



Instrument Number: 201704050045703
Recorded Date: 04/05/2017 1:49:53 PM



Daniel J. O'Connor
 Franklin County Recorder
 373 South High Street, 18th Floor
 Columbus, OH 43215
 (614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Transaction Number: T20170022577
Document Type: PART RELEASE OF EASEMENT
Document Page Count: 32

Submitted By (Walk-In):
 ISAAC WILES BURKHOLDER & TEETOR LLC

Walk-In

Return To (Mail Envelope):
 ISAAC WILES BURKHOLDER & TEETOR LLC

Mail Envelope

First Grantor:
 91 S HIGH ST LLC

First Grantee:
 JULIE SEEL

Fees:

Document Recording Fee:	\$28.00
Additional Pages Fee:	\$240.00
Marginal Reference Fee:	\$4.00
Total Fees:	\$272.00
Amount Paid:	\$272.00
Amount Due:	\$0.00

Instrument Number: 201704050045703
Recorded Date: 04/05/2017 1:49:53 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover sheet appears on our website after review please let our office know.

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

TRANSFER
NOT NECESSARY

APR 05 2017

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX EXEMPT P
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR SC

MODIFICATION AND PARTIAL RELEASE
OF EASEMENT AGREEMENT

This Modification and Partial Release of Easement is made this 27th day of March, 2017 ("Agreement"), by and between **91 S. High St. LLC**, an Ohio limited liability company ("91"), **GEMLOW Properties, LLC**, an Ohio limited liability company ("GEMLOW"), **Hospel Holdings LLC**, an Ohio limited liability company ("Hospel") and **Julie Seel**, an unmarried individual ("Seel"). 91, GEMLOW, Hospel and Seel are sometimes individually referred to as a "Party" and collectively referred to as the "Parties".

BACKGROUND INFORMATION

- A. On January 16, 1997 a Deed of Easement was entered into by and between **Grafriar Investment Company, Duncan M. Grant, Alvin H. Brackman and Marsha J. Brackman** recorded at **Official Record 34078 15**, in the Recorders Office, Franklin County, Ohio ("Original Easement") which establishes various reciprocal easements relating to ingress, egress, parking, vehicular access, water access and an encroachment for those parcels commonly known as 83 South High Street, Dublin, Ohio 43017, 87 South High Street, Dublin, Ohio 43017, 91 South High Street, Dublin, Ohio 43017, and 109 South High Street, Dublin, Ohio 43017, (collectively the "Property") each being more particularly described below. For ease in identifying the Property a copy of the Original Easement is attached hereto as Exhibit One.
- B. Seel is the successor in title to Duncan M. Grant and is the current owner of 83 South High Street, Dublin, Ohio 43017, having a Parcel Number of 273-000007, and being more particularly described on the attached Exhibit Two, by virtue of that Warranty Deed recorded at Instrument Number **201109290123635**, Recorder's Office, Franklin County, Ohio.
- C. Hospel is the successor in title to Alvin H. Brackman and Marsha J. Brackman and is the current owner of 87 South High Street, Dublin, Ohio 43017, having a Parcel Number of 273-000005, and being more particularly described on the attached Exhibit Three, by virtue of that Warranty Deed recorded at Instrument Number **200907170105163**, Recorder's Office, Franklin County, Ohio.
- D. 91 is a successor in title to Grafriar Investment Company and is the current owner of 91 South High Street, Dublin, Ohio 43017, having a Parcel Number of 273-000104, and being more particularly described on the attached Exhibit Four, by virtue of that Warranty Deed recorded at Instrument Number **201507230101032**, Recorder's Office, Franklin County, Ohio.

- E. GEMLOW is also a successor in title to Grafriar Investment Company and is the current owner of 109 South High Street, Dublin, Ohio 43017, having a Parcel Number of 273-00070, and being more particularly described on the attached Exhibit Five, by virtue of that Warranty Deed recorded at Instrument **Number 201511020155169**, Recorder's Office, Franklin County, Ohio.
- F. The Parties wish to modify and release certain covenants and easements contained in the Original Easement as provided herein.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the Parties hereby modify the Original Easement as follows:

1. The following perpetual non-exclusive reciprocal easements described in the Original Easement shall be terminated and released as they pertain to the Property.
 - a. The Ingress to and Egress from easement identified on page one of the Original Easement as item "A.)", and as graphically depicted in the shaded cross-hatched area as set forth in Exhibit D to the Original Easement.
 - b. The easement for parking vehicles identified on page one of the Original Easement as item "B.)", and as graphically depicted in the cross-hatched area as set forth in Exhibit D to the Original Easement.
 - c. The easement for the purpose of furnishing vehicular and pedestrian access and the right of access between the public streets, alleys and the parking areas identified on page one of the Original Easement as item "C.)".
 - d. The nonexclusive easement as identified on page two of the Original Easement as item "D.)" for the benefit of the portion of the Property described in Exhibit A of the Original Easement for the conveyance of water from the portion of the Property described in Exhibit C of the Original Easement through a 10' easement as graphically depicted in Exhibit D in the Original Easement.
2. The Parties further release and terminate any and all obligations to maintain, repair or insure or undertake other work or obligations as set forth in the Section entitled "MAINTENANCE OF EASEMENT AREAS" on page two of Original Easement.

