

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT Triangle Properties, Inc., an Ohio corporation, of Delaware County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to the City of Gahanna, Ohio, whose tax mailing address is; _____
200 South Hamilton Road, Gahanna, Ohio 43230

the following REAL PROPERTY:

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

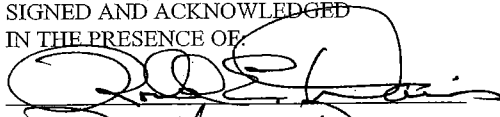
Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions, restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

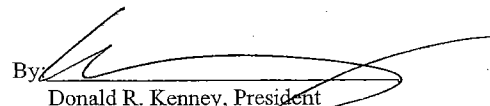
Reserving unto Grantor, its successors and assigns, utility easements necessary to service the adjoining property owned by Grantor or Village Communities Corporation.

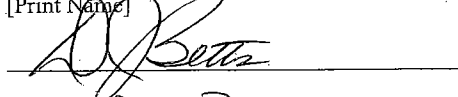
Purpose: This property shall be used by the Grantee for passive recreational pedestrian uses only. Grantee shall have no right to develop or improve, but the Grantee does have the ongoing obligation to maintain.

Prior Instrument Reference: See next page
Parcel Number: 025-012179
Street Address: 0 Mouse Road

WITNESS its hand(s) this 24th day of July, 2001.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Donald E. Davis
[Print Name]


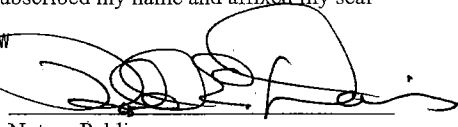
TRIANGLE PROPERTIES, INC.
By: 
Donald R. Kenney, President


DJ BETTS
[Print Name]

TRANSFERRED
NOV 21 2001
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO
912679
CONVEYANCE TAX EXEMPT
A
SEK
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

STATE OF OHIO
COUNTY OF FRANKLINSS:

BE IT REMEMBERED, that on this 24th day of July 2001, before me, the subscriber, a Notary Public in and for said County, personally appeared the above named Triangle Properties, Inc., by Donald R. Kenney, its President, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of him personally and as such officer.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and at the place aforesaid

RONALD E. DAVIS, Attorney-At-Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Section 147.03 R.C.

Notary Public

This Instrument Prepared By:
FOLKERTH, HADDOW & DAVIS
341 South Third Street, Suite 200
Columbus, Ohio 43215
(614) 228-2945
(g:red/r2604.ded)

Approved by Planning Commission,
City of Gahanna, Ohio; No Plat Required
as applicable and shall sign same
attesting to action taken.


Deputy Clerk of Council

FolkertH Box (20)

EXHIBIT A

2.843 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, Lot 1, Quarter Township 2, Township 1, Range 16, United States Military Lands, and being all out of the following tracts of land as conveyed to Triangle Properties, Inc.: Instrument Number 200011070226330 (16.07 Square feet), Instrument Number 200011070226329 (0.294 acre), and Instrument Numbers 200011070226325, 200011070226326, 200011070226327 (2.549 acres), (all references being to the records of the Recorder's Office, Franklin County, Ohio) and being bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument No. 6616, marking the centerline intersection of Hamilton Road and Morse Road;

thence North $89^{\circ} 44' 00''$ East, with the centerline of said Morse Road, a distance of 1486.38 feet to a point;

thence South $00^{\circ} 16' 00''$ East, a distance of 50.00 feet to an iron pin set in the southerly right-of-way line of said Morse Road, the northeasterly corner of that tract conveyed to the Epcon Group, Inc. by deed of record in Official Record 28286H08;

thence with the easterly line of said Epcon Group tract, the following courses and distances:

South $00^{\circ} 01' 04''$ East, a distance of 392.77 feet to an iron pin found; and

South $00^{\circ} 02' 08''$ West, a distance of 560.00 feet to an iron pin set, the True Point of Beginning for this description;

thence crossing said Triangle Properties tracts, the following courses and distances:

South $89^{\circ} 55' 40''$ East, a distance of 258.71 feet to an iron pin set;

North $00^{\circ} 04' 20''$ East, a distance of 60.61 feet to an iron pin set;

South $89^{\circ} 55' 40''$ East, a distance of 287.40 feet to an iron pin set;

North $60^{\circ} 26' 50''$ East, a distance of 274.18 feet to an iron pin set;

South $27^{\circ} 57' 12''$ East, a distance of 32.63 feet to an iron pin set in the arc of a curve to the right;

Southeasterly with the arc of said curve (Delta = $09^{\circ} 10' 45''$, Radius = 290.00 feet) a chord bearing and distance of South $03^{\circ} 08' 36''$ East, 46.41 feet to an iron pin set;

