

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

Order/File No.: 042187CP

Commitment No.: 042187CP

1. Effective Date: September 22, 2016 at 07:59 AM

2. Policy or Policies To Be Issued: Amount of Insurance
 - (a) A.L.T.A. Owner's (ALTA Own. Policy (06/17/06))
Proposed Insured:
To be determined
 - (b) A.L.T.A. Loan
Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:
Fee Simple

4. Title to the Fee Simple estate or interest in said land is at the effective date hereof vested in:
Olisa Properties LLC, by virtue of that certain Deed of Trustee recorded September 30, 2015 in OR Volume 1486, Page 111 of the Tuscarawas County Official Records

5. The land referred to in the Commitment is described as follows:
SEE "EXHIBIT A" ATTACHED HERETO

Alpha Land Title Agency, Inc

By: 

Scott G. Hastings, Esq., Vice President

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

Part I

Order/File No.: 042187CP

Commitment No.: 042187CP

The following requirements must be met:

1. Show that restrictions or restrictive covenants have not been violated.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be issued.
3. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
4. Pay all general and special taxes now due and payable including the following:
() Record instrument conveying or encumbering the estate or interest to be insured, briefly described:
5. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and filed for record:

Duly executed deed from Olisa Properties LLC, with proper marital status and release of dower, if applicable, vesting title in a party to be determined.

NOTE: The deed referenced above must comply with local rules on descriptions and conveyances pursuant to Section 315.251 and 319.203 of the Ohio Revised Code.

6. Cancellation or Partial Release of Open - End Mortgage from Olisa Properties, LLC to The First National Bank of Dennison recorded on September 30, 2015 in OR Volume 1486, Page 115 of the Tuscarawas County Official Records, securing the stated amount of \$120,000.00.
7. Receipt of proof of corporate status, or limited liability company status, or partnership status, and all agreement(s), and necessary consents, authorizations, resolutions, notices and corporate/partnership actions have been conducted, given or properly waived relating to the transaction to be insured, including entity resolution(s) authorizing and designating appropriate officers/members/or partners to execute any and all necessary documents.
8. Copy of Driver's license from all parties.
9. Receipt of properly executed purchase agreement.
10. Owner's/Sellers Affidavit covering matters of title in a form acceptable to the Company.
11. Survey satisfactory to the Company be provided if survey exceptions are to be deleted.
12. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements and exceptions.
13. Further exceptions and/or requirements may be made upon review of the proposed documents or upon ascertaining details of the transaction.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B

Part II

Order/File No.: 042187CP

Commitment No.: 042187CP

Schedule B of the policy or policies to be insured will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes for the current year.
3. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or any overlapping of improvements or other boundary or location disputes (can be eliminated or amended in mortgagee's policy upon proper evidence being furnished.)
4. Restrictive covenants affecting the property described in Schedule A.
5. Rights or claims of parties in possession, and not of record in the public records; liens for labor, services or material or claims to same which are not of record in said records.
6. Any roadway or easement, similar or dissimilar, on, under, over or across said property, or any part thereof and not of record in said records.
7. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or riparian rights, if any.
8. Taxes are \$132.82 per half. Taxes for all of 2015 are PAID. Parcel No. 42-00696.001. Taxes for the first half of 2016, and thereafter are a lien, but not yet due and payable. Assessments if any, which have not been certified to County Auditor for collections. (figures are based on the last available tax duplicate).

NOTE: Reflected in the above per half tax amount is a special assessment in the amount of \$3.00 for Muskingum Watershed.

9. Taxes are \$730.71 per half. Taxes for all of 2015 are PAID. Parcel No. 42-01150.000. Taxes for the first half of 2016, and thereafter are a lien, but not yet due and payable. Assessments if any, which have not been certified to County Auditor for collections. (figures are based on the last available tax duplicate).

NOTE: Reflected in the above per half tax amount is a special assessment in the amount of \$6.00 for the Muskingum Watershed.

