

Gahanna Community Urban Redevelopment Corporation

Meeting Date: July 19, 2016

Motion 1

Motion to release the leases outlined below according to Article III, Section 3.01 of the Ground Lease for the property listed in the GENERAL WARRANTY DEED and to authorize the Gahanna Community Urban Redevelopment Corporation President and Secretary/Treasurer to execute the Partial Release of Leases Agreement.

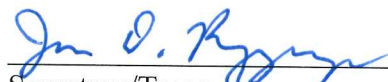
1. That certain Master Lease by and between the City of Gahanna, Ohio, and the Corporation dated as of September 9, 1986, recorded in Official Record 08362I08, Franklin County Records, Franklin County, Ohio.
2. That certain Supplemental Master Lease dated as of December 1, 1985, recorded in Official Record 06724I17, Franklin County Records, Franklin County, Ohio.
3. That certain Second Supplement Master Lease dated as of November 1, 1996, recorded in Official Record 33704F01, Franklin County Records, Franklin County, Ohio.

Accept Motion	<u>4</u>
Reject Motion	<u>0</u>
Abstentions	<u>0</u>

Signatures:



President
Gahanna Community Urban Redevelopment Corporation



Secretary/Treasurer
Gahanna Community Urban Redevelopment Corporation

PARTIAL RELEASE OF LEASES

KNOW ALL MEN BY THESE PRESENTS: That the City of Gahanna, Ohio, an Ohio political subdivision and municipal corporation (the "City") as Lessor, and Gahanna Community Urban Redevelopment Corporation, an Ohio non-profit corporation (the "Corporation") as Lessee, herewith agree to release the real property described on the attached GENERAL WARRANTY DEED from the following Leases:

- 1. That certain Master Lease by and between the City of Gahanna, Ohio and the Corporation dated as of June 1, 1984, recorded in Official Record 04417D02, Franklin County Records, Franklin County, Ohio.
2. That certain Supplemental Master Lease dated as of December 1, 1985, recorded in Official Record 06724I17, Franklin County Records, Franklin County, Ohio.
3. That certain Second Supplement Master Lease dated as of November 1, 1996, recorded in Official Record 33704F01, Franklin County Records, Franklin County, Ohio.

IN WITNESS WHEREOF, the City of Gahanna and the Corporation have caused these presents to be fully authorized effective this _____ day of _____, 2016.

LESSOR,
City of Gahanna, Ohio

LESSEE
Gahanna Community Urban Redevelopment Corporation

By: _____
Printed Name: _____
Title: Mayor

By: [Signature]
Printed Name: RICHARD A. PECK
Title: President

By: _____
Printed Name: _____
Title: Director of Finance

By: [Signature]
Printed Name: Jan D. Ryzenga
Title: Secretary/Treasurer

STATE OF OHIO :
COUNTY OF FRANKLIN :

BEFORE ME, the undersigned subscriber, a Notary Public in and for said County and State, personally appeared the above-named Lessor, City of Gahanna, Ohio, an Ohio political subdivision and municipal corporation, by _____, the Mayor, and _____, the Director of Finance, who acknowledged the signing of the foregoing instrument as their free act and deed and the free act and deed of said political subdivision and municipal corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Gahanna, Ohio this _____ day of _____, 2016.

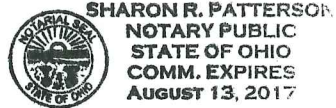
Notary Public

STATE OF OHIO :
COUNTY OF FRANKLIN :

BEFORE ME, the undersigned subscriber, a Notary Public in and for said County and State, personally appeared the above-named Lessee, Gahanna Community Urban Redevelopment Corporation, an Ohio non-profit corporation, by Richard A. Peck, its President, and Jon D. Ryzenga, its Secretary/Treasurer, who acknowledged the signing of the foregoing instrument as their free act and deed and the free act and deed of said political subdivision and municipal corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Gahanna, Ohio this 19th day of July, 2016.

Sharon R. Patterson
Notary Public



Gahanna Community Urban Redevelopment Corporation

Meeting Date: July 19, 2016

Motion 2

Motion to release the leases outlined below according to Article III Section 3.01 of the Ground Lease for the property listed in the GENERAL WARRANTY DEED and to authorize the Gahanna Community Urban Redevelopment Corporation President and Secretary/Treasurer to execute the Partial Release of Leases Agreement.

1. That certain City Lease by and between the Gahanna Urban Redevelopment Corporation as Lessor and the City of Gahanna, Ohio, as Lessee dated as of June 1, 1984, (the "City Lease") relating to \$2,250,000.00 Gahanna Urban Redevelopment Corporation Urban Redevelopment Revenue Bonds, dated as of June 1, 1984, which City Lease was recorded in Official Record 04417D14, Franklin County Records, Franklin County, Ohio.
2. That certain Supplemental City Lease by and between Gahanna Urban Redevelopment Corporation and the City of Gahanna, Ohio, relating to \$2,500,000.00 Gahanna Urban Redevelopment Corporation Urban Redevelopment Revenue Bonds, dated as of December 1, 1985, recorded in Official Record 06724H11, Franklin County Records, Franklin County, Ohio.
3. That certain Second Supplemental City Lease dated as of November 1, 1996, recorded in Official Record 33704E11, Franklin County Records, Franklin County, Ohio.

