

LIMITED WARRANTY DEED

Triangle Properties, Inc., an Ohio corporation, of 470 Olde Worthington Road, Westerville, Ohio 43082 (hereinafter the "Grantor"), for valuable consideration paid, grants with limited warranty covenants to the **City of Powell, Ohio**, a municipal corporation, whose tax mailing address is 47 Hall Street, Powell, Ohio 43065 (hereinafter the "Grantee"), the following real property:

Situated in the State of Ohio, County of Delaware, and City of Powell:

See Exhibit "A" attached hereto and made a part hereof.

Prior Instrument Reference: Instrument Number 200400041357
Recorder's Office, Delaware County, Ohio

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.

The real property transferred herein is to be used only for the following purposes: playgrounds; green space; dog park; ball fields (lighted or unlighted); public service facility including salt and/or equipment storage; police substation; City administrative facility; parks and recreation structure (without swimming pool(s); tennis facilities; golf related or workout facilities); senior center; teen center; cultural arts facility; city technical or alternative energy facility; communications facility; and/or any other municipal park and recreation purposes and/or other municipal purposes as may be approved in the future by Grantors, its successors and assigns at their sole discretion.

Grantor has caused its duly authorized officer to execute this deed on the ____ day of _____, 2010.

TRIANGLE PROPERTIES, INC.

By: _____
Name: _____
Its: _____

**STATE OF OHIO
COUNTY OF DELAWARE, SS:**

BE IT REMEMBERED that on this ____ day of _____, 2010, before me, the subscriber, a Notary Public in and for said County, personally appeared by above-named _____ being the _____ of Triangle Properties, Inc. and acknowledged that he did sign the foregoing instrument and that the same is the free act and deed on behalf of said Corporation and the free act and deed of himself personally and as such officer.

IN TESTIMONY HEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Notary Public

Exhibit "A"

Being Lot No. 3155 located in Golf Village Retail Section 1, recorded in Plat Book 3, Page 428, Instrument No. 200400041357, Delaware County Recorder's Office.