

General Warranty Deed

Instr: 19980150812459 01/15/1999
Pages: 4 Fee: \$22.00 12:01PM
Richard B. Maloof T1898088843
Franklin County Recorder BXCHCR60

GATEWAY CAPITAL HOLDINGS, LLC, AN OHIO LIMITED LIABILITY COMPANY

a corporation organized and existing under the laws of the State of OHIO
grants, with general warranty covenants, to
FREA PROPERTIES, LLC

for valuable consideration paid,

whose tax-mailing address is 4074 HOOVER ROAD SUITE 210 GROVE CITY, OHIO 43123

the following **REAL PROPERTY**:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND CITY OF GROVE CITY, BEING A
1.089 ACRE TRACT OF LAND OUT OF THAT ORIGINAL 36.892 ACRE TRACT OF LAND CONVEYED TO
GATEWAY CAPITAL HOLDINGS, L.L.C., BY INSTRUMENT NO. 199811090287669, AS FOUND IN THE
RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

Continued on Next Page

PARCEL NO.: 40-4146

PROPERTY ADDRESS: LOT NO. 7A, GATEWAY CIRCLE, GROVE CITY, OHIO 43123

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

Prior Instrument Reference: INSTRUMENT NO. 199808130205175; 199808130205176

of the Deed Records of FRANKLIN

County, Ohio.

Witness its hand and corporate seal, this 8TH day of JANUARY 1999

GATEWAY CAPITAL HOLDINGS, LLC, AN OHIO
LIMITED LIABILITY COMPANY

Signed and acknowledged in presence of:

Witness _____

By: Paul L. Mcknight
PAUL L. MCKNIGHT
Its: MANAGING MEMBER

Witness _____

By: Kevin R. Steward
KEVIN R. STEWARD
Its: MANAGING MEMBER

Witness Andrew Jamison
ANDREW JAMISON

State of OHIO County of FRANKLIN } ss.

BE IT REMEMBERED, that before me, a Notary Public, in and for said County personally appeared the above named GATEWAY CAPITAL HOLDINGS, LLC, AN OHIO LIMITED LIABILITY COMPANY

By PAUL L. MCKNIGHT Its MANAGING MEMBER
By KEVIN R. STEWARD Its MANAGING MEMBER

who acknowledged that THEY 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 THEM personally and as such officers.

IN TESTIMONY THEREOF, I have hereunto set my hand and official seal, this 8TH day of JANUARY 1999



GALE M. ARCHER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPT. 20, 2008

Gale M. Archer
Notary Public

This instrument was prepared by MAGNUSON & BARONE, ATTORNEYS AT LAW

924

Auditor's **TRANSFERRED**

JAN 15 1999

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

PROPERTY TAX
108.90
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

Deed Legal Description (Continued)

BEGINNING FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID GATEWAY CAPITAL HOLDINGS TRACT OF LAND;

THENCE N 6 DEG. 13' 26" E, A DISTANCE OF 498.01 FEET ALONG THE WESTERLY BOUNDARY OF SAID GATEWAY CAPITAL TRACT OF LAND TO A POINT, WHERE AN IRON PIN HAS BEEN SET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT NO. 7A, AND BEING THE TRUE POINT OF BEGINNING OF THIS LOT SPLIT DESCRIPTION;

THENCE CONTINUING N 6 DEG. 13' 26" E A DISTANCE OF 202.00 FEET TO AN IRON PIN SET IN THE WEST BOUNDARY OF SAID GATEWAY CAPITAL TRACT;

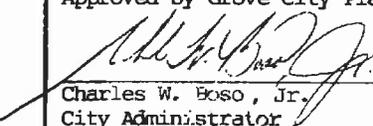
THENCE S 83 DEG. 46' 34" E A DISTANCE OF 234.80 FEET TO AN IRON PIN SET IN THE WESTERLY RIGHT-OF-WAY OF A PROPOSED GATEWAY CIRCLE;

