

(21)

Instrument
199900008044

QUITCLAIM DEED

William H. Trembly, Jr., unmarried (the "Grantor"), in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby REMISE, RELEASE and FOREVER QUITCLAIM unto Perry Plaza LLC, an Ohio limited liability company, its successors and assigns forever (the "Grantee"), all of its right, title and interest in and to the real property situated in the State of Ohio, County of Perry and Township of Pike and more particularly described on Exhibit A attached hereto (the "Premises"):

Prior Instrument Reference: Deed Book 235, Page 608
Recorder's Office, Perry County, Ohio

Tax Parcel Numbers: 027-002673-0000

Tax Mailing Address: 6400 Riverside Drive
Building B
Dublin, Ohio 43017

TO HAVE AND TO HOLD the Premises, with all the privileges and appurtenances thereunto belonging to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, this instrument has been executed on the 23rd day of November, 1999.

Signed and acknowledged
in the presence of:

Will W. A.

WILLIAM W. SPENCER

[Printed Name]

Marnet A. Karper

MARNET A. KARPER

[Printed Name]

William H. Trembly, Jr.
William H. Trembly, Jr.

TRANSFERRED
DATE 12-3-99
SP. 319.54... 504...
SP. 319.202... COMPLIED
WITH AMT. M
JOHN N. HANKINSON
AUDITOR PERRY CO. OHIO
BY TS

PLEASE MAIL TO: WILLIAM W. SPENCER
COOPER & ELLIOTT
17 SOUTH HIGH STREET SUITE 1000
COLUMBUS, OHIO 43215

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

Before me, the subscriber, a notary public in and for said state and county, personally appeared William H. Trembly, Jr., who acknowledged the execution of this instrument to be his free act and deed for the uses and purposes set forth therein.

IN WITNESS WHEREOF, I hereto subscribed my name and affixed my seal on this 23rd day of November, 1999.



MARNET A. KARPEN
Notary Public, State of Ohio
My Commission Expires 05-05-04

Marnet A. Karper
Notary Public

This instrument was prepared by: David Cooper, Jr., Esq., Squire Sanders & Dempsey, LLP, 41 South High Street, Columbus, Ohio 43215

EXHIBIT "A"

PARCEL ONE: Being a part of a 38.679 acre tract in the southeast quarter of Section 4, Township 15, Range 15, Pike Township, Perry County, Ohio, as the same was conveyed to Jack Frame, by deed of record in Deed Volume 232, page 22, Recorder's Office, Perry County, Ohio, being more particularly described as follows:

Beginning at a point at the southwesterly corner of the said 38.679 acre tract and in the easterly line of Carroll Street (also State 345); thence North 0 deg. 16'00" West 57.00 feet to the TRUE PLACE OF BEGINNING; thence North 0 deg. 16'00" West 278.79 feet to a point; thence North 89 deg. 44'00" East 241.169 feet to a point; thence North 32 deg. 29'00" East 150.67 feet to a point; thence North 89 deg. 44'00" East 417.32 feet to a point; thence South 0 deg. 16'00" East 442.50 feet to a point; thence South 89 deg. 44'00" West 465.00 feet to a point; thence North 81 deg. 10'35" West 75.95 feet to a point; thence South 89 deg. 44'00" West 175.00 feet to a point; thence North 45 deg. 16'00" West 35.35 feet to the TRUE PLACE OF BEGINNING of the tract of land herein described, containing 6.62 acres, more or less, subject to all easements of record, and subject to and reserving an easement for the purpose of ingress to and egress from the 0.59 acre and 1.58 acre tracts hereinafter described, and for the purpose of parking by the owner, tenants and invitees of said 0.59 acre and 1.58 acre tracts, such use to be in common with the owner, tenants and invitees of the 6.62 acre tract hereinabove described. The 0.59 acre tract for the benefit of which this easement is reserved are described as follows:

Beginning at a point at the southwesterly corner of the said 38.679 acre tract and in the easterly line of Carroll Street (also State 345); thence North 0 deg. 16'00" West 335.79 feet to the TRUE PLACE OF BEGINNING; thence North 0 deg. 16'00" West 183.40 feet to an iron pin; thence South 57 deg. 31'00" East 302.05 feet to an iron pin; thence South 32 deg. 29'00" West 23.78 feet to a point; thence South 89 deg. 44'00" West 241.17 feet to the TRUE PLACE OF BEGINNING, of the tract of land herein described, containing 0.590 acres, more or less.

Beginning at a point at the southwesterly corner of the said 38.679 acre tract and in the easterly line of Carroll Street (also State 345); thence North 0 deg. 16'00" West 519.19 feet to an iron pin; thence South 57 deg. 31'00" East 302.05 feet to an iron pin; thence North 32 deg. 29'00" East 126.89 feet to the TRUE PLACE OF BEGINNING; thence North 32 deg. 29'00" East 234.61 feet to an iron pin; thence South 89 deg. 06'53" East 290.46 feet to an iron pin; thence South 0 deg. 16'00" East 191.48 feet to a point; thence South 89 deg. 44'00" West 417.32 feet to the TRUE PLACE OF BEGINNING of the tract of land herein described, containing 1.58 acres, more or less.

PARCEL TWO: Being an easement for parking on the 0.59 acre and 1.58 acre tracts above described, to such an extent and at such locations as the owner of said tracts, his heirs or assigns, shall designate, provided however, that the minimum number of parking spaces provided by this easement shall be a number which, together with the parking spaces located on the 6.62 acre tract, above described, will allow a ratio of 5.5 parking spaces for each 1,000 square feet of building area of the buildings now and hereafter located on said 0.59, 1.58 and 6.62 acre tracts. Said easements shall include the right of ingress and egress to exercise said parking rights.

TOGETHER WITH the following described real estate:

Being a part of an 8.758 acre tract in the Southeast Quarter of Section 4, Township 15 North, Range 15 West, Pike Township, Perry County, Ohio, (DESCRIPTION CONTINUED ON BACK)

County, Ohio as the same was conveyed by Pike Development Company to William H. Trembly, Volume 235, Page 608 being more particularly described as follows:

Beginning at a point at the southwesterly corner of the 38.679 acre tract as conveyed from E. & E. Newlon to Jack Prama, Volume 232, Page 22 and in the easterly line of Carroll Street (also State Route 345); thence North 00 deg. 16'00" West 335.790 feet to a point; thence North 89 deg. 44'00" East 241.169 feet to a point; thence North 32 deg. 29'00" East 150.67 feet to a point; thence North 89 deg. 49'00" East 194.00 feet to the True Place of Beginning of this additional lease area; thence North 00 deg. 16'00" West 84.5 feet to a point; thence North 89 deg. 44'00" East 184.00 feet to a point; thence South 00 deg. 16'00" East 84.5 feet to a point; thence South 89 deg. 44'00" West 184.00 feet to the True Place of Beginning. The tract of land as described contains .36 acre, subject to all easements of record.

Description does not meet
minimum Survey Standards
approval for transfer is up
to the Auditors Office 12-3-99
Perry County Engineer's Office

199900008044
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
On 12-03-1999 At 12:16 pm.
MORTGAGE *also* 22.00
OR Book 252 Page 932 - 935

199900008044
WILLIAM W SPENCER
17 SOUTH HIGH STREET
COLUMBUS, OH 43215