



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnnational.net

ALTA/NSPS Land Title Survey

for
Bellefontaine St. - Wapakoneta, OH

1775 Bellefontaine Street
Wapakoneta, OH 45895
County of Auglaize

SURVEYOR'S CERTIFICATION

To: Newmark Title Services, LLC; First American Title Insurance Company, Roots Oil Company, LLC, a Delaware limited liability company, and American National, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 18, 19 of Table A thereof. The field work was completed on May 23, 2024.

Eric S. Jackson, PS Signature Date: 7/9/2024
North Coast Geomatics
Ohio Professional Surveyor No. 8668
Date of Plat or Map: June 3, 2024
Date of Last Revision: June 28, 2024

Network reference #20232394-1

Survey Prepared By:
North Coast Geomatics
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Fairlawn, OH 44333
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Job No. NCG 3291
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Legal Description

The Land is described as follows:

PARCEL I

PARCEL I (A):

Situate in the Township of Duchouquet, County of Auglaize, and State of Ohio, to-wit:

Being a parcel of land in the Southeast quarter (1/4) of Section thirty-three (33), Town Five (5) South, Range Six (6) East, Duchouquet Township, Auglaize County, Ohio, and more particularly described as follows:

Beginning at a point, said point lying on the North right-of-way line of Old US 33 and three hundred fifty and no hundredths (350.00) feet westerly of the intersection of the North right-of-way line of Old US 33 and the West right-of-way line of Cemetery Road;

Thence North thirty-three (33) deg. thirty-eight (38)' West, at right angles to the centerline of Old US 33, a distance of thirty (30) feet to the centerline of Old US 33;

Thence North fifty-six (56) deg. twenty-two (22)' West, along the centerline of Old US 33, a distance of three hundred forty-six and twenty-five hundredths (346.25) feet to a point;

Thence North thirty-three (33) deg. thirty-eight (38)' East, at right angles to the centerline of Old US 33 a distance of thirty (30) feet to a point, said point being the intersection of the North right-of-way line of Old US 33 and the easterly right-of-way line of US 25;

Thence North forty-six (46) deg. twenty-one (21)' West, following the said right-of-way line of US 25, a distance of five hundred ninety-nine and thirty-five hundredths (599.35) feet to a point;

Thence North twenty-two (22) deg. twenty-nine and five tenths (29.5)' West, following the easterly right-of-way line of US 25 a distance of eight hundred forty-three and eighty-two hundredths (843.82) feet to a point;

Thence North no (0) deg. forty (40)' East, following the East right-of-way line of US 25 a distance of thirteen and seventy-four hundredths (13.74) feet to a point;

Thence North eighty-nine (89) deg. fifty (50)' East, along the North property line of F. J. Pitthan property, a distance of fifty (50) feet to a point;

Thence South no (0) deg. forty (40)' West, parallel to the East right-of-way line of US 25, a distance of three and fifty-six hundredths (3.56) feet to a point;

Thence South twenty-two (22) deg. twenty-nine and five tenths (29.5)' East, parallel to and fifty (50) feet northeasterly of the East right-of-way line of US 25, a distance of eight hundred twenty-two and ninety-nine hundredths (822.99) feet to a point;

Thence South forty-six (46) deg. twenty-one (21)' East, parallel to and fifty (50) feet northeasterly of the East right-of-way line of US 25, a distance of five hundred seventy-nine and fifty-nine hundredths (579.59) feet to a point;

Thence North thirty-three (33) deg. thirty-eight (38)' East, at right angles to the centerline of Old US 33, a distance of one hundred forty-nine and eighteen hundredths (149.18) feet to a point;

Thence South fifty-six (56) deg. twenty-two (22)' East, parallel to the centerline of Old US 33 a distance of two hundred twenty and twenty-one hundredths (220.21) feet to a point;

Thence South one (1) deg. fourteen and nine tenths (14.9)' West, parallel to the centerline of Cemetery Road, a distance of two hundred thirty-six and thirty-eight hundredths (236.38) feet to the North right-of-way line of Old US 33 and the place of beginning, containing three and one hundred eighty-two thousandths (3.182) acres and subject to legal highways.

PARCEL I (B):

Being a parcel of land in the Southeast quarter (1/4) of Section thirty-three (33), Town Five (5) South, Range Six (6) East, Duchouquet Township, Auglaize County, Ohio, and more particularly described as follows:

Commencing at a point, said point lying on the North right-of-way line of Old US 33 and three hundred fifty (350) feet westerly of the intersection of the North right-of-way line of Old US 33 and the West right-of-way line of Cemetery Road;

~ See Continuation ~

Legal Description (Continued)

Thence North one (1) deg. fourteen and nine tenths (14.9)' East a distance of two hundred thirty-six and thirty-eight hundredths (236.38) feet to the place of beginning;

Thence North fifty-six (56) deg. twenty-two (22)' West, parallel to and two hundred thirty (230) feet North of the centerline of Old US 33, a distance of two hundred twenty and twenty-one hundredths (220.21) feet to a point;

Thence South thirty-three (33) deg. thirty-eight (38)' West, at right angles to the centerline of Old US 33, a distance of one hundred forty-nine and eighteen hundredths (149.18) feet to a point;

Thence North forty-six (46) deg. twenty-one (21)' West, parallel to and fifty (50) feet northerly of the right-of-way line of US 25, a distance of five hundred seventy-nine and fifty-nine hundredths (579.59) feet to a point;

Thence North twenty-two (22) deg. twenty-nine and five tenths (29.5)' West, parallel to and fifty (50) feet northeasterly of the right-of-way line of US 25 a distance of three hundred fifty-three and fifty-five hundredths (353.55) feet to a point;

Thence South fifty-six (56) deg. twenty-two (22)' East, parallel to and three hundred eighty (380) feet northerly of the centerline of Old US 33, a distance of nine hundred eighty-nine and seventy- four hundredths (989.74) feet to a point;

Thence South one (1) deg. fourteen and nine tenths (14.9)' West, parallel to the West right-of-way line of Cemetery Road a distance of one hundred seventy-six and ninety-four hundredths (176.94) feet to the place of beginning containing four and five hundred four thousandths (4.504) acres.

PARCEL II:

Situate in the Township of Duchouquet, County of Auglaize, and State of Ohio, to-wit:

Being a parcel of real estate in the Southeast quarter of Section 33, Town 5 South, Range 6 East, more particularly described as follows:

Beginning at a spike at the intersection of the center line of Old State Route 33 and Cemetery Road, said center line of Cemetery Road also being the East line of said Section 33, said spike also being North 1 deg. 05' East, a distance of 1014.22 feet from the Southeast corner of said Section 33;

Thence North 56 deg. 32' West, along the center line of Old State Route 33 a distance of 392.85 feet to a spike, said spike being the southeasterly corner of the 7.686 acre tract conveyed to Shell Oil Company, as recorded in Deed Book 179, Pages 271 and 273 of the Auglaize County, Ohio Records;

Thence North 33 deg. 28' East, along the easterly line of said 7.686 acre tract, a distance of 30.00 feet to an iron pin in the northerly right of way line of Old State Route 33;

Thence North 1 deg. 15' East, along the easterly line of said 7.686 acre tract, a distance of 413.50 feet to an iron pins;

Thence North 56 deg. 33' 30" West, along the northerly line of said 7.686 acre tract a distance of 989.22 feet to an iron pipe;