THENCE ALONG SAID RIGHT-OF-WAY S 6 DEG. 13' 26" W A DISTANCE OF 172.50 FEET TO AN IRON PIN SET AT A POINT OF CURVATURE TO THE LEFT HAVING A DELTA OF 7 DEG. 32' 02", A RADIUS OF 225.00 FEET, AND A CHORD BEARING AND DISTANCE OF S 2 DEG. 27' 25" W, 29.56 FEET TO AN IRON PIN SET;

THENCE N 83 DEG. 46' 34" W, A DISTANCE OF 236.74 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.089 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS ARE THOSE BEARINGS EMPLOYED FOR PARA SOUTHPARK, INC., AS FOUND IN PLAT BOOK 71, PAGE 31, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

Approved by Grove City Planning Commission


Charles W. Boso, Jr. 01/06/99
City Administrator DATE

**GATEWAY TO THE CITY
LOT NO. 7A**

Situated in the State of Ohio, County of Franklin, and City of Grove City, being a 1.089 acre tract of land out of that original 36.892 acre tract of land conveyed to Gateway Capital Holdings, L.L.C., by Official Instrument No. 199811090287669, as found in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Beginning for reference at the southwest corner of said Gateway Capital Holdings tract of land, thence

N 6°13' 26" E, a distance of 498.01 feet along the westerly boundary of said Gateway Capital tract of land to a point, where an iron pin has been set, said point being the southwest corner of Lot No. 7A, and being the true point of beginning of this lot split description, thence continuing

N 6°13' 26" E, a distance of 202.00 feet to an iron pin set in the west boundary of said Gateway Capital tract, thence

S 83°46' 34" E, a distance of 234.80 feet to an iron pin set in the westerly right-of-way of a proposed Gateway Circle, thence along said right-of-way,

S 6°13' 26" W, a distance of 172.50 feet to an iron pin set at a point of curvature to the left having a delta of 7°32'02", a radius of 225.00 feet, and a chord bearing and distance of S 2°27' 25" W, 29.56 feet to an iron pin set, thence

N 83°46' 34" W, a distance of 236.74 feet to the true point of beginning, containing 1.089 acres, more or less, and subject to all rights-of-way and easements of record.

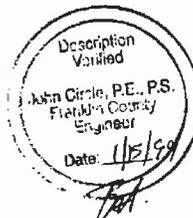
See Exhibit "A"

The basis of bearings are those bearings employed for Para Southpark, Inc., as found in Plat Book 71, Page 31, Recorder's Office, Franklin County, Ohio.

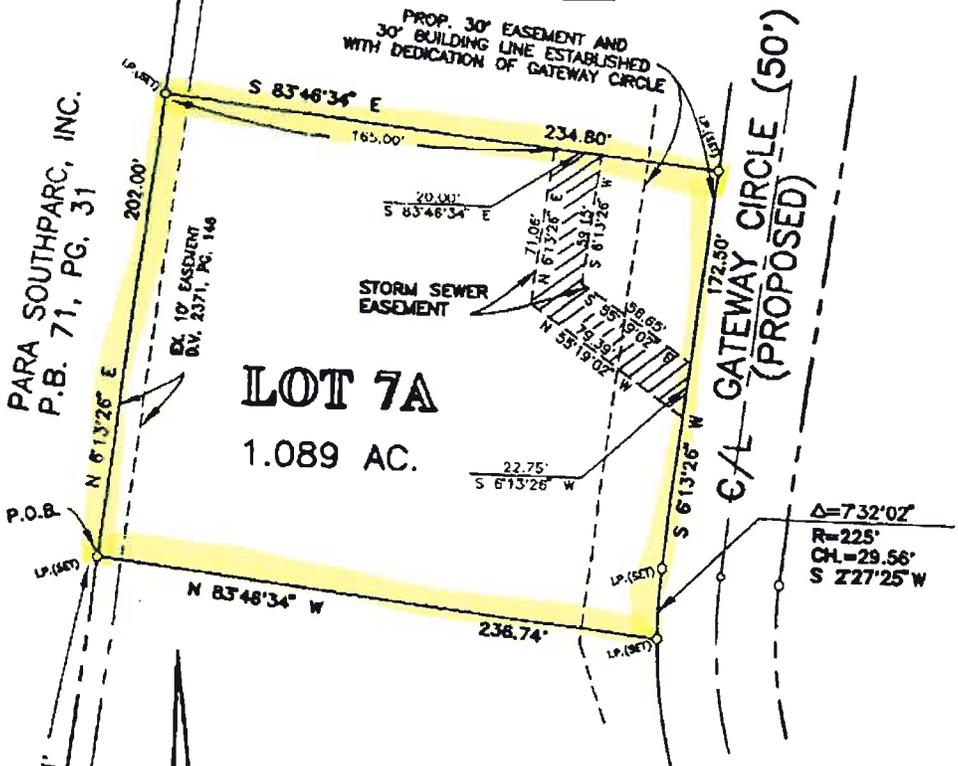
Prepared by Charles R. Wolfe 11-10-98
Registered Surveyor No. 6186 Date