10. Open - End Mortgage from Olisa Properties LLC to The First National Bank of Dennison recorded on September 30, 2015 in OR Volume 1486, Page 115 of the Tuscarawas County Official Records, securing the stated amount of \$120,000.00.
11. Right to lay sewer line and all other matters as contained in a Right of Way and Easement from Sarah J. Gardner, et al., to Theodore Lanning, dated April 21, 1903 and recorded June 11, 1903 in Volume 150, Page 226 of the Tuscarawas County Records.
12. Reservation of rights and all other matters as contained in a Warranty Deed from Dorothy Price Hamilton and husband Carl C. Hamilton; Adrian Roy Lanning Jr. and wife Jean P. Lanning; and Hazel I. Lanning Underwood, an unmarried widow, to Eugene B. McPeck Sr. and Beulah V. McPeck, dated July 31, 1968 and recorded April 26, 1979 in Volume

SCHEDULE B

Part II (Continued)

Order/File No.: 042187CP

Commitment No.: 042187CP

546, Page 740 of the Tuscarawas County Records.

13. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.
14. The following exception will appear in any loan policy issued as a result of the Commitment:

Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to the date of policy.
15. Title to that portion of the insured premises within the bounds of any legal highways.
16. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
17. Any inaccuracy in the specific quantity of acreage contained on any survey if any or contained with the legal description of the premises insured herein.
18. Any covenant, condition or restriction referred to herein indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and only to the extent that the restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) related to handicap, but does not discriminate against handicapped people.
19. NO FURTHER EXAMINATION HAS OCCURRED ON ANY EASEMENTS, RIGHT-OF-WAYS, AND/OR LEASES. SUBJECT TO ALL LEGAL HIGHWAYS.

"EXHIBIT A"

PROPERTY DESCRIPTION

Commitment No.: 042187CP

Order/File No.: 042187CP

The land referred to in this Commitment is described as follows:

TRACT NO. 1:

Situated in the Village of Dennison, County of Tuscarawas and State of Ohio:

Being parts of Lots 53, 54 and 55 in Block 3 of said Village as shown in Plat book 1, page 66 of the Tuscarawas County Plat Records.

Being a part of the premises as conveyed to the Grantors by instrument recorded in Volume 680, Page 858 of the Tuscarawas County Deed Records.

Beginning for the same at a spike nail (set) at the Northeast corner of said Lot 55. Thence with the east line thereof (being also the west line of Third Street) S 3° 02' W., 75.63 feet to a 5/8 inch iron pin (set) at the Northeast corner of a parcel owned now or formerly by John K. and Mary E. Dryden. Thence with the north line of this parcel N. 86° 55' 30" W., 22.76 feet to a 5/8 inch iron pin (set). Thence N 3° 02' E., 52.84 feet to a 5/8 inch iron pin (set). Thence N 87° 00' W., 57.24 feet to a 5/8 inch iron pin (set) in the west line of Lot 53 and east line of a tract of land described in Volume 520, page 532. Thence therewith N. 3° 02' E., 22.76 feet to the Northeast corner thereof. Thence with the north line of Lots 53, 54 and 55 S. 87° 00' E., 80.00 feet to the place of beginning and containing 0.0694 acres, more or less, but subject to all legal streets and highways and other existing easements.

Bearings herein contained have been based upon that given by deed (Volume 578, page 873) for the northerly line of Lot 45 to the west.

Survey and description prepared by Robert K. Sterling, Registered Surveyor Number 6513 on March 4, 1994.

Parcel Number: 42-00696.001

Prior Deed Reference: OR Volume 1486, Page 111 of the Tuscarawas County Official Records

TRACT NO. 2:

Situated in the Village of Dennison, County of Tuscarawas and State of Ohio:

And being lots numbered eight (8) and nine (9) in Block Number Three (3) in the Village of Dennison, Ohio.

Said lots were renumbered in the year 1936-37, for tax purposes as lots 41 and 42 in said Village.

Original Plat of Dennison

Plat Book 1B, Page 66.

