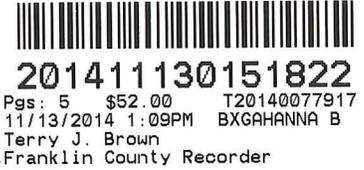


TRANSFER
NOT NECESSARY

NOV 13 2014

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That Value Recovery Group II, LLC (VRG II), an Ohio Limited liability Corporation, in consideration of the sum of Ten Dollar(s) (\$10.00) and other good and valuable considerations to it paid by the City of Gahanna, Ohio, a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant and release to said City of Gahanna, Ohio (the "City"), its successors and assigns, forever, a Utility Easement over and through the following described real estate and shown on Exhibits "A & B" attached hereto and made a part hereof:

SEE ATTACHED EXHIBITS "A & B"

The Easement is granted for the purpose of constructing, using and maintaining all public utilities above and below the surface of the ground and appurtenant works in any part of said strip, including the right to clean, repair and care for said public utilities, together with the right of access to said strip for said purpose. The Easement shall be subject to the following conditions:

1. The Easement will not limit or restrict the landowner's use of the property provided such use is compliant with the City's zoning and/or other applicable property ordinances and regulations.
2. The landowner will submit plans for any installation within the Easement that it desires to make to the City for approval.
3. The City will give the landowner reasonable notice of not less than three (3) days, if reasonably practicable, prior to commencement of any work on the utilities.
4. That the utilities subject to the Easement shall be kept in good order and condition by the City of Gahanna.
5. That during whatever construction, reconstruction, maintenance, or repair work is or becomes necessary with respect to said utilities, so much of the surface or subsurface of the property as may be disturbed, will at the expense of the City be substantially replaced in the same condition as it was prior to such disturbance.

6. The City will hold harmless VRG II from any loss, damage, injury or liability resulting from the City's negligence in connection with any work involved in constructing, maintaining or caring for the utilities.
7. No charges will be made against the property or landowner for the cost of construction, maintenance, repair or care for the utilities in the Easement. If the landowner makes an application for a service connection to the utilities, the regular and customary service connection charge in effect at the time of the application shall be charged.
8. In the event all or any portion the property subject to this Easement becomes portion(s) of public streets, in the proceedings for acquisition of the property needed for such streets, whether by purchase, dedication, condemnation, etc., said property shall be considered the same as if this Easement had not been executed and/or as if any rights granted by this Easement had not been exercised.

TO HAVE AND TO HOLD said premises unto said Grantee, the City of Gahanna, Ohio, its successors and assigns, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, Value Recovery Group II, LLC hereby covenants with the Grantee that it is the lawful owner of the above described real estate, that it is lawfully seized of the same in fee simple and has good, right and full power to make this grant, has hereunto set its hand this 7 day of November, 2014.

VALUE RECOVERY GROUP II, LLC

By: _____

Name: Barry Fromm, Chairman and CEO of Value Recovery Group, Inc., Managing Member of VRG II, LLC

STATE OF OHIO)ss:
COUNTY OF FRANKLIN)

BE IT REMEMBERED, That on this 7th day of November, 2014, before me, the subscriber, a Notary Public in and for the said State, personally came the above named Barry Fromm, who acknowledged the signing of this instrument to be its voluntary act and deed for the uses and purposes therein mentioned.

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

Notary Public

My Commission Expires _____



JEFFERY J. SNIDERMAN, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

This Instrument Prepared By:
City of Gahanna

Gahanna Title Box

Exhibit 'A'

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 3, Township 1, Range 16 of the United States Military District and being an easement area in part of Lot 6 and Lot 7 as shown in Techcenter Drive Extension and Greenspace Dedication Plat in Plat Book 112 page 79 and as described in a deed to Value Recovery Group II, LLC in Instrument Number 200712200217547, All records being on file in the Recorder's Office, Franklin County, Ohio, and said easement more fully described as follows:

Commencing at Franklin County Survey Control Monument F.C.G.S 1164 Reset, said monument being an angle point in the centerline of survey of Taylor Road;

Thence South 85° 52' 01" East, following the centerline of survey of Taylor Road, for a distance of 364.43 feet to a point;

Thence South 04° 07' 59" West, leaving said centerline and crossing the southerly right of way of Taylor Road perpendicular to the previous course, for a distance of 40.00 feet to the northeasterly corner of said Lot 6 and the northwesterly corner of Reserve F as shown in said Techcenter Drive Extension and Greenspace Dedication plat and also being the **True Place of Beginning** of the parcel herein described;

Thence South 04° 19' 51" West, following along the easterly line of said Lot 6 and the westerly line of said Reserve F, for a distance of 162.51 feet to the northeasterly corner of Reserve E of said Dedication plat;

Thence following the southerly lines of said Lot 6 and the northerly lines of said Reserve E for the following three (3) courses and distances;

1. South 45° 58' 08" West, for a distance of 54.46 feet to a common corner;
2. South 63° 22' 20" West, for a distance of 65.62 feet to a common corner;
3. South 15° 00' 19" West, for a distance of 41.11 feet to the southwesterly corner of said Lot 6 and being on a common line with said Lot 7;

Thence South 04° 16' 34" West, following the westerly line of said Reserve E and a line common with said Lot 7, for a distance of 70.80 feet to the southwesterly corner of said Reserve E;

Thence South 85° 41' 57" East, following the southerly line of said Reserve E and a line common with said Lot 7, for a distance of 80.00 feet to a point:

Thence passing through said Lot 7 and Lot 6 for the following seven (7) courses and distances;

1. South 04° 18' 03" West, for a distance of 20.00 feet to a point;
2. North 85° 41' 57" West, for a distance of 199.99 feet to a point;
3. North 04° 16' 34" East, for a distance of 141.88 feet to a point;
4. South 85° 43' 26" East, for a distance of 36.34 feet to a point;
5. North 63° 22' 20" East, for a distance of 67.53 feet to a point;
6. North 45° 58' 08" East, for a distance of 46.46 feet to a point;

7. North $04^{\circ} 19' 51''$ East, for a distance of 156.75 feet to a point on the southerly right of way of Taylor Road;

Thence South $85^{\circ} 52' 01''$ East, following the southerly right of way of Taylor Road, for a distance of 15.00 feet to the **True Place of Beginning** and containing within said bounds 11,601 square feet or 0.266 acres of land, more or less.