0-32-E
Split
1,089 Ac
Out of
4147
(040)



**GATEWAY TO THE CITY
LOT NO. 7A**



LOT 7A
1.089 AC.

THE BASIS OF BEARINGS ARE THOSE BEARINGS EMPLOYED FOR PARA SOUTHPARK, INC., PLAT BOOK 71, PAGE 31, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
SCALE: 1"=60'

GATEWAY CAPITAL HOLDINGS, L.L.C.
INST. NO. 199811090287669
ORIGINAL 36.892 AC.

EXHIBIT "A"



PREPARED BY: *Charles F. Walsh* 11-10-98
REGISTERED SURVEYOR NO. 6186 DATE

ParcelID: 040-010135-00
FREA PROPERTIES LLC

Map-Rt: 040-0032E -034-03
1717-1729 GATEWAY CR

Owner

Owner FREA PROPERTIES LLC

Owner Address ~~4074 HOOVER RD STE 201~~ 1729 GATEWAY CIR
GROVE CITY OH 43123 C

Legal Description GATEWAY CIRCLE
ENTRY 6843-8231
1.089 ACRES

Acres 1.089

Tax Bill Mailing FREA PROPERTIES LLC

1729 GATEWAY CIR
GROVE CITY OH 43123-9292

2014 Tax Status

1 of 2

Property Class C - Commercial

Land Use 447 - OFFICE BLDG 1 & 2 STORIES

Tax District 040 - CITY OF GROVE CITY

School District 2511 - SOUTH WESTERN CSD

City/Township JACKSON TWP

Appraisal Neighborhood X8200

CAUV Property No

Owner Occ. Credit No

Homestead Credit No

Board of Revision No

Zip Code 43123

2014 Current Market Value

	Land	Improvements	Total
Base	142,300	15,800	158,100
TIF			
Exempt	0	795,900	795,900
Total	142,300	811,700	954,000
CAUV	0		

2014 Taxable Value

	Land	Improvements	Total
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Base	49,810	5,530	55,340
TIF			
Exempt	0	278,570	278,570
Total	49,810	284,100	333,910

2014 Taxes

Net Annual Tax	Taxes Paid	CDQ
5,280.96	5,280.96	

Building Data

Yr Built	Eff Yr	Stry	Structure Type	Sq Ft	Grade
1999	2005	01	OFFICE BLDG L-R 1-4S	9,644	AVERAGE QUALITY
Total:				9,644	