Parcel Number: 42-01150.000

Prior Deed Reference: OR Volume 1486, Page 111 of the Tuscarawas County Official Records

Vol 1486 Page 0111

201500010012
Filed for Record in
TUSCARAWAS COUNTY, OH
LORI L SMITH, RECORDER
09-30-2015 At 03:05 pm.
DEED 44.00
OR Volume 1486 Page 111 - 114

TRANSFERRED
TRANSFER FEE 1.00
CONVEYANCE EXAMINED
SEC. 319-201 ALI, COMPLIANT WITH



SEP 30 2015

AMT. 486.00
LARRY LINDBERG
Tuscarawas County Auditor

DEED OF TRUSTEE

KNOW EVERYONE BY THESE PRESENTS that, JOSEPH L. PANGRAZIO, JR., Successor Trustee of the Joseph L. Pangrazio Sr. Revocable Trust dated August 23, 2013, the Grantor, who claims title by and through the instrument recorded in Official Records Volume 1468, Page 1408 and Volume 1430, Page 1254 of the Tuscarawas County Recorder's Office, for the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION (\$1.00 & OVC), received to his full satisfaction of OLISA PROPERTIES LLC, an Ohio limited liability company, the Grantee, whose tax mailing address will be 700 N and St Dennison, OH 44121, gives, grants, bargains, sells, and conveys, with fiduciary covenants, unto the said Grantee, its successors and assigns, the following described premises:

Situated in the Village of Dennison, County of Tuscarawas and State of Ohio, as described on Exhibit "A" attached hereto and made a part hereof.

The real property described above is conveyed subject to the following exceptions: real estate taxes and assessments, both general and special, which are a lien but not yet due and payable; conditions, covenants, restrictions, reservations, agreements, leases, easements, rights-of-way and other matters of record; zoning and building ordinances and resolutions; and all legal highways.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Executed this 29th day of September, 2015.

Joseph L. Pangrazio, Jr.
JOSEPH L. PANGRAZIO, JR., Successor Trustee of the
Joseph L. Pangrazio Sr. Revocable Trust dated August 23,
2013

STATE OF OHIO, TUSCARAWAS COUNTY:

The foregoing instrument was acknowledged before me this 29th day of
September, 2015, by JOSEPH L. PANGRAZIO, JR., Successor
Trustee of the Joseph L. Pangrazio Sr. Revocable Trust dated August 23, 2013.

Notary Public Signature *[Handwritten Signature]*

This instrument prepared by:
Scott G. Hastings, Attorney at Law
KRUGLIAK, WILKINS, GRIFFITHS
& DOUGHERTY CO., L.P.A.
4775 Munson Street, N.W.
Canton, OH 44718
Phone: (330) 497-0700
Fax: (330) 497-4020



Wilson
Rachel K. Breburn
Notary Public, State of Ohio
My Commission Expires 08-02-2017

EXHIBIT "A"

TRACT NO. 1:

Situated in the Village of Dennison, County of Tuscarawas and State of Ohio:

Being parts of Lots 53, 54 and 55 in Block 3 of said Village as shown in Plat book 1, page 66 of the Tuscarawas County Plat Records.

Being a part of the premises as conveyed to the Grantors by instrument recorded in Volume 680, Page 858 of the Tuscarawas County Deed Records.

Beginning for the same at a spike nail (set) at the Northeast corner of said Lot 55. Thence with the east line thereof (being also the west line of Third Street) S 3° 02' W., 75.63 feet to a 5/8 inch iron pin (set) at the Northeast corner of a parcel owned now or formerly by John K. and Mary E. Dryden. Thence with the north line of this parcel N. 86° 55' 30" W., 22.76 feet to a 5/8 inch iron pin (set). Thence N 3° 02' E., 52.84 feet to a 5/8 inch iron pin (set). Thence N 87° 00' W., 57.24 feet to a 5/8 inch iron pin (set) in the west line of Lot 53 and east line of a tract of land described in Volume 520, page 532. Thence therewith N. 3° 02' E., 22.76 feet to the Northeast corner thereof. Thence with the north line of Lots 53, 54 and 55 S. 87° 00' E., 80.00 feet to the place of beginning and containing 0.0694 acres, more or less, but subject to all legal streets and highways and other existing easements.

Bearings herein contained have been based upon that given by deed (Volume 578, page 873) for the northerly line of Lot 45 to the west.

Survey and description prepared by Robert K. Sterling, Registered Surveyor Number 6513 on March 4, 1994.