3. The perpetual non-exclusive reciprocal easements described on page two of the Original Easement as item "E.)" shall remain in full force and effect as between Hospel and the Hospel property shown on Exhibit Three of this Agreement and 91 and the 91 property shown on Exhibit Four of this Agreement.
4. Except as set forth in this Agreement, the terms and provisions of the Original Easement shall remain unchanged and remain in full force and effect as they pertain to the Property.

[Nothing Further on This Page]

IN WITNESS WHEREOF, the Parties have entered into this Deed of Easement Agreement as of the day and year first set forth above.

Julie Seel

Julie Seel

STATE OF OHIO
COUNTY OF FRANKLIN, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came Julie Seel, and acknowledged the signing thereof to be their voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this 25th day of January, 2017.

Timothy B. Mitchell

Notary Public



TIMOTHY B. MITCHELL
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.

IN WITNESS WHEREOF, the Parties have entered into this Deed of Easement Agreement as of the day and year first set forth above.

Hospel Holdings, LLC, an Ohio limited liability company

By: _____


Thomas Hospel, Member

STATE OF OHIO
COUNTY OF FRANKLIN, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came Hospel Holdings, LLC, an Ohio limited liability company, by its Member, Thomas Hospel, and acknowledged the signing thereof to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this 27 day of MARCH, 2017.





Notary Public

IN WITNESS WHEREOF, the Parties have entered into this Deed of Easement Agreement as of the day and year first set forth above.

91 S. High St. LLC an Ohio limited liability company

By: Luann E. Albert
Luann E. Albert, Member

STATE OF OHIO
COUNTY OF FRANKLIN, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came 91 S. High St. LLC, an Ohio limited liability company, by its Member, Luann E. Albert, and acknowledged the signing thereof to be her voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this 27th day of January, 2017.

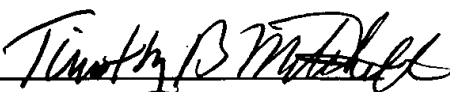
Timothy B. Mitchell
Notary Public



TIMOTHY B. MITCHELL
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.

IN WITNESS WHEREOF, the Parties have entered into this Deed of Easement Agreement as of the day and year first set forth above.

GEMLAW Properties LLC, an Ohio limited liability company

By: 
Timothy B. Mitchell, Member

STATE OF OHIO
COUNTY OF FRANKLIN, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came GEMLAW Properties, LLC, an Ohio limited liability company, by its Member, Timothy B. Mitchell, and acknowledged the signing thereof to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this 23rd day of January, 2017.


Notary Public



RICHARD S. GERBER, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

EXHIBIT ONE

34078015

①

TIME 9 0 1 A.M. M
RECORDER FRANKLIN CO., OHIO

006739

JAN 16 1997

RICHARD B. METCALF, RECORDER

DEED OF EASEMENT RECORDER'S FEE 46⁰⁰

This deed of easement agreement is made this 9th day of January 1997, between and among Grafriar Investment Company, an Ohio general partnership, hereinafter called Grafriar, Duncan M. Grant an unmarried man, hereinafter called Grant, and Alvin H. Brackman and Marsha J. Brackman husband and wife, hereinafter called Brackman. Grafriar, Grant and Brackman are sometimes collectively referred to as Parties.

The Parties own properties which are contiguous to one another on South High Street in Dublin, Ohio. Grafriar owns the fee title to the real estate described in Exhibit A. Grant owns fee title to the real estate described in Exhibit B. Brackman owns fee title to the real estate described in Exhibit C. All Exhibits to this agreement are hereby incorporated by reference.

The Parties desire to establish a general plan for ingress, egress and parking and the maintenance of their contiguous properties for their mutual benefit.

Now therefore in order to establish such general plan the Parties agree as follows:

EACH PARTY FOR ITSELF ITS HEIRS EXECUTORS SUCCESSORS AND ASSIGNS GRANTS AND CONVEYS TO THE OTHER PARTIES THE FOLLOWING PERPETUAL NONEXCLUSIVE RECIPROCAL EASEMENTS:

A.) INGRESS TO AND EGRESS FROM EACH PARTIES REAL ESTATE AS GRAPHICALLY DEPICTED IN THE SHADED CROSS- HATCHED AREA AS SET FORTH IN EXHIBIT D.

B.) FOR PARKING VEHICLES OF THE PARTY'S, THEIR TENANTS, SUBLESSEES, CUSTOMERS, LICENSEES AND INVITEES. SAID PARKING LOCATIONS ARE GRAPHICALLY DEPICTED AS CROSS-HATCHED AREAS ON EXHIBIT D.

C.) FOR THE PURPOSE OF FURNISHING VEHICULAR AND PEDESTRIAN ACCESS AND THE RIGHT OF ACCESS BETWEEN THE PUBLIC STREETS ALLEYS AND THE PARKING AREAS.

TRANSFER
NOT NECESSARY 1
JAN 16 1997
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
S P PV
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

FRANKLIN COUNTY TITLE BOX
DUBLIN 95600317

34078016

D.) A NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF THE PROPERTY DESCRIBED IN EXHIBIT A FOR THE CONVEYANCE OF WATER FROM THE PROPERTY DESCRIBED IN EXHIBIT C, SAID 10 FOOT EASEMENT IS GRAPHICALLY DEPICTED ON EXHIBIT D.

