

TIME 2:30 P
RECORDED FRANKLIN CO., OHIO

12248A01

098353

SEP 12 1988

JOSEPH W. TESTA, RECORDER
RECORDER'S FEE \$ 14.00

GENERAL WARRANTY DEED

The Qualstan Corporation ("Grantor"), an Ohio corporation whose principal place of business is in Franklin County, Ohio for valuable consideration paid, grant(s) with general warranty covenants, to the City of Hilliard, Ohio, whose tax-mailing address is 3800 Municipal Square, Hilliard, Ohio, the following **REAL PROPERTY:** Situated in the County of Franklin in the State of Ohio and in the City of Columbus:

Being that real property described on Exhibit A attached hereto and make a part hereof for all purposes.

Prior Instrument Reference: Volume _____ Page _____ of the Deed Records of Franklin County, Ohio.

Morje's Box

This conveyance is made subject to the condition that the real property conveyed herein shall be improved for use as a public park within five (5) years after the date hereof. In the event that the real property conveyed herein, or any part thereof is improved for use as a public park within five (5) years after the date hereof, this condition shall be void and fee simple title shall rest in the City of Hilliard, Ohio free and clear of this condition. The satisfaction of this condition may (but shall not be required to) be evidenced by an Affidavit signed by Grantor or the City of Columbus, Ohio acknowledging that this condition has been satisfied. In the event that the real property conveyed herein, or any part thereof is not improved for use as a public park within five (5) years after the date hereof, this conveyance shall be void and fee simple title to the real property conveyed herein shall revert to Grantor and immediately vest in the City of Columbus, Ohio pursuant to the assignment of such right of reversion hereinafter set forth.

Grantor for valuable consideration hereby grants, conveys and assigns to the City of Columbus, Ohio its entire right of reversion with respect to the real property described herein as set forth above by virtue of the failure of the City of Hilliard, Ohio to improve such real property for use as a public

906586
CONVEYANCE TAX
EXEMPT
PALMER C. McNEAL
AUDITOR
FRANKLIN COUNTY, OHIO

TRANSFERRED
SEP 12 1988
PALMER C. McNEAL
AUDITOR
FRANKLIN COUNTY, OHIO

park within five (5) years of the date hereof, such that upon

the failure of such condition the fee simple title to the real property described herein shall vest in the City of Columbus, Ohio.

Upon vesting of title to the real property described herein in the City of Columbus, the City of Columbus shall use said real property for park purposes only for a period of ten (10) years, after which said real property shall continue to be used for park purposes until such time as the Director (or his successor) of Recreation & Parks, City of Columbus, shall declare that the property is no longer needed for such purposes, at which time said real property may be devoted to any public purpose which may be in the best interest of the City of Columbus. The foregoing use agreement/restriction shall not run with the land except for the ten (10) year period specified, after which it shall be null and void and have no force or effect.

In Witness Whereof, The Qualstan Corporation has caused this instrument to be executed by its duly authorized officers this 17 day of August, 1988.

Signed and acknowledged in the presence of:

[Signature]
Charles A. Schneider

THE QUALSTAN CORPORATION

By Walter G. Kram PRESIDENT

By _____

STATE OF OHIO :
 : SS
COUNTY OF FRANKLIN:

The foregoing instrument was acknowledged before me this 17 day of August, 1988 by Walter G. Kram, the President and _____, the _____ of The Qualstan Corporation, an Ohio corporation, on behalf of the corporation.

[Signature]
Notary Public

This instrument was prepared by:

Stephen R. Buchenroth, Esq.
Vorys, Sater, Seymour and Pease
52 E. Gay Street
P.O. Box 1008
Columbus, Ohio 43216-1008