Parcel Number: 42-00696.001

Prior Deed Reference: OR Volume 1430, Page 1254 & OR Volume 1468, Page 1408 of the Tuscarawas County Official Records

TRACT NO. 2:

Situated in the Village of Dennison, County of Tuscarawas and State of Ohio:

Situated in the County of Tuscarawas, in the State of Ohio, and in the Village of Dennison:

Being Lots Numbered 15 and 16 in Block Numbered 3 in said Village of Dennison; said lots being known as lots numbered 48 and 49 in said Village of Dennison, according to the system of renumbering lots therein.

Plat Book 1B, Page 66.

Parcel Number: 42-00504.000

Prior Deed Reference: OR Volume 1430, Page 1254 & OR Volume 1468, Page 1408 of the Tuscarawas County Official Records

TRACT NO. 3:

Situated in the Village of Dennison, County of Tuscarawas and State of Ohio:

And being lots numbered eight (8) and nine (9) in Block Number Three (3) in the Village of Dennison, Ohio.

Said lots were renumbered in the year 1936-37, for tax purposes as lots 41 and 42 in said Village.
Original Plat of Dennison
Plat Book 1B, Page 66.

Parcel Number: 42-01150.000

Prior Deed Reference: OR Volume 1430, Page 1254 & OR Volume 1468, Page 1408 of the Tuscarawas County Official Records

01203835-1 / 03355.14-0108

4

201500010012
ALPHA
PICK UP

Tuscarawas County, Ohio
Parcel: 42-00696-001

SUMMARY

Owner	OLISA PROPERTIES LLC 700 N 2ND ST DENNISON OH 44621 USA	Taxpayer	OLISA PROPERTIES LLC 700 N 2ND ST DENNISON OH 44621 USA
Tax District	43-MILL TWP DENNISON CORP	Class	458-PARKING GARAGE,STRUCTURES,LOTS
School District	CLAYMONT SD	Subdivision	
Location	THIRD ST	Legal	N END PR 53 34 53 MID PR 55 PR 55 .0094A
CD Year		Map # / Routing #	17 / 17010
Ag Year		Acres	0.070
Sales Amount	120,000	Ag District	
		Volume	1455
		Sold	09/30/2015
		Page	111

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	129.82	129.82	259.64
Special	0.00	3.00	3.00	6.00
Total	0.00	132.82	132.82	265.64
Paid	0.00	132.82	132.82	265.64
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	6,080	2,130
Improvement	8,330	2,920
Total	14,410	5,050
CAUV	0	0
Homestead	N	
COO	N	0

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
09/30/2015	OLISA PROPERTIES LLC	1949	TRUSTEE DEED	N	\$120,000	N
02/11/2015	PANGRAZIO JOSEPH L JR AS TRUSTEE OF THE JOSEPH L PANGRAZIO SR REVOCABLE TRUST	900178	AFFIDAVIT	N	\$0	N
08/27/2013	PANGRAZIO SR JOSEPH L TRUSTEE OR SUCC TTEE - JOSEPH L PANGRAZIO SR REVOCABLE TRUST	901187	WARRANTY DEED	N	\$0	N
05/13/2013	PANGRAZIO SR JOSEPH L	900657	AFFIDAVIT	N	\$0	N
05/17/2007	PANGRAZIO JOSEPH L SR & HAZEL M	90871	JOINT SURVIVORSHIP	N	\$0	N
05/10/1994	PANGRAZIO JOSEPH & HAZEL	1259		N	\$0	N
05/10/1994	PANGRAZIO JOSEPH & HAZEL	1259	WARRANTY DEED	Y	\$5,250	N

LAND

Type	Dimensions	Description	Value
PC-PRIMARY COMMERCIAL FRONTAGE & DEPTH	75.000 X 22.000	EFF Front X EFF Depth	3,790
PC-PRIMARY COMMERCIAL FRONTAGE & DEPTH	23.000 X 36.000	EFF Front X EFF Depth	2,290

OTHER IMPROVEMENT

Card	Description	Yr Bn	Yr Rem	Sta	Condition	Value
1	PAVING08-CONCRETE PAVING	2007		2,900	AVERAGE	8,330

