



Instrument Number: 201607210093980
Recorded Date: 07/21/2016 11:57:10 AM



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Transaction Number: T20160044370
Document Type: DEED
Document Page Count: 4

Submitted By (Walk-In):
CONNOR LAND TITLE BOX

Walk-In

Return To (Box):
CONNOR LAND TITLE BOX

Box

First Grantor:
VALUE RECOVERY GROUP II LLC

First Grantee:
PIZZUTI CG GAHANNA LLC

Fees:
Document Recording Fee: \$28.00
Additional Pages Fee: \$16.00
Total Fees: \$44.00
Amount Paid: \$44.00
Amount Due: \$0.00

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OFFICIAL RECORDING COVER PAGE

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COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Conveyance
Mandatory- 480. ⁰⁰
Permissive- 480. ⁰⁰
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

14758
TRANSFERRED

JUL 21 2016

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

GENERAL WARRANTY DEED
(Pursuant to Ohio Revised Code Section 5302.05)

KNOW ALL MEN BY THESE PRESENTS, that **VALUE RECOVERY GROUP II, LLC**, a Delaware limited liability company (the "Grantor"), for valuable consideration paid, grants with general warranty covenants to **PIZZUTI CG GAHANNA LLC**, an Ohio limited liability company (the "Grantee"), whose tax-mailing address is 629 North High Street, Suite 500, Columbus, Ohio 43215, all of its interest in the following real property ("Property"):

[The legal description of the Property is attached hereto as

Exhibit A and incorporated herein by reference.]

Subject to: zoning ordinances, restrictions of record, and public utility or other easements of record, and taxes and assessments due and payable after the delivery of this deed.

Also known as:	Taylor Road, Gahanna, Ohio
Permanent Parcel No.:	Splits from 025-010849 and 025-010847
Prior Instrument Reference:	Instrument No. 200712200217547, Recorder's Office, Franklin County, Ohio

2016033996
Connor Land Title Box

Executed as of the 15 day of July, 2016.

APPROVED by Planning Commission
City of Gahanna, Ohio
No Plat Required.
Kim Banning
Kim Banning, CMC
Clerk of Council

GRANTOR:

VALUE RECOVERY GROUP II, LLC, a
Delaware limited liability company

By: Value Recovery Group, Inc., an Ohio
corporation, its Managing Member

By: [Signature]
Barry H. Fromm, Chairman & CEO

STATE OF OHIO)
)SS:
COUNTY OF FRANKLIN)

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

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal as of this 15th
day of July, 2016.

[Signature]
Notary Public

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



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

**APPROVED by Planning Commission
City of Gahanna, Ohio
No Plat Required.**

Kim Banning
**Kim Banning, CMC
Clerk of Council**

8.211 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 $86^{\circ} 02' 36''$ West, a distance of 1369.40 feet from Franklin County Geodetic Survey monument 5519 Reset;

Thence North $85^{\circ} 51' 29''$ 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 $85^{\circ} 51' 29''$ East, a distance of 1875.66 feet from Franklin County Geodetic Survey monument 5517 Reset;

Thence South $03^{\circ} 41' 58''$ 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 919.10 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 $86^{\circ} 15' 20''$ East, a distance of 133.14 feet to an iron pin set;

South $24^{\circ} 08' 06''$ East, a distance of 574.08 feet to an iron pin set; and

South $86^{\circ} 00' 49''$ East, a distance of 261.43 feet to an iron pin set in the easterly line of said Lot 20;

Thence South $03^{\circ} 48' 42''$ West, with the easterly line of said Lot 20, partially continuing across said 29.514 acre tract, partially with the line common to said 29.514 acre tract and that 4.000 acre tract conveyed to 1650 Eastgate Parkway, LLC by deed of record in Instrument Number 201109010109953, (passing a 5/8 inch rebar found at 220.72 feet) a total distance of 338.80 feet to an iron pin set at a southeasterly corner of said 29.514 acre tract and the northeasterly corner of that original 9.199 acre tract conveyed to Franklin Steel Company by deed of record in Official Record 4623G15;

Thence North $85^{\circ} 30' 11''$ West, with the southerly line of said 29.514 acre tract, with the northerly line of said original 9.199 acre tract and the northerly terminus of Blatt Boulevard (60 feet wide, as established in Plat Book 50, Page 54), (passing a 3/4 inch iron pin found at a distance of 602.01 feet) a total distance of 662.02 feet to an iron pin set at the common corner to said 29.514 acre tract, said 5.776 acre tract, the northwesterly terminus of said Blatt Boulevard and that 2.478 acre tract conveyed to CQCB, Inc. by deed of record in Instrument Number 201102160023626;

Thence North $03^{\circ} 41' 58''$ East, with the line common to said 29.514 and 5.776 acre tracts, a distance of 838.66 feet to the TRUE POINT OF BEGINNING, containing 8.211 acres, more or less. Of which 5.541 acres are located within Auditors Parcel Number 025-010849 and 2.670 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 $85^{\circ} 51' 29''$ East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

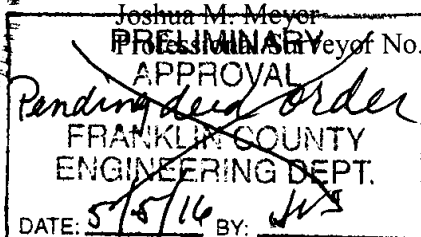
This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in March 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

5-4-2016

Date

JMM:bk
8_211_2016000



039-F
SPUT
5.541 AC
OUT OF
(025)
10849
&
SPUT
2.670 AC
OUT OF
(025) 10847

