March 20, 2019

From: Mike Taliercio, Managing Member

 157 S Vernon St., LLC

 Sunbury Real Estate Holdings, LLC

 157 S. Vernon St., Sunbury, OH 43074

To: Molly Kibler

 170 S. Columbus St.

 Sunbury, OH 43074

**RE: 170 S. Columbus St., Sunbury, OH 43074**

1. **Easement Responsibility**
2. **Use of Land without Lease**

Dear Ms. Kibler:

Per the terms of the easement granted with the ownership of your property, you are responsible for the upkeep and maintenance of that portion of the property owned by Sunbury Real Estate Holding, LLC on which the easement has been granted (See enclosed – Item A). That portion has started to fall into disrepair and requires attention. More specifically, the asphalt is starting to degrade and needs to be repaired or replaced. Please provide at least 3 estimates for the repair or replacement of the asphalt that is damaged or missing on or before May 15th, 2019. These may be sent via email or hard copies can be provided. You may choose the contractor once I have reviewed and approved of their scope of work per the estimate(s) provided by them. Once the contractor is approved, the work must be completed before August 15th, 2019. (email address: mj-tal@hotmail.com)

Also, the approximate .13 acre portion of property belonging to Sunbury Real Estate Holdings, LLC that sits to the south of your lot is currently being used without any lease agreement or terms (See enclosed – Item B, last page attached to Item C). The members of Sunbury Real Estate Holding, LLC have agreed a Lease must be executed on or before June 30, 2019 in order for you to maintain this area in its present use as your back & side yard going forward. A Lease is enclosed (See enclosed - Item C) for your review and signature. If you choose not to enter into a Lease Agreement with Sunbury Real Estate Holding, LLC, you will have to remove your property (the fence) from the portion of the property that does not belong to you. Also, although we do not believe you have done so, effective immediately you cannot represent this portion of our property as belonging to you, as part of your parcel or that it should be taken into consideration as part of your home if you should decide to refinance or sell the premises.

Sincerely,

Mike Taliercio

Managing Member

157 S. Vernon St., LLC

Sunbury Real Estate Holding, LLC