UTILITIES

Water	Sewer	Electric	Gas	Well	Septic
N	N	N	N	N	N

SKETCH

Card 1

Name	Description	Size
1	PAVING06-CONCRETE PAVING	2,800

[1]

Tuscarawas County, Ohio

Parcel: 42-01150-000

SUMMARY

Owner	OLISA PROPERTIES LLC 700 N 2ND ST DENNISON OH 44821 USA	Taxpayer	OLISA PROPERTIES LLC 700 N 2ND ST DENNISON OH 44821 USA
Tax District	42-MILL TWP-DENNISON CORP	Class	447-OFFICE BLDG.1 & 2 STORICS
School District	CLAYMONT SD	Subdivision	
Location	220 GRANT ST	Legal	WHOLE 41 42
CD Year		Map # / Routing #	17 / 37000
Ag Year		Acres	1488
Sales Amount	120,000	Sold	09/30/2015
		Page	111

CHARGE				VALUE			
	Prior	1st Half	2nd Half	Total		Appraised	Assessed
Tax	0.00	724.71	724.71	1,449.42	Land	7,510	2,030
Special	0.00	0.00	0.00	0.00	Improvement	73,030	25,580
Total	0.00	730.71	730.71	1,481.42	Total	80,540	28,190
Field	0.00	730.71	730.71	1,481.42	CALV	0	0
Dist	0.00	0.00	0.00	0.00	Homestead	N	
Escrow				0.00	OCC	N	0

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
08/30/2015	OLISA PROPERTIES LLC	1348	TRUSTEE DEED	N	\$120,000	N
02/11/2016	PANGRAZIO JOSEPH L JR AS TRUSTEE OF THE JOSEPH L PANGRAZIO SR REVOCABLE TRUST	800178	AFFIDAVIT	N	\$0	N
08/27/2013	PANGRAZIO SR JOSEPH L TRUSTEE OR SUCC TTEE - JOSEPH L PANGRAZIO SR REVOCABLE TRUST	801187	WARRANTY DEED	N	\$0	N
08/13/2013	PANGRAZIO SR JOSEPH L	800857	AFFIDAVIT	N	\$0	N
05/17/2007	PANGRAZIO JOSEPH L SR & HAZEL M	80671	JOINT SURVIVORSHIP	N	\$0	N

LAND

Type	Dimensions	Description	Value
PC-PRIMARY COMMERCIAL FRONTAGE & DEPTH	60.000 X 125.000	EFF Front X EFF Depth	7,510

OTHER IMPROVEMENT

Card	Description	Yr BR	Yr Rem	Size	Condition	Value
1	OFFICE-OFFICE BUILDING	1875	1980	1,720	FAIR	32,580
1	OFFICE-OFFICE BUILDING	1875	1980	832	FAIR	3,510
1	OFFICE-OFFICE BUILDING	1875	1980	1,760	FAIR	23,080
1	OFFICE-OFFICE BUILDING	1875	1980	894	FAIR	8,580
1	OFFICE-OFFICE BUILDING	1875	1980	252	FAIR	1,040
1	OFFICE-OFFICE BUILDING	1875	1980	481	FAIR	4,830
1	OFFICE-OFFICE BUILDING	1875	1980	114	FAIR	1,430

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

Card 1

Name	Description	Size
1	OFFICE-OFFICE BUILDING	1,720
2	OFFICE-OFFICE BUILDING	532
3	OFFICE-OFFICE BUILDING	1,730
4	OFFICE-OFFICE BUILDING	994
5	OFFICE-OFFICE BUILDING	282
6	OFFICE-OFFICE BUILDING	451
7	OFFICE-OFFICE BUILDING	114



201500010013
 Filed for Record in
 TUSCARAWAS COUNTY, OH
 LORI L SMITH, RECORDER
 09-30-2015 At 03:05 pm.
 OPENEND NTG 124.00
 GR Value 1486 Page 115 - 128

RECORDATION REQUESTED BY:

THE FIRST NATIONAL BANK OF DENNISON, DENNISON OFFICE, 108 GRANT ST, DENNISON,
 OH 44821

WHEN RECORDED MAIL TO:

