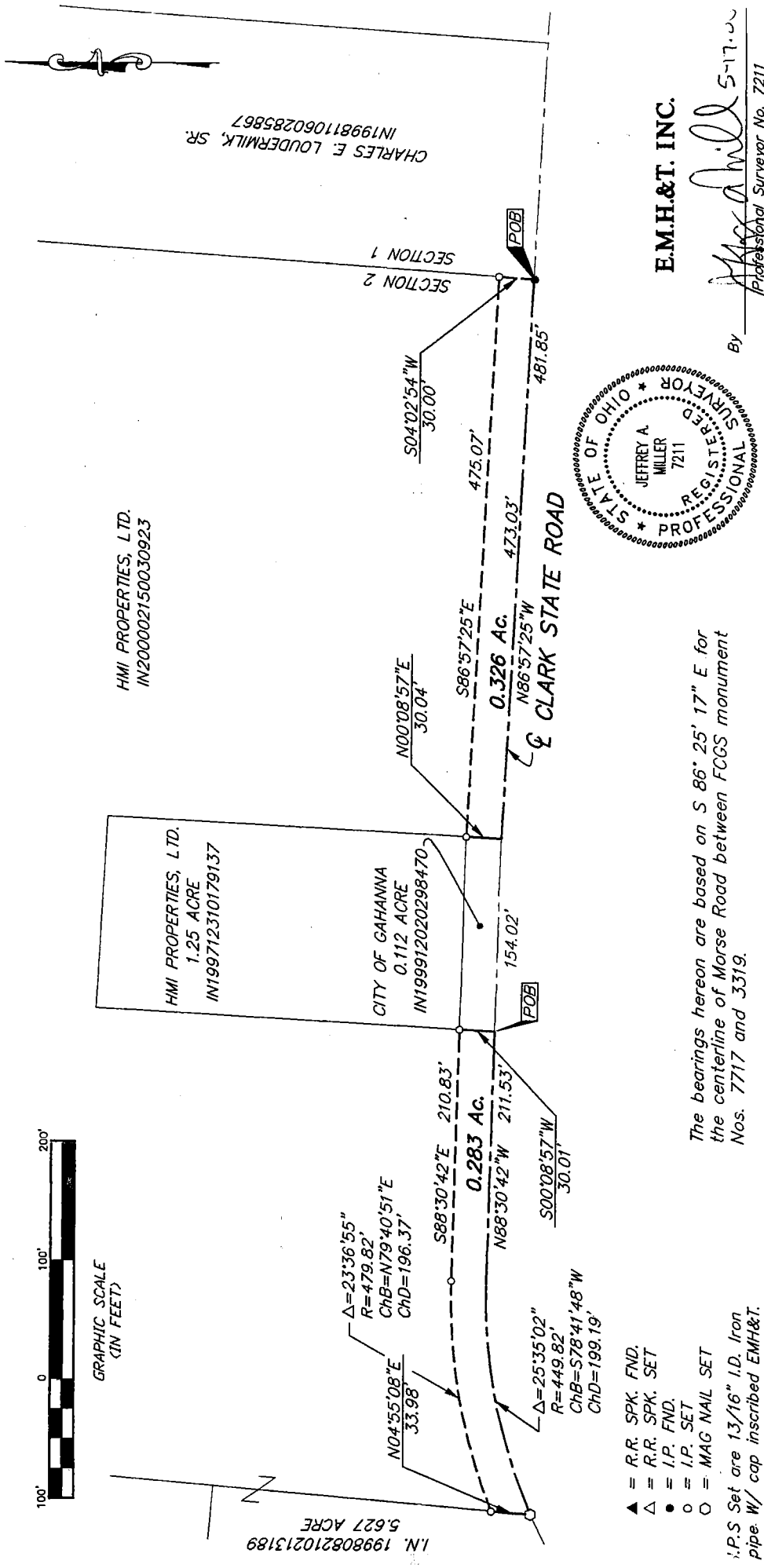


GRAPHIC SCALE
(IN FEET)

HMI PROPERTIES, LTD.
 1.25 ACRE
 IN199712310179137

HMI PROPERTIES, LTD.
 IN200002150030923

I.N. 199808210213189
 5.627 ACRE



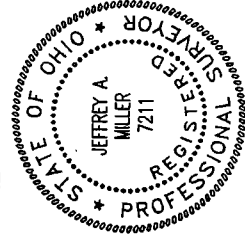
CHARLES E. LOUDERMILK, SR.
 IN199811060285867

EXHIBIT C

- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = I.P. FND.
- = I.P. SET
- = MAG NAIL SET

I.P.S Set are 13/16" I.D. Iron pipe w/ cap inscribed EMH&T.

The bearings hereon are based on S 86° 25' 17" E for the centerline of Morse Road between FCGS monument Nos. 7717 and 3319.



E.M.H.&T. INC.

By

Jeffrey A. Miller
 Professional Surveyor No. 7211
 5-17-00