E.) AN ENCROACHMENT EASEMENT FROM GRAFRIAR TO BRACKMAN AND BRACKMAN TO GRAFRIAR AS ILLUSTRATED ON EXHIBIT E BEING A SURVEY PREPARED BY MYERS SURVEYING DATED NOVEMBER 28, 1994 AND SHOWING EAVES/GUTTERS ENCROACHMENTS BETWEEN THE BUILDINGS ON GRAFRIAR'S EXHIBIT A PROPERTY AND BRACKMAN'S EXHIBIT C PROPERTY. GRAFRIAR AND BRACKMAN EACH GRANT A RIGHT AND EASEMENTS IN FAVOR OF THE OTHER THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, MORTGAGEES AND TENANTS, FOR SO LONG AS THE EAVES/ GUTTERS ENCROACHMENTS EXIST.

MAINTENANCE OF EASEMENT AREAS:

Each party shall maintain and keep in good repair the parking areas and rights of way situated on its premises and shall keep such areas and rights-of-way striped and reasonably clear and free of snow, ice, rubbish, and obstructions of every nature and shall provide adequate drainage and lighting thereon. Each party shall maintain at all times insurance against claims for personal injury or property damage in an amount not less than \$200,000. with respect to any one injury, \$500,000. with respect to injuries in any one accident, and \$50,000. with respect to property damage. All such policies shall name all parties as insureds, as their interests may appear.

COVENANTS RUNNING WITH THE LAND:

The easements hereby granted and the agreements herein contained shall be easements and covenants running with the land and shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors and assigns and all persons claiming under them.

IN WITNESS WHEREOF, the parties have executed this Deed of Easement Agreement this 9th day of January 1997.

34078017

Signed and delivered in the presence of:

Richard L. Walker

Cmyrda

Mallei Zuckri

Spau Burtin

Grafriar Investment Company

By: Patrick M. Grabill
Patrick M. Grabill, Managing Partner

Duncan M. Grant
Duncan M. Grant

Sumner J. Brackman
Richard L. Walker

Alvin H. Brackman
Alvin H. Brackman

Sumner J. Brackman
Richard L. Walker

Marsha J. Brackman
Marsha J. Brackman

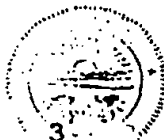
State of Ohio
County of Franklin SS:

The foregoing instrument was acknowledged before me this 10th day of January 1997, by Patrick M. Grabill, a partner on behalf of Grafriar Investment Company, a partnership.

Cmyrda
notary public

State of Ohio
County of FRANKLIN SS:

The foregoing instrument was acknowledged before me this 9th day of January 1997, by Duncan M. Grant.



CHRISTINA M. YODER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 4, 2007

34078018



RICHARD L. WALKER, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
LIFETIME COMMISSION

Richard L. Walker
notary public

State of Ohio
County of Franklin SS:

The foregoing instrument was acknowledged before me this 9th day of
January 1997 by Alvin H. Brackman.



RICHARD L. WALKER, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
LIFETIME COMMISSION

Richard L. Walker
notary public

State of Ohio
County of Franklin SS:

The foregoing instrument was acknowledged before me this 9th day of
January 1997 by Marsha J. Brackman.



RICHARD L. WALKER, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
LIFETIME COMMISSION
Instrument prepared by: Richard L. Walker, Esq.
114 S. High St.
Dublin, Ohio 43017
614-798-5650

Richard L. Walker
notary public

PARCEL ONE

34078019

Situates in the State of Ohio, County of Franklin, and in the City of Dublin, and bounded and described as follows:

Being a part of a 0.122 acre tract of land and all of another 0.122 acre tract of land of Lot No. 134 as numbered and delineated on the plat of record of the city of Dublin (Plat Book 3, page 199), as conveyed to GRAFRIAR INVESTMENT COMPANY by deeds of record in Official Record No. 14020, pages C-7, C-10, all references to the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pipe (3/4" I.D.) found in the northeast corner of said 0.122 acre Grafriar tract and in the northeast corner of said Lot No. 134, said pipe also being in the westerly line of High Street (66' R/W);

thence, South 8°18'44" East along the westerly line of said High Street a distance of 55.40 feet to a point;

thence, South 81°45'01" West along a new divisional line across said Lot No. 134 a distance of 166.02 feet to a point on the westerly line of said Lot No. 134 and the easterly line of alley (22' R/W);

thence, North 8°18'44" West along the westerly line of said Lot No. 134 a distance of 54.40 feet to an iron pipe (3/4" I.D.) found in the northwest corner of said Lot No. 134;

thence, North 81°24'19" East along the north line of said Lot No. 134 a distance of 166.02 feet to the point of beginning.

It is understood that the tract of land herein described contains 0.2092 acres, more or less.

EXHIBIT A

Page 1 of 2.

36078020

PARCEL TWO:

Situate in State of Ohio, County of Franklin, and in the City of Dublin, and bounded and described as follows:

Being part of Lot Number 2 of Daniel Wright's Addition to the City of Dublin of record in Deed Book 20, page 519, as conveyed to GRAFRIAR INVESTMENT COMPANY by deed of record in Official Record 13415, page I-08, and also part of Fourth Alley (16' R/W) vacated by City of Dublin (Ordinance No. 78-90), in the City of Dublin plat of record in Plat Book 3, page 199, all references to the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pipe found (3/4" I.D.) in the northeast corner of said Lot No. 2 and also in the southeast corner of said Fourth Alley, said pipe also in the westerly line of High Street (66' R/W);

thence, South 8°20'04" East along the westerly line of said High Street a distance of 53.91 feet to an iron pipe found (3/4" I.D.) in the southeast corner of said Lot No. 2;

thence, South 81°45'01" West along the south line of Lot No. 2 a distance of 167.12 feet to an iron pipe found (3/4" I.D.) in the southwest corner of said Lot No. 2 and in the easterly line of an alley (22' R/W);

thence, North 8°34'30" West along the west line of said Lot No. 2 a distance of 53.91 feet to a railroad spike found in the northwest corner of said Lot No. 2 and in the southwest corner of said Fourth Alley;

thence, North 3°33'36" West along the westerly line of said Fourth Alley a distance of 3.31 feet to a point;

thence, North 81°45'01" East along a new divisional line across said Fourth Alley a distance of 167.08 feet to a point in the westerly line of said High Street;

thence, South 8°18'44" East along the westerly line of said High Street a distance of 3.30 feet to the point of beginning.

It is understood that the tract of land herein described contains 0.2196 acres, more or less.

EXHIBIT A

Page 2 of 2

DEC-08-84 FRI 12:57

P. 04

34078E01

POOR ORIGINAL
FOR PLUMBING PURPOSES ONLY

05954103

LEGAL DESCRIPTION

Situated in the County of Franklin, in the State of Ohio and in the Village of Dublin and bounded and described as follows:

Being a part of Lot No. 133 of the Town of Dublin, Ohio, of record in the Recorder's Office, Franklin County, Ohio, on the plat therein recorded, bounded and described as follows:

Beginning at the northeast corner of said Lot No. 133; thence south with the front line of said lot about 34 feet to the corner of said lot heretofore owned by William B. Rays; thence with the line of said part owned by William B. Rays to a point about _____ feet from the front line of said lot; thence south to the north line of part of said lot heretofore owned by William B. Rays to the alley and northwest corner of said lot heretofore owned by William B. Rays; thence north with the alley to the northwest corner of Lot 133; thence with the north line of said lot east to the beginning corner.

Together with the following described 1.3 foot wide strip of land off of a portion of the southerly boundary line of Lot Number 136, of the Town of Dublin, Franklin County, State of Ohio, of record in Plat Book 3, page 199, Recorder's Office, Franklin County, Ohio:

Commencing at an iron pin at the southeast corner of said Lot Number 136 and the northeast corner of Lot Number 135 of the Town of Dublin;

Thence S. 81° 03' 03" W, along the south boundary line of said Lot Number 136, the north boundary line of said Lot Number 135, a distance of 27.25 feet to the point of beginning;

Thence from said point of beginning N. 8° 56' 57" W, a distance of 1.30 feet;

Thence S. 81° 03' 03" W, a distance of 138.75 feet to a point on the east boundary line of said Lot Number 136;

Thence S. 8° 30' 12" E, a distance of 1.30 feet to an iron pin at the southeast corner of said Lot Number 136, the northwest corner of said Lot Number 135;

Thence N. 81° 03' 03" E, a distance of 138.75 feet to the point of beginning.

N-89
ALLOT
7-1940
WASH. DUBLIN
CORP.

2.12.85

EXHIBIT B

34078E02

Situated in the State of Ohio, in the County of Franklin and in the City of Dublin:

Being a part of Lots No. 135 and No. 134 in said Village of Dublin (Plat Book 3, page 199) and being part of lands conveyed to Headlee-Smith, Inc. by deed of record in Deed Book 2675, page 206, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a drill hole in stone found in the northeast corner Lot No. 136, in said Village of Dublin, and said stone being in the westerly line of High Street (66' R/W); thence, with said westerly line of High Street S. 8 deg. 18' 44" E. for a distance of 104.03 feet to an iron pin set, said pin being the true point of beginning;

thence, continuing along the said westerly line of High Street, S. 8 deg. 18' 44" E. passing through the common corner of Lots No. 134 and No. 135 at 29.50 feet for a total distance of 30.50 feet to an iron pin set;

thence, paralleling the common line between Lots No. 134 and No. 135, S. 81 deg. 24' 19" W. for a distance of 166.02 feet to an iron pin set in the easterly line of an alley (22' R/W);

thence, with said easterly line of alley N. 8 deg. 18' 44" W. passing through the common corner of Lots No. 134 and No. 135 at a distance of 1.00 feet, for a total distance of 30.00 feet to an iron pin set;

thence, with a divisional line across Lot No. 135, W. 81 deg. 13' 58" E. for a distance of 166.02 feet, to the true point of beginning, containing 0.115 acre, more or less.