THE FIRST NATIONAL BANK OF DENNISON, DENNISON OFFICE, 106 GRANT ST, DENNISON,
 OH 44621

FOR RECORDER'S USE ONLY

OPEN - END MORTGAGE

MAXIMUM LIEN: The Maximum Amount of Loan Indebtedness secured by this Open-End Mortgage is \$120,000.00. The words "Maximum Amount of Loan Indebtedness" as used in this Mortgage mean the maximum unpaid balance of loan advances made under the Note which may be outstanding at any one time. The Maximum Amount of Loan Indebtedness does not include any (A) interest, (B) taxes, (C) assessments, (D) insurance premiums, or (E) costs incurred for the protection of the Property. Grantor and Lender intend that, in addition to any other indebtedness or obligations secured hereby, this Mortgage shall secure indebtedness arising from loan advances made by Lender after this Mortgage is delivered to the recorder for record.

THIS MORTGAGE dated September 25, 2015, is made and executed between OLISA Properties, LLC (referred to below as "Grantor") and THE FIRST NATIONAL BANK OF DENNISON, whose address is 106 GRANT ST, DENNISON, OH 44821 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor grants, mortgages and conveys to Lender, with mortgage covenants and upon the statutory condition, all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Tuscarawas County, State of Ohio:

See Attached Description, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 220 Grant St., 209 Center St. and Third St. Dennison, Oh 44821, Dennison, OH 44821. The Real Property tax identification number is 42-01180-000, 42-00804-000 & 42-00898-001.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

EXHIBIT "A"

Commitment No.: 041708CF

Order/File No.: 041708CF

TRACT NO. 1:

Situated in the Village of Dennison, County of Tuscarawas and State of Ohio:

Being parts of Lots 53, 54 and 55 in Block 3 of said Village as shown in Plat book 1, page 66 of the Tuscarawas County Plat Records.

Being a part of the premises as conveyed to the Grantors by instrument recorded in Volume 680, Page 858 of the Tuscarawas County Deed Records.

Beginning for the same at a splice nail (set) at the Northeast corner of said Lot 55. Thence with the east line thereof (being also the west line of Third Street) S 3° 02' W., 75.63 feet to a 5/8 inch iron pin (set) at the Northeast corner of a parcel owned now or formerly by John K. and Mary B. Dryden. Thence with the north line of this parcel N. 86° 55' 30" W., 22.76 feet to a 5/8 inch iron pin (set). Thence N 3° 02' E., 52.84 feet to a 5/8 inch iron pin (set). Thence N 87° 00' W., 57.24 feet to a 5/8 inch iron pin (set) in the west line of Lot 53 and east line of a tract of land described in Volume 320, page 532. Thence thencewith N. 3° 02' E., 22.76 feet to the Northeast corner thereof. Thence with the north line of Lots 53, 54 and 55 S. 87° 00' E., 80.00 feet to the place of beginning and containing 0.0694 acres, more or less, but subject to all legal streets and highways and other existing easements.

Bearings herein contained have been based upon that given by deed (Volume 578, page 875) for the northerly line of Lot 45 to the west.

Survey and description prepared by Robert K. Sterling, Registered Surveyor Number 6513 on March 4, 1994.

Parcel Number: 42-00696.001

Prior Deed Reference: OR Volume 1430, Page 1254 & OR Volume 1468, Page 1408 of the Tuscarawas County Official Records

TRACT NO. 2:

Situated in the Village of Dennison, County of Tuscarawas and State of Ohio:

Situated in the County of Tuscarawas, in the State of Ohio, and in the Village of Dennison:

Being Lots Numbered 15 and 16 in Block Numbered 3 in said Village of Dennison; said lots being known as lots numbered 48 and 49 in said Village of Dennison, according to the system of renumbering lots therein.

01203135-1 / 03533.14-0103

Plat Book 1B, Page 66.

Parcel Number: 42-00304.000

Prior Deed Reference: OR Volume 1430, Page 1254 & OR Volume 1468, Page 1408 of the Tuscarawas County Official Records

TRACT NO. 3:

Situated in the Village of Dennison, County of Tuscarawas and State of Ohio:

And being lots numbered eight (8) and nine (9) in Block Number Three (3) in the Village of Dennison, Ohio.