Site Data

Frontage	Depth	Acres	Historic District
		1.089	

ParcelID: 040-007740-00
SANTA FE BAYFRONT VENTURE

Map-Rt: 040-N088DDDDA-015-01
3750 BROOKHAM DR

Owner

Owner SANTA FE BAYFRONT VENTURE
Owner Address 4000 WESTERLY PL STE 2000
NEWPORT BEACH CA 92660
Legal Description 3750-3860 BROOKHAM DRIVE
SOUTHPARK
PT LOT 10=16.79 ACRE
Acres 0
Tax Bill Mailing PROLOGIS LLC
4545 AIRPORT WAY
DENVER CO 80239-5716

2014 Tax Status

Property Class I - Industrial
Land Use 350 - INDUSTRIAL WHSE CENTERS
Tax District 040 - CITY OF GROVE CITY
School District 2511 - SOUTH WESTERN CSD
City/Township JACKSON TWP
Appraisal Neighborhood X8200
CAUV Property No
Owner Occ. Credit No
Homestead Credit No
Board of Revision No
Zip Code 43123

2014 Current Market Value

	Land	Improvements	Total
Base	1,426,700	6,173,300	7,600,000
TIF			
Exempt			
Total	1,426,700	6,173,300	7,600,000
CAUV	0		

2014 Taxable Value

	Land	Improvements	Total
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Base	499,350	2,160,660	2,660,010
TIF			
Exempt			
Total	499,350	2,160,660	2,660,010

2014 Taxes

Net Annual Tax	Taxes Paid	CDQ
253,838.30	253,903.30	

Building Data

Yr Built	Eff Yr	Stry	Structure Type	Sq Ft	Grade
1992	1997	01	WAREHOUSE	359,099	AVERAGE QUALITY
Total:				359,099	

Site Data

Frontage	Depth	Acres	Historic District
		16.785	

Owner

Owner MAVERICK OFFICE LLC
Owner Address 1667 GATEWAY CIR
GROVE CITY OH 43123
Legal Description MARLANE DRIVE
ENTRY 6843-8231
1.552 ACRES
Acres 1.552
Tax Bill Mailing MAVERICK OFFICE LLC
1667 GATEWAY CIR
GROVE CITY OH 43123-9309

2014 Tax Status

1 of 2

Property Class C - Commercial
Land Use 447 - OFFICE BLDG 1 & 2 STORIES
Tax District 040 - CITY OF GROVE CITY
School District 2511 - SOUTH WESTERN CSD
City/Township JACKSON TWP
Appraisal Neighborhood X8200
CAUV Property No
Owner Occ. Credit No
Homestead Credit No
Board of Revision No
Zip Code 43123

2014 Current Market Value

	Land	Improvements	Total
Base	202,800	27,300	230,100
TIF			
Exempt	0	811,700	811,700
Total	202,800	839,000	1,041,800
CAUV	0		

2014 Taxable Value

	Land	Improvements	Total
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Base	70,980	9,560	80,540
TIF			
Exempt	0	284,100	284,100
Total	70,980	293,660	364,640

2014 Taxes

Net Annual Tax	Taxes Paid	CDQ
7,685.74	7,685.74	

Building Data

Yr Built	Eff Yr	Stry	Structure Type	Sq Ft	Grade
1999	2006	02	OFFICE/WAREHOUSE	18,832	AVERAGE - -
Total:				18,832	

Site Data

Frontage	Depth	Acres	Historic District
		1.552	

ParcelID: 040-010204-00
LEHMAN JAMES N

Map-Rt: 040-0032E -034-04
GATEWAY CR

Owner

Owner LEHMAN JAMES N
Owner Address 2049 STRINGTOWN RD
GROVE CITY OH 43123
Legal Description MARLANE DR
ENTRY 6843-8231
0.960 ACRES
Acres .96
Tax Bill Mailing JAMES N LEHMAN
2049 STRINGTOWN RD
GROVE CITY OH 43123-2930