CHARLES A. SCHNEIDER,
ATTORNEY AT LAW
NOTARY PUBLIC-STATE OF OHIO
LIFETIME COMMISSION

12248A03

C.F. BIRD & R.J. BULL, LTD.
CONSULTING ENGINEERS/SURVEYORS

2875 W. DUBLIN-GRANVILLE RD.
WORTHINGTON, OHIO 43085
614-761-1661

Richard J. Bull, PE, PS
Chairman

Jerry L. Turner, PE
Vice Chairman

Charles J. Coghlan, PE
Secretary-Treasurer

Charles F. Bird
Chairman Emeritus

July 26, 1988

**DESCRIPTION OF 12.000 ACRE TRACT TO BE
CONVEYED BY QUALSTAN CORPORATION
TO CITY OF HILLIARD (FOR PARK PURPOSES)**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 1335, and being a portion of a 156.437 acre tract of land conveyed to Qualstan Corporation by deed of record in Official Record 10936, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a 3/4-inch I.D. iron pipe set in the east line of Hilliard-Rome Road, at the northwest corner of said 156.437 acre tract, at the northeast corner of a 2.275 acre tract of land conveyed for Hilliard-Rome Road right-of-way to The Board of County Commissioners of Franklin County, Ohio, by deed of record in Deed Book 3434, Page 891, Recorder's Office, Franklin County, Ohio, and in the south line of Roman Hill Estates, as shown of record in Plat Book 33, Pages 26 and 27, Recorder's Office, Franklin County, Ohio, said iron pipe being N 89° 19' 37" E a distance of 50.00 feet from a 5/8" diameter solid iron pin found in the centerline of Hilliard-Rome Road, at the northwest corner of said 2.275 acre tract and at the southwest corner of said Roman Hill Estates;

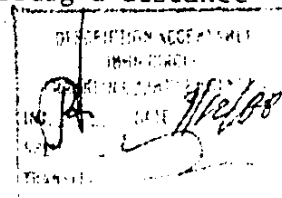
thence N 89° 19' 37" E along a portion of a north line of said 156.437 acre tract and along a portion of a south line of said Roman Hill Estates a distance of 633.56 feet to a point at the true place of beginning of the tract herein intended to be described;

thence continuing N 89° 19' 37" E along a portion of a north line of said 156.437 acre tract and along a portion of a south line of said Roman Hill Estates a distance of 311.85 feet to a 3/4-inch I.D. iron pipe found at a corner of said 156.437 acre tract, at the southeast corner of said Roman Hill Estates and at the southwest corner of Williamsburg, as shown of record in Plat Book 34, Page 29, Recorder's Office, Franklin County, Ohio;

thence S 87° 35' 33" E along a portion of a north line of said 156.437 acre tract and along a portion of the south line of said Williamsburg a distance of 638.23 feet to a point;

thence S 2° 24' 27" W perpendicular to a north line of said 156.437 acre tract and perpendicular to the south line of said Williamsburg a distance of 460.76 feet to a point;

*0-62-E
Split
12.0 Ac.
Out of
148/22
Cols.
HILL-SP.*



ASSOCIATES:

David M. Bray, PE

Ted L. Robinson, PS

J. Fred Wicker, PS

12248A04

July 26, 1988

thence S 57° 16' 30" W a distance of 121.20 feet to a point;

thence S 79° 12' 11" W a distance of 140.42 feet to a point;

thence N 87° 43' 30" W a distance of 495.00 feet to a point;

thence S 2° 16' 30" W a distance of 115.00 feet to a point;

thence N 87° 43' 30" W a distance of 42.45 feet to a point on a curve;

thence westerly along a curve to the left, data of which is: radius = 330.00 feet and delta = 3° 02' 58", a chord distance of 17.56 feet bearing N 89° 14' 59" W to a point;

thence N 0° 16' 09" W a distance of 115.58 feet to a point;

thence N 87° 43' 30" W a distance of 94.78 feet to a point;

thence S 68° 58' 55" W a distance of 31.36 feet to a point;

thence N 0° 40' 23" W perpendicular to a north line of said 156.437 acre tract and perpendicular to a south line of said Roman Hill Estates a distance of 560.62 feet to the true place of beginning;

containing 12.000 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed on said 156.437 acre tract in February, 1987. Basis of bearings is the centerline of Hilliard-Rome Road at N 7° 17' 15" E as shown on the plat of Richlanne Acres (Plat Book 37, Pages 76 and 77).

Ted L. Robinson

Ted L. Robinson
Ohio Surveyor #5361