'North' for the above description is based on the centerline of Techcenter Drive as being South $85^{\circ} 56' 14''$ East as established by a VRS/GPS survey with the Ohio Department of Transportation CORS reference station being COLB. The horizontal component of the VRS network is based on the NAD 83(CORS96) reference frame and the coordinate system is Ohio State Plane, South Zone.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559 from an actual field survey performed in October 2013.

Chad Snow 11/03/14





ms consultants, inc.

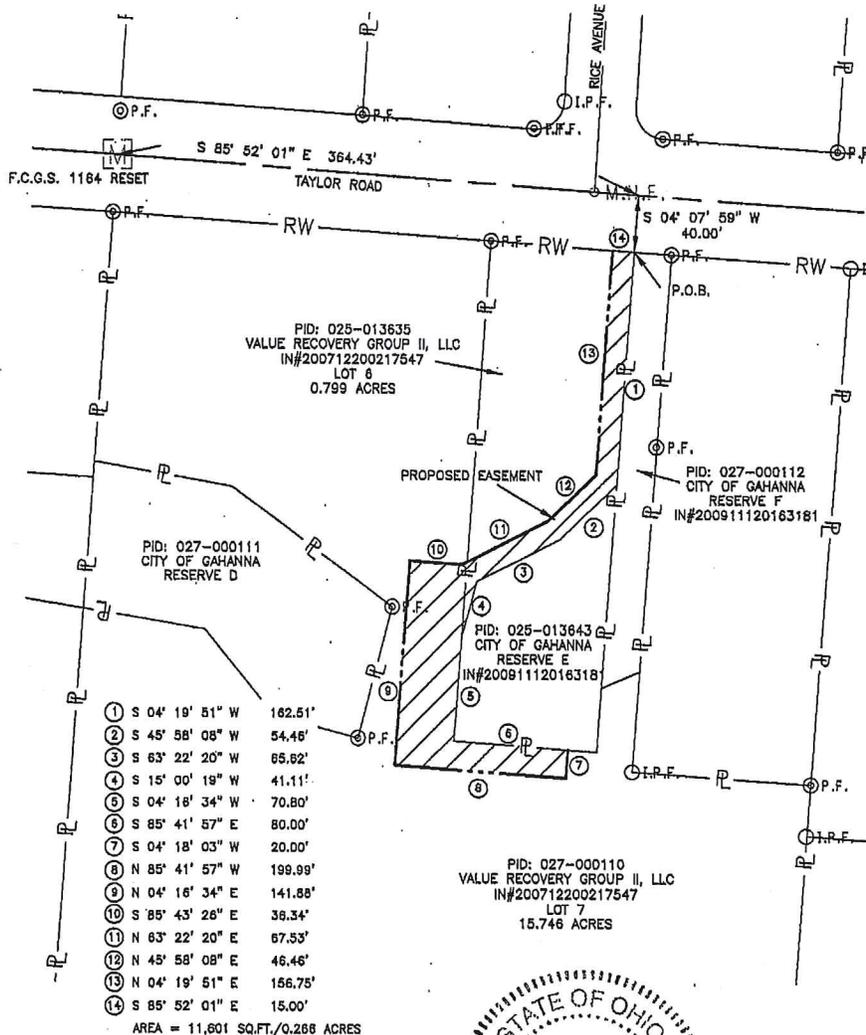
PHONE (614) 898-7100

2221 SCHROCK ROAD, COLUMBUS, OHIO 43229

FAX (614) 898-7570

EASEMENT EXHIBIT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, LOCATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY DISTRICT, AND BEING PART OF LOT 6 & LOT 7 AS SHOWN IN TECHCENTER DRIVE EXTENSION AND GREENSPACE DEDICATION PLAT IN PLAT BOOK 112 PAGE 79 AND AS DESCRIBED IN A DEED TO VALUE RECOVERY GROUP II, LLC IN INSTRUMENT NUMBER 200712200217547, ALL RECORDS BEING ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



'NORTH' FOR THE ABOVE DESCRIPTION IS BASED ON THE CENTERLINE OF TECHCENTER DRIVE AS BEING SOUTH 85° 56' 14" EAST AS ESTABLISHED BY A VRS/GPS SURVEY WITH THE OHIO DEPARTMENT OF TRANSPORTATION CORRS REFERENCE STATION BEING COLB. THE HORIZONTAL COMPONENT OF THE VRS NETWORK IS BASED ON THE NAD 83(CORS 98) REFERENCE FRAME AND THE COORDINATE SYSTEM IS OHIO STATE PLANE, SOUTH ZONE.

THE FOREGOING EASEMENT EXHIBIT WAS PREPARED BY ms consultants, inc. UNDER THE DIRECTION AND SUPERVISION OF CHAD S. SNOW, REGISTERED PROFESSIONAL SURVEYOR NO. 8559. FROM AN ACTUAL FIELD SURVEY PERFORMED IN OCTOBER 2013.

ms consultants, inc.
Chad Snow 11/03/14
CHAD S. SNOW
REGISTERED PROFESSIONAL SURVEYOR NO. 8559