2014 Tax Status

Property Class C - Commercial
Land Use 400 - VACANT COMMERCIAL LAND
Tax District 040 - CITY OF GROVE CITY
School District 2511 - SOUTH WESTERN CSD
City/Township JACKSON TWP
Appraisal Neighborhood X8200
CAUV Property No
Owner Occ. Credit No
Homestead Credit No
Board of Revision No
Zip Code 43123

2014 Current Market Value

	Land	Improvements	Total
Base	125,500	0	125,500
TIF Exempt			
Total	125,500	0	125,500
CAUV	0		

2014 Taxable Value

	Land	Improvements	Total
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Base	43,930	0	43,930
TIF			
Exempt			
Total	43,930	0	43,930

2014 Taxes

Net Annual Tax	Taxes Paid	CDQ
4,192.14	4,192.14	

Site Data

Frontage	Depth	Acres	Historic District
		.96	

ParcelID: 040-012799-00
BGB REALTY LLC

Map-Rt: 040-0032E -034-09
MARLENE DR

Owner

Owner BGB REALTY LLC

Owner Address

Legal Description GATEWAY DR
ENTRY 6843-8231
2.00 ACRES

Acres 2

Tax Bill Mailing BGB REALTY LLC

21 PEPPER CREEK DR
PEPPER PIKE OH 44124-5279

2014 Tax Status

Property Class C - Commercial
Land Use 400 - VACANT COMMERCIAL LAND
Tax District 040 - CITY OF GROVE CITY
School District 2511 - SOUTH WESTERN CSD
City/Township JACKSON TWP
Appraisal Neighborhood X8200
CAUV Property No
Owner Occ. Credit No
Homestead Credit No
Board of Revision No
Zip Code 43123

2014 Current Market Value

	Land	Improvements	Total
Base	261,400	0	261,400
TIF Exempt			
Total	261,400	0	261,400
CAUV	0		

2014 Taxable Value

	Land	Improvements	Total
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Base	91,490	0	91,490
TIF			
Exempt			
Total	91,490	0	91,490

2014 Taxes

Net Annual Tax	Taxes Paid	CDQ
8,730.66	8,730.66	

Site Data

Frontage	Depth	Acres	Historic District
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ParcelID: 040-010134-00
GRAND AERIE OF THE

Map-Rt: 040-0032E -034-02
1660 GATEWAY CR

Owner

Owner GRAND AERIE OF THE
FRATERNAL ORDER OF EAGLES
Owner Address 1623 GATEWAY CR S
GROVE CITY OH 43123
Legal Description MARLANE DRIVE
ENTRY 6843-8231
1.157 ACRES
Acres 1.157
Tax Bill Mailing GRAND AERIE OF THE
FRATERNAL ORDER OF EAGLES
1623 GATEWAY CIR
GROVE CITY OH 43123-9309

2014 Tax Status

1 of 2

Property Class C - Commercial
Land Use 447 - OFFICE BLDG 1 & 2 STORIES
Tax District 040 - CITY OF GROVE CITY
School District 2511 - SOUTH WESTERN CSD
City/Township JACKSON TWP
Appraisal Neighborhood X8200
CAUV Property No
Owner Occ. Credit No
Homestead Credit No
Board of Revision No
Zip Code 43123

2014 Current Market Value

	Land	Improvements	Total
Base	151,200	16,800	168,000
TIF			
Exempt	0	467,000	467,000
Total	151,200	483,800	635,000
CAUV	0		

2014 Taxable Value

	Land	Improvements	Total
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Base	52,920	5,880	58,800
TIF			
Exempt	0	163,450	163,450
Total	52,920	169,330	222,250

2014 Taxes

Net Annual Tax	Taxes Paid	CDQ
5,611.14	5,611.14	

Building Data

Yr Built	Eff Yr	Stry	Structure Type	Sq Ft	Grade
1999	2005	01	OFFICE BLDG L-R 1-4S	5,466	AVERAGE - -
Total:				5,466	

Site Data

Frontage	Depth	Acres	Historic District
		1.157	