South $00^{\circ} 45' 24''$ West, a distance of 26.10 feet to an iron pin set;

North $88^{\circ} 20' 45''$ West, a distance of 65.38 feet to an iron pin set;

South $46^{\circ} 18' 13''$ West, a distance of 144.76 feet to an iron pin set;

North $89^{\circ} 16' 58''$ West, a distance of 179.33 feet to an iron pin set;

South $84^{\circ} 19' 34''$ West, a distance of 150.51 feet to an iron pin set;

2.843 ACRES

-2-

South 41° 52' 10" West, a distance of 38.54 feet to an iron pin set;

South 00° 43' 02" West, a distance of 90.25 feet to an iron pin set;

North 89° 16' 58" West, a distance of 77.25 feet to an iron pin set; and

South 00° 43' 02" West, a distance of 223.41 feet to an iron pin set in the northerly line of that tract conveyed to Mohammed R. and Mayyar F. Shareef by deed of record in Official Record 16118G13;

thence North 89° 15' 03" West, with said northerly line, a distance of 196.44 feet to an iron pin found at the southeasterly corner of said Epcon Group tract;

thence North 00° 02' 08" East, with the easterly line of said Epcon Group tract, a distance of 355.66 feet to the True Point of Beginning and containing 2.843 acres of land, more or less.

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

Bearings are based on the centerline of Morse Road, bearing North 89° 44' 00" East, as recorded in Instrument Number 199802250043202, Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



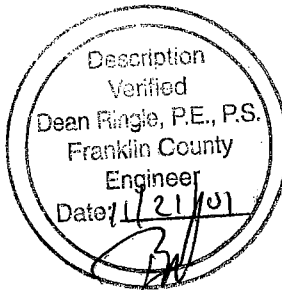
EJM:km/dec00

Jeffrey A. Miller 12-18-02
Jeffrey A. Miller
Registered Surveyor No. 7211

*Split
2.843 Ac
Out of
12179
(025)*

*ALL THE
BALANCE OF
(025)
01/12/02
01/22/07*

*0-37A
SPLIT
2.549Ac
OUT OF
(025)
01/12/02
SPLIT
0.284Ac
OUT OF
(025)
01/22/07
ALL PARCELS
HAVE NOW
BEEN
COMBINED*



TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

EXHIBIT A
ACCESS EASEMENT
0.747 ACRE

Situated in the State of Ohio, County of Franklin, City of Gahanna, Lot 1, Quarter Township 2, Township 1, Range 16, United States Military Lands, and being a strip of land across those tracts conveyed to Triangle Properties, Inc. by deeds of record in Instrument Number 200011070226330 and 200011070226329, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

Beginning at a point in the proposed southerly right-of-way line of Morse Road, being North 89° 44' 00" East, with said proposed southerly right-of-way line, a distance of 119.44 feet from the intersection of said proposed southerly right-of-way line with the easterly line of that tract conveyed to the New Albany Company by deed of record in Official Record 16769B08;

thence North 89° 44' 00" East, continuing with said proposed southerly right-of-way line, a distance of 56.02 feet to a point;

thence across said Grantor's tracts, the following courses and distances:

South 00° 04' 34" East, a distance of 299.74 feet to a point of curvature to the left;

Southeasterly, with the arc of said curve (Delta = 51° 56' 06", Radius = 332.00 feet) a chord bearing and distance of South 27° 07' 28" East, 290.74 feet to a point of reverse curvature;

Southeasterly, with the arc of said curve (Delta = 37° 44' 06", Radius = 318.00 feet) a chord bearing and distance of South 34° 13' 31" East, 205.67 feet to a point;

South 60° 26' 50" West, a distance of 37.29 feet to a point in the arc of a curve to the left;

Northwesterly, with the arc of said curve (Delta = 39° 35' 36", Radius = 282.00 feet) a chord bearing and distance of North 33° 17' 45" West, 191.02 feet to a point of reverse curvature;

Northwesterly, with the arc of said curve (Delta = 51° 56' 09", Radius = 368.00 feet) a chord bearing and distance of North 27° 07' 28" West, 322.27 feet to a point;

North 00° 04' 34" West, a distance of 102.17 feet to a point;

North 12° 31' 53" West, a distance of 84.38 feet to a point;

North 03° 07' 12" West, a distance of 34.97 feet to a point; and

North 00° 03' 16" West, a distance of 80.75 feet to the Point of Beginning and containing 0.747 acre of land, more or less.



ACCESS EASEMENT
 LOCATED IN
 LOT 1, QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16
 UNITED STATES MILITARY LANDS
 CITY OF GABANNA, FRANKLIN COUNTY, OHIO

SCALE 1" = 100'

December 19, 2000

EXHIBIT A