Accept Motion 4

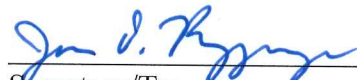
Reject Motion 0

Abstentions 0

Signatures:



President
Gahanna Community Urban Redevelopment Corporation



Secretary/Treasurer
Gahanna Community Urban Redevelopment Corporation

PARTIAL RELEASE OF LEASES

KNOW ALL MEN BY THESE PRESENTS: That the Gahanna Community Urban Redevelopment Corporation, an Ohio non-profit corporation (the "Corporation") as Lessor and the City of Gahanna, Ohio, an Ohio political subdivision and municipal corporation (the "City") as Lessee, herewith agree to release the real property described on the attached GENERAL WARRANTY DEED from the following City Leases:

1. That certain City Lease by and between the Gahanna Community Urban Redevelopment Corporation as Lessor and the City of Gahanna, Ohio as Lessee dated as of June 1, 1984 (the "City Lease") relating to \$2,250,000.00 Gahanna Community Urban Redevelopment Corporation Urban Redevelopment Revenue Bonds, dated as of June 1, 1984, which City Lease was recorded in Official Record 04417D14, Franklin County Records, Franklin County, Ohio.
2. That certain Supplemental City Lease by and between Gahanna Community Urban Redevelopment Corporation and the City of Gahanna, Ohio relating to \$2,500,000.00 Gahanna Community Urban Redevelopment Corporation Urban Redevelopment Revenue Bonds, dated as of December 1, 1985, recorded in Official Record 06724H11, Franklin County Records, Franklin County, Ohio.
3. That certain Second Supplemental City Lease dated as of November 1, 1996, recorded in Official Record 33704E11, Franklin County Records, Franklin County, Ohio.

IN WITNESS WHEREOF, the City of Gahanna and the Gahanna Community Urban Redevelopment Corporation have caused these presents to be fully authorized effective this _____ day of _____, 2016.

LESSOR,
Gahanna Community Urban Redevelopment Corporation

LESSEE,
City of Gahanna, Ohio

By: *Richard A. Peck*
Printed Name: RICHARD A. PECK
Title: President

By: _____
Printed Name: _____
Title: Mayor

By: *Jon D. Ryzenga*
Printed Name: JON D. RYZENGA
Title: Secretary/Treasurer

By: _____
Printed Name: _____
Title: Director of Finance

STATE OF OHIO :
COUNTY OF FRANKLIN :

BEFORE ME, the undersigned subscriber, a Notary Public in and for said County and State, personally appeared the above-named Lessor, Gahanna Community Urban Redevelopment Corporation, an Ohio non-profit corporation, by *RICHARD A. PECK*, its President, and *JON D. RYZENGA*, its Secretary/Treasurer, who acknowledged the signing of the foregoing instrument as their free act and deed and the free act and deed of said political subdivision and municipal corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Gahanna, Ohio this 19th day of July, 2016.

Sharon R. Patterson

Notary Public



**SHARON R. PATTERSON
NOTARY PUBLIC
STATE OF OHIO
COMM. EXPIRES
AUGUST 13, 2017**

STATE OF OHIO :
COUNTY OF FRANKLIN :

BEFORE ME, the undersigned subscriber, a Notary Public in and for said County and State, personally appeared the above-named Lessee, City of Gahanna, Ohio, an Ohio political subdivision and municipal corporation, by _____, the Mayor, and _____, the Director of Finance, who acknowledged the signing of the foregoing instrument as their free act and deed and the free act and deed of said political subdivision and municipal corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Gahanna, Ohio this _____ day of _____, 2016.

Notary Public

Gahanna Community Urban Redevelopment Corporation

Meeting Date: July 19, 2016

Motion 3

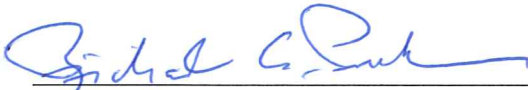
Motion to recommend that Gahanna City Council transfer the title of the property listed in the GENERAL WARRANTY DEED to the respective business tenant according to Article III Section 3.01 of the Ground Lease.

Accept Motion 4

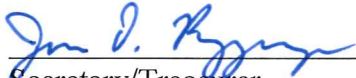
Reject Motion 0

Abstentions 0

Signatures:



President
Gahanna Community Urban Redevelopment Corporation



Secretary/Treasurer
Gahanna Community Urban Redevelopment Corporation

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

The City of Gahanna, Ohio, a Municipal Corporation, of Franklin County, Ohio,

for valuable consideration paid, grant(s) with general warranty covenants, to

Emerald Light Investments, Ltd.

The following REAL PROPERTY:

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

Being in Section 3, Township 1 North, Range 16, United States Military Lands and being all of Lots 14, 15, 16, 17, 18, and the Eastern 10 feet of Lot 19 together with the alleys adjacent thereto vacated by the City of Gahanna, Ordinance No. 27-78, passed March 30, 1978, of the Shaleton Plat as the same are delineated and recorded in the Franklin County Recorder's Office, Plat Book 10, pages 206 and 207, containing 1.136 acres, more or less.

Parcel No: 025-006412-00

Property Address: 1123 Claycraft Road, Gahanna, Ohio 43230

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: **Official Records Volume 3095, Page J20**

Executed this _____ day of _____, 2016.

The City of Gahanna, Ohio

By: _____
Thomas R. Kneeland, Mayor

STATE OF OHIO, COUNTY OF FRANKLIN, ss:

BE IT REMEMBERED, That on this _____ day of _____, 2016,
before me, a Notary Public, in and for said county and state, personally appeared, **Thomas R. Kneeland, Mayor of The City of Gahanna, Ohio, a Municipal Corporation**, as authorized by The Gahanna City Council Ordinance No. _____, who represented to me to be said person and who signed the foregoing instrument and acknowledged the same as her voluntary act and deed.

Notary Public