Said lots were renumbered in the year 1936-37, for tax purposes as lots 41 and 42 in said Village.

Plat Book 1B, Page 66.

Parcel Number: 42-01130.000

Prior Deed Reference: OR Volume 1430, Page 1254 & OR Volume 1468, Page 1408 of the Tuscarawas County Official Records

Loan No: 114185

**MORTGAGE
(Continued)**

Page 12

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

OLISA PROPERTIES, LLC

By: *Nino J. Pangrazio Member*
Nino J. Pangrazio, Member of OLISA Properties, LLC

By: *Traci L. Pangrazio Member*
Traci L. Pangrazio, Member of OLISA Properties, LLC

This instrument was prepared by Debbie McNeely, Loan Clerk, THE FIRST NATIONAL BANK OF DENNISON.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Ohio)
) SS
COUNTY OF Tuscarawas)

On this 25th day of September, 20 15, before me, the undersigned Notary Public, personally appeared Nino J. Pangrazio, Member of OLISA Properties, LLC and Traci L. Pangrazio, Member of OLISA Properties, LLC, and known to me to be members or designated agents of the limited liability company that executed the Mortgage and acknowledged before me the Mortgage to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Mortgage and in fact executed the Mortgage on behalf of the limited liability company.

By: *Debbie McNeely*
Notary Public in and for the State
of Ohio

Residing at Dennison OH
My commission expires 9/05/16

201500010013
ALPHA
PICK UP

At 942 A. M. Recorded June 11th 1903
M. Albarger, Notary Public.
C. B. Kaverman, Recorder.

Sarah J. Gardner
Camilla J. Gardner
Alec D. Gardner
Lewis H. Gardner
Theodore Lanning
Dennison, Ohio, April 24th 1903
In consideration of five dollars to the undersigned, paid by Theodore Lanning and Harry Grant, Bargain sell and convey to him + his heirs + assigns the right to lay construct + maintain an eight inch sewer at a depth of about ten feet wide + across the south end of lot number twenty in block number three (3) in the town of Dennison, Lucas County, Ohio.
Signed in the presence of
J. H. Loller
John Millhorn
Sarah J. Gardner
Camilla J. Gardner
Alec D. Gardner

Lewis H. Gardner.

State of Ohio, Lucas County,
Before me, the undersigned authority, personally came Sarah J. Gardner, Camilla J. Gardner, Alec D. Gardner and Lewis H. Gardner who each acknowledged the signing of the foregoing instrument to be their free act and deed.
Received June 6th 1903
At 942 A. M. Recorded June 11th 1903
J. H. Loller, Notary Public.
C. B. Kaverman, Recorder.

320

Alice M. Donohue
Gwen Donohue
Giacomo Valentini
Marina Valentini
Know all Men by these Presents, that we Alice M. Donohue and Gwen Donohue wife and husband of Whion Township, the Grantors, for the consideration of One Hundred Dollars (\$100.00) received to our full satisfaction of Giacomo Valentini

Know All Men By These Presents

VOL 546 PAGE 740

That, Dorothy Price Hamilton and husband Carl C. Hamilton;
Adrian Roy Lanning Jr. and wife Jean F. Lanning; and Hazel I.
Lanning Underwood, an unremarried widow.

the Grantors, who claim title by or through
instrument recorded in Volume 203, Pages 53, Vol. 230 Page 347 & 460/141
Tuscarawas County Recorder's Office, for the consideration of
One Dollar & other consideration received to our full satisfaction of

Eugene B. McPeck Sr. and Beulah V. McPeck.

the Grantees, whose TAX MAILING ADDRESS will be

406 N. First Street, Dennison, Ohio 44621.

Give, Grant, Bargain, Sell and Convey unto the said Grantees, do

heirs and assigns, the following described premises, situated in the Village
of Dennison, County of Tuscarawas and State of Ohio:

Being parts of Lots Twenty (20), Twenty-one (21) and Twenty-two (22)
in said town, bounded and described as follows:
Beginning at a point on the western boundary line of said lot 20,
fifty (50) feet from the southwest corner of lot 20; thence
eastwardly on and along the line parallel with the southern boundary
line of said lots to the eastern boundary line of lot number 22;
thence north on and along the eastern boundary line of said lot
number 22, 25 feet; thence west on and along a line parallel with
the southern boundary line of said lots to the western boundary
line of lot number 20; thence south on and along the western boundary
line of said lot number 20, 25 feet to the place of beginning.
Said lots were remeasured in the year 1937 for tax purposes as Lots
number 53, 54, and 55. Also granting the use of the area as now
occupied by the chimney connected to the building located on said
above described premises. Reserving to the grantors herein, their
successors, heirs or assigns, the sewer right of way now owned by
said grantors, by agreement recorded in Volume 150, Page 226 of
the Tuscarawas County Deed Records, with all rights as contained in
said agreement. Previous recordings in Tuscarawas County Deed
Records: Vol. 203 at Page 53; Vol. 230 at Page 347 and Vol. 460 at
Page 141.

TRANSFERRED
TRANSFER FEE 1.05
CONVEYANCE EXAMINED,
SEC. 319-021 R. C. COMPLIED WITH
AMT. 1.00

APR 25 1979

DONALD R. KINSEY
TUSCARAWAS COUNTY AUDITOR
No. 72640

"This checked for trust
Exemptive only"
3-28-79
ED E. GAMES
Treasurer & Registrar
105 Deputy

be the same more or less, but subject to all legal highways.

Do have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, their heirs and assigns forever.

And we, Dorothy Price Hamilton, Carl C. Hamilton, Adrian Roy Lanning Jr., Jean F. Lanning and Hazel I. Lanning Underwood, do for ourselves and our heirs, executors and assigns, that at and until the ensueing of these presents, we are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all burthens whatsoever Except for taxes which are to be pro-rated to July 1, 1968. Grantors to pay those prior thereto and Grantee hereby assumes and agrees to pay all those thereafter.

and that we will warrant and defend said premises, with the appurtenances thereto belonging, to the said Grantee, their heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration Dorothy Price Hamilton, Carl C. Hamilton, Adrian Roy Lanning Jr., Jean F. Lanning and Hazel I. Lanning Underwood do hereby remise, release and forever quit-claim unto the said Grantee, their heirs and assigns, all their right and expectancy of part in the above described premises.

In Witness Whereof, we have hereunto set our hands, the 21 day of July 1968, in the year of our Lord one thousand nine hundred and 68

Signed and acknowledged in presence of
Dorothy Price Hamilton
Carl C. Hamilton
Adrian Roy Lanning Jr.
Jean F. Lanning
Hazel I. Lanning Underwood

State of Ohio, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named Dorothy Price Hamilton and Carl C. Hamilton who acknowledged that they did sign the foregoing instrument and that the same was their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Columbus, Ohio, this 21 day of July A. D. 1968
Notary Public

546 PAGE 741
-ing
-ear F. Lanning and Hazel I. Lanning Underwood

7-6-77
State of Ohio, }
~~SARAS~~ County, } ss. Before me, a
the above named Adrian Roy Lanning Jr. and Jean F. Lanning.

X X
They & their
spouse

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

VOL 546 PAGE 742

In Testimony Whereof I have hereunto set my hand and official seal, at CANAL FULTON, OHIO, SARAS Co. this 31st day of JULY, A. D. 1968

William M. Underwood
Notary Public

MY COMM. EXPIRES 3/17/72

State of Ohio, }
Tuscarawas County, } ss. Before me, a Notary Public.
the above named Hazel I. Lanning Underwood.

who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at Dennison, Ohio, this 10th day of July, A. D. 1968

Notary Public *W. C. ...*
my Commission Expires Jan. 4, 1970



This instrument prepared by Hazel I. Underwood.

RECORDED

Dorothy F. Hamilton, Carl C. Hamilton, Adrian E. Lanning Jr. Jean F. Lanning and Hazel I. Lanning Underwood.

23502

Transferred

STATE OF OHIO

COUNTY OF *Meigs*

RECEIVED FOR RECORD ON THE

26 day of April 19 68

at 3:30 o'clock P. M.

and RECORDED in Book 26, 19 68

DEEP BOOK PAGE

W. C. ...

RECORDERS FEE \$ 6.00