ADDRESS: 87 SOUTH HIGH STREET, DUBLIN, OH 43017

EXHIBIT C



SITE PLAN

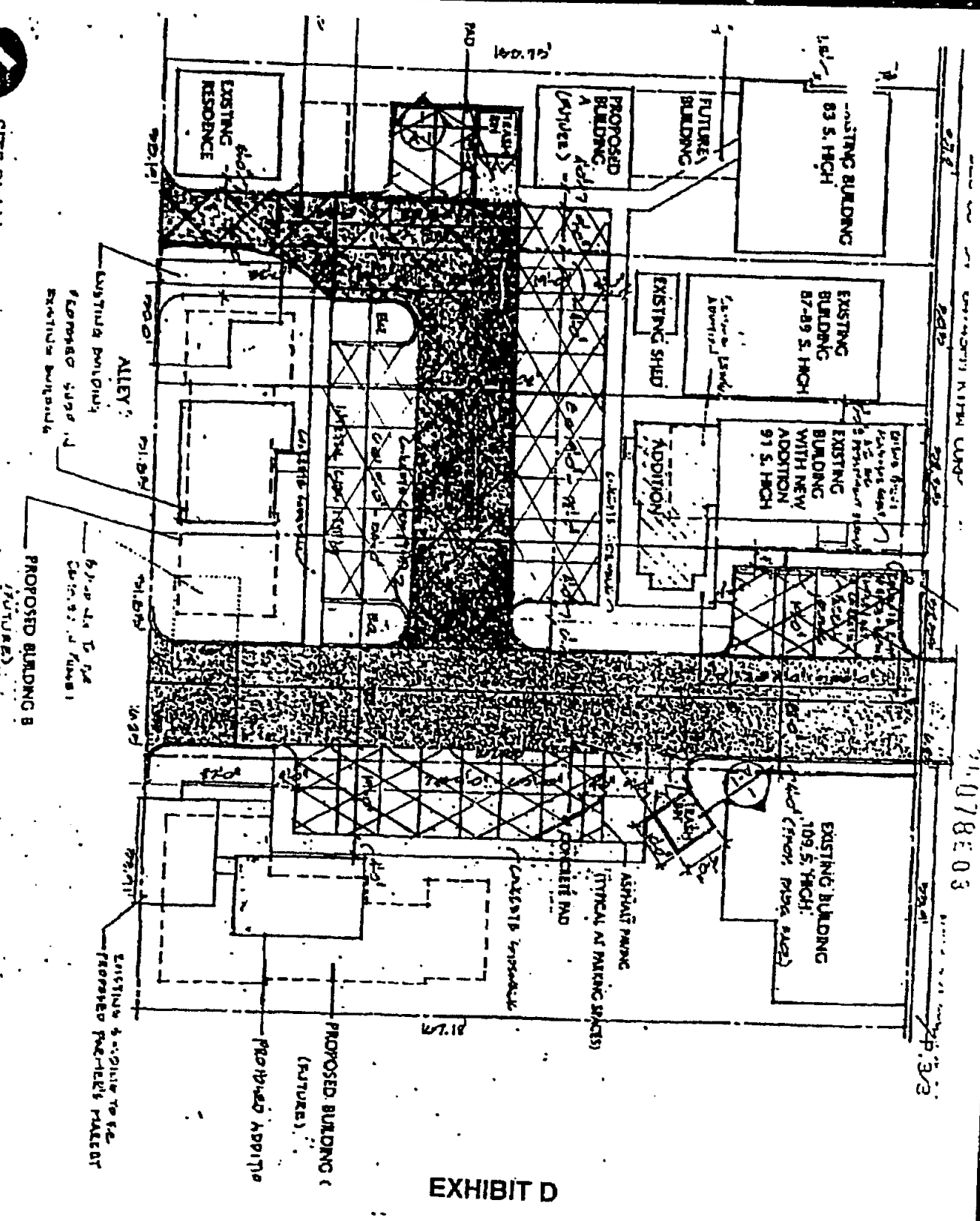


EXHIBIT D

EXHIBIT TWO

201109290123635
 Pgs: 3 \$36.00 T20110061721
 09/29/2011 2:40PM NEPMJN TITLE
 Daphne Hawk
 Franklin County Recorder

TRANSFERRED

SEP 29 2011

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

14127

Conveyance
Mandatory: 225.00
Permissive: 225.00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Advantage Bank**, for valuable consideration paid, grants, with general warranty covenants, to **Julie Seel**, whose tax mailing address is 83 South High Street, Dublin, Ohio 43017, the following real property:

Situated in the County of Franklin, in the State of Ohio and in the City of Dublin and bounded and described as follows:

Being a part of Lot No. 135 of the Town of Dublin, Ohio, of record in the Recorder's Office, Franklin County, Ohio, on the plat therein recorded, bounded and described as follows:

Beginning at the northeast corner of said Lot No. 135; thence south with the front line of said lot about 34 feet to the corner of William B. Hay's part of said Lot, thence west, with the line of said William B. Hays to the alley (and N.W. corner of said Hay's part of said Lot); thence, North with the alley, to the N.W. corner of said Lot No. 135; thence with the line of said Lot East, to the beginning corner.

Parcel No.: 273-000007 & 273-1940

Property Address: 83 S. High St., Dublin, OH 43017

Together with the following described 1.5 foot wide strip of land off of a portion of the southerly boundary line of Lot Number 136, of the City of Dublin, Franklin County, State of Ohio, of record in Plat Book 3, Page 199, Recorder's Office, Franklin County, Ohio:

Commencing at an iron pin at the southeast corner of said Lot Number 136 and the northeast corner of Lot Number 135 of the City of Dublin;

Thence S. 81° 03' 03" W. along the south boundary line of said Lot Number 136, the north boundary line of said Lot Number 135, a distance of 27.25 feet to the point of beginning;

Thence from said point of beginning N. 8° 56' 57" W. a distance of 1.50 feet;

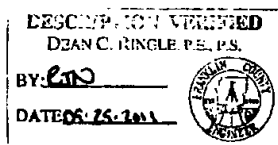
Thence S. 81° 03' 03" W. a distance of 138.75 feet to a point on the west boundary line of said Lot Number 136;

Thence S. 8° 30' 12" E. a distance of 1.50 feet to an iron pin at the southwest corner of said Lot Number 136, the northwest corner of said Lot Number 135;

Thence N. 81° 03' 03" E. a distance of 138.75 feet to the point of beginning.

Prior Reference: Instrument No. 201101110006283

N-089
ALLOF
(273)
000007
&
(273)
001940



Parcel No.: 273-000007 & 273-1940

Property Address: 83 S. High St., Dublin, OH 43017

Prior Reference: Instrument No. 201101110006283

Executed by my hand this 9 day of September, 2011.

Advantage Bank

BY: Lance A. Bennett

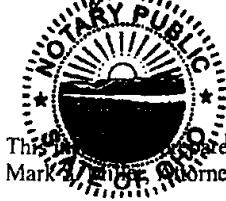
Lance A. Bennett
Vice President

STATE OF OHIO
COUNTY OF GUERNSEY

SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named Advantage Bank by Lance A. Bennett, Vice President, who acknowledged that he did sign the foregoing instrument on behalf of said organization, and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Cambria, Ohio, this 9 day of September, 2011.



CINDY HOLSKEY

Notary Public, State of Ohio

My Commission Expires 1-18-16

This instrument was prepared by Cindy Holskey
Mark [Signature] Attorney at Law, 132 1/2 E. Court Street, Washington CH, Ohio 43160

EXHIBIT THREE



200907170105163
Pg. 2 \$28.00 T20080039606
07/17/2009 3:19PM BKSTEWART TIT
Robert G. Montgomery
Franklin County Recorder

Subscribed and sworn to before me this 17th day of July, 2009 at Columbus, Ohio.
120092066

WARRANTY DEED
By a limited liability company

KNOW ALL MEN BY THESE PRESENTS, That Platinum Management LLC, an Ohio limited liability company hereinafter referred to as GRANTOR, in consideration of the sum of \$1.00 and other good and valuable consideration, to it paid by Hospel Holdings, LLC, an Ohio limited liability company, hereinafter referred to as GRANTEE, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY, with general warranty covenants, to the said GRANTEE, his/her/their heirs and assigns forever, the following described real estate:

Situated in the State of Ohio, County of Franklin and in the City of Dublin:

Being a part of Lots No. 135 and No. 134 in said Village of Dublin (Plat Book 3, page 199) and being part of lands conveyed to Headlee-Smith, Inc. by deed of record in Deed Book 2675, page 206, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a drill hole in stone found in the northeast corner Lot No. 136, in said Village of Dublin, and said stone being in the westerly line of High Street (66' R/W); thence, with said westerly line of High Street S. 8 deg. 18' 44" E. for a distance of 104.03 feet to an iron pin set, said pin being the true point of beginning;

thence, continuing along the said westerly line of High Street, S. 8 deg. 18' 44" E. passing through the common corner of Lots No. 134 and No. 135 at 29.50 feet for a total distance of 30.50 feet to an iron pin set;

thence, paralleling the common line between Lots No. 134 and No. 135, S. 81 deg. 24' 19" W. for a distance of 166.02 feet to an iron pin set in the easterly line of an alley (22' R/W);

thence, with said easterly line of alley N. 8 deg. 18' 44" W. passing through the common corner of Lots No. 134 and No. 135 at a distance of 1.00 feet for a total distance of 30.00 feet to an iron pin set;

thence, with a divisional line across Lot No. 135, W. 81 deg. 13' 58" E. for a distance of 166.02 feet, to the true point of beginning, containing 0.115 acre, more or less.

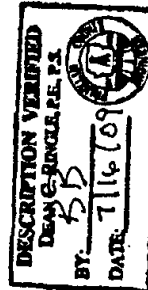
Prior Instrument Reference: 200504080065413
Parcel Number: 273-00005-00
Property Address: 87 S High St., Dublin, Ohio 43017
Tax Billing Address: 87 S. High St. Dublin, OH 43017

TO HAVE AND TO HOLD SAID PREMISES, with all the privileges and appurtenances thereunto belonging to the said GRANTEE, his/her/their heirs and assigns forever. And the said GRANTOR for itself and its successors, does hereby covenant with the said GRANTEE, his/her/their heirs and assigns, that the said premises are **FREE AND CLEAR FROM ALL ENCUMBRANCES WHATSOEVER** except conditions, restrictions and easements of record.

Executed this 17th day of July, 2009.

Platinum Management LLC
[Signature]
By: Peter L. Coratola
Manager

State of Ohio,
County of Franklin ss:



N89
All of
(273)
5

TRANSFERRED

JUL 17 2009

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

18065
Conveyance
Mandatory 164.50
Permissive 164.50
JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

BET REMEMBERED, that on this 7th day of July, 2009 before me, the subscriber, personally came the above named Platinum Management LLC by Peter L. Coratola, its Manager, and as such GRANTOR in the foregoing warranty deed, has acknowledged the signing of the same to be his/her voluntary act and deed for and as the act and deed of said limited liability company, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

Robin L. Cooney
Notary Public

Prepared by Steven Fireman, Esq., 259 W. Schrock Rd., Westerville, OH 43081
Return to STEWART TITLE BOX
File No. 120092066

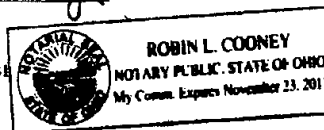


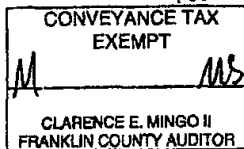
EXHIBIT FOUR

TRANSFERRED

JUL 23 2015

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

9608401



201507230101032

Fee: 4 \$44.00 T20150052610
07/23/2015 10:48AM MEPBEHL LAW
Terry J. Brown
Franklin County Recorder

QUIT CLAIM DEED

LuAnn E. Albert, unmarried ("Grantor"), for valuable consideration paid, grants and forever quitclaims to 91 S. HIGH ST. LLC, an Ohio limited liability company, whose tax mailing address is 91 South High Street, Dublin, Ohio 43017, all of her right, title and interest in and to the following real property situated in the State of Ohio, County of Franklin and City of Dublin

See attached Exhibit A

Parcel No. 273-000104

Address: 91 South High Street, Dublin, Ohio 43017

Prior Instrument Reference: 200802130022490, Franklin County Recorder

In witness whereof, Grantor has set her hand on the 8 day of JULY, 2015.

LuAnn E. Albert
LuAnn E. Albert

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

Personally executed before me by the Grantor on July 8, 2015.

[Signature]
Notary Public

Instrument Prepared by: THE BEHAL LAW GROUP LLC, 501 South High Street, Columbus Ohio 43215
Return recorded deed to: THE BEHAL LAW GROUP LLC, 501 South High Street, Columbus Ohio 43215



MAXINE MCKEE
Notary Public, State of Ohio
My Comm. Expires 07/29/2019

EXHIBIT "A"

TRACT ONE:

Being a part of Lot No. 134 situated in said Village of Dublin (Plat Book 3, page 199) and being part of lands conveyed to Headlee-Smith, Inc. by deed of record in Deed Book 2675, page 206, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a drill hole in stone found in the northeast corner of Lot No. 136, in said Village of Dublin, and said stone being in the westerly line of High Street (66' R/W); thence, with said westerly line of High Street S 8 deg. 18' 44" E passing through the common corner of Lots No. 134 and 135 at 133.53 feet for a total distance of 134.53 feet to an iron pin set, said pin being the true point of beginning;

thence, with the westerly line of said High Street S 8 deg. 18' 44" E for a distance of 32.35 feet to an iron pin set;

thence, with a divisional line across Lot No. 134, S 81 deg. 34' 40" W for a distance of 166.02 feet to an iron pin set in the easterly line of an alley (22' R/W);

thence, with the easterly line of said alley N 8 deg. 18' 44" W for a distance of 31.85 feet to an iron pin set, said iron pin being S 8 deg. 18' 44" E a distance of 1.00 feet from the common corner of Lots No. 134 and 135;

thence, paralleling the common line between Lots No. 134 and No. 135, N 81 deg. 24' 19" E for a distance of 166.02 feet, to the true point of beginning.

It is understood that the tract of land described above contains 0.122 acre, more or less, subject to all legal highways and easements of record.

This description for this parcel is based upon a field survey made by Dodson-Lindblom Associates, Inc., Consulting Engineers, Columbus, Ohio.

TRACT TWO:

Situated in the State of Ohio, County of Franklin, and in the Village of Dublin, and bounded and described as follows:

Being a part of Lot No. 134 situated in said Village of Dublin (Plat Book 3, page 1999) and being the land conveyed to Headlee-Smith, Inc. by deed of record in Deed Book 2962, page 494, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a drill hole in stone found in the northeast corner of Lot No. 136, in said Village of Dublin, and said stone being in the westerly line of High Street 66' R/W; thence, with said westerly line of High Street S 8 deg. 18' 44" E for a distance of 199.29 feet to drill hole in stone wall set in the southeast corner of said Lot No. 134 and in the northerly line of Fourth Alley (16' R/W), said drill hole being the true point of beginning;

thence, with the northerly line of said Fourth Alley, S 81 deg. 45' 01" W for a distance of 166.02 feet to a railroad spike set in the easterly line of an alley (22' R/W);

thence, with the easterly line of said alley N 8 deg. 18' 44" W for a distance of 31.85 feet to an iron pin set;

thence, with a divisional line across Lot No. 134, N 81 deg. 34' 40" E for a distance of 166.02 feet to an iron pin set in the westerly line of said High Street;

thence, with the westerly line of said High Street S 8 deg. 18' 44" E for a distance of 32.35 feet, to the true point of beginning.

It is understood that the tract of land herein described contains 0.122 acre, more or less, subject to all legal highways and easements of record.

This description for this parcel is based upon a field survey made by Dodson-Lindblom Associates, Inc., Consulting Engineers, Columbus, Ohio.

TOGETHER WITH THAT PORTION OF A 16 FOOT WIDE VACATED ALLEY KNOWN AS "FOURTH ALLEY" AS SHOWN IN OFFICIAL RECORD 15932J05.

EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PORTION OF A 0.084 ACRE TRACT DESCRIBED AS FOLLOWS:

Situated in the State of Ohio, County of Franklin and in the City of Dublin, and bounded and described as follows:

Being a part of Lot No. 134 in the City of Dublin of record in Plat Book 3, page 199, as conveyed to Grafriar Investment Company by deed of record in Official Record 14020C07 and C10, and also part of Fourth Alley (16' R/W) of record in said City of Dublin plat; all references to the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pipe (3/4" I.D.) found in the southeast corner of said Lot No. 134, in said City of Dublin, said pipe being in the westerly line of High Street (66 R/W);

thence, South 8 deg. 18' 44" East along the westerly line of said High Street and easterly line of said Fourth Alley a distance of 12.70 feet to a point;

thence South 81 deg. 45' 01" West along a new divisional line across Fourth Alley a distance of 167.08 feet to a point in the westerly line of said Fourth Alley;

thence North 3 deg. 33' 36" West along the westerly line of said Fourth Alley a distance of 12.74 feet to a railroad spike found in the southwest corner of said Lot No. 134;

thence, North 8 deg. 18' 44" West along the westerly line of said Lot No. 136 a distance of 9.30 feet to a point;

thence, North 81 deg. 45' 01" East along a new divisional line across said Lot No. 134 a distance of 166.02 feet to a point in the easterly line of said Lot No. 134 and the westerly line of said High Street;

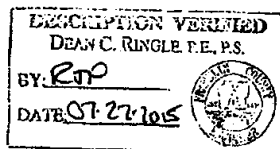
thence South 8 deg. 18' 44" East along the westerly line of said High Street and easterly line of said Lot No. 134 a distance of 9.30 feet to the true point of beginning.

It is understood that the tract of land herein described contains 0.084 acres, more or less.

Bearings are based upon the south line of Lot No. 134, being North 81 deg. 45' 01" East as recorded in Official Record 14020C07 and C10, Recorder's Office, Franklin County, Ohio.

This description for this parcel is based upon a field survey made by David C. Haigh for Dodson-Lindblom Associates, Inc., Consulting Engineers, Columbus, Ohio, in March 1990.

TRACTS 1 & 2



N-089
ALUF
(273)
000104

EXHIBIT FIVE

3604352.1 : 07202 00625

22424

Conveyance	
Mandatory- 745 ⁰⁰	
Permissive- 745 ⁰⁰	<i>[Signature]</i>
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

TRANSFERRED

NOV 02 2015

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

201511020155169
 Page: 2 of 2
 11/02/2015 12:23PM BXVALLEY TITL
 Terry J. Brown
 Franklin County Recorder

GENERAL WARRANTY DEED

The State Bank and Trust Company, an Ohio corporation for profit, for good and valuable consideration paid, hereby grants, with general warranty covenants, to GemLaw Properties, LLC, an Ohio limited liability company, whose tax mailing address is 109 S. High St., Dublin, OH 43017, the real property more particularly described on the attached Exhibit A:

Parcel No. 273-000070-00
 Property Address: 109 S. High St., Dublin, OH 43017
 Prior instrument reference: Instrument No. 200808290131780

Said property is free and clear from all encumbrances whatsoever except taxes and assessments, if any, which shall be pro-rated to the date of recording of this deed, and except rights, reservations, restrictions, easements, and other conditions of record, if any.

Executed this 2nd day of ~~October~~, 2015
November

The State Bank and Trust Company

By: *[Signature]* Regional President

STATE OF OHIO)
) SS:
 COUNTY OF FRANKLIN)

Before me, a Notary Public in and for said County and State, personally appeared the above named David A. Homelle, who is Regional President of The State Bank and Trust Company, an Ohio corporation for profit, who acknowledged that he/she did sign the foregoing instrument and that the same was his/her free act and deed for and on behalf of said corporation.

IN TESTIMONY THEREOF, I have hereunto set my hand and official seal as of the 2nd day of ~~October~~, 2015.
November

[Signature]
 Notary Public

Prepared by: Thad T. Rieger, Esq., 5775 Perimeter Dr., Ste. 180, Dublin, OH



THADDEUS T. RIEGER
 Attorney at Law
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Section 147.03 R.C.

Exhibit A

Situate in State of Ohio, County of Franklin, and in the City of Dublin, and bounded and described as follows:

Being part of Lot Number 2 of Daniel Wright's Addition to the City of Dublin of record in Deed Book 20, page 519, as conveyed to GRAFRIAR INVESTMENT COMPANY by deed of record in Official Record 13415, page 1-08, and also part of Fourth Alley (16' R/W) vacated by City of Dublin (Ordinance No. 78-90), in the City of Dublin plat of record in Plat Book 3, page 199, all references to the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pipe found (3/4" I.D.) in the northeast corner of said Lot No. 2 and also in the southeast corner of said Fourth Alley, said pipe also in the westerly line of High Street (66' R/W);

thence, South 8°20'04" East along the westerly line of said High Street a distance of 53.91 feet to an iron pipe found (3/4" I.D.) in the southeast corner of said Lot No. 2;

thence, South 81°46'01" West along the south line of Lot No. 2 a distance of 167.12 feet to an iron pipe found (3/4" I.D.) in the southwest corner of said Lot No. 2 and in the easterly line of an alley (22' R/W);

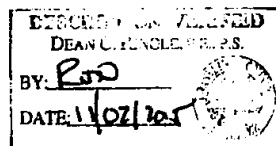
thence, North 8°34'30" West along the west line of said Lot No. 2 a distance of 53.91 feet to a railroad spike found in the northwest corner of said Lot No. 2 and in the southwest corner of said Fourth Alley;

thence, North 3°33'36" West along the westerly line of said Fourth Alley a distance of 3.31 feet to a point;

thence, North 81°45'01" East along a new divisional line across said Fourth Alley a distance of 167.08 feet to a point in the westerly line of said High Street;

thence, South 8°18'44" East along the westerly line of said High Street a distance of 3.30 feet to the point of beginning.

It is understood that the tract of land herein described contains 0.2196 acres, more or less.



N-090
 ALLOF
 (273)
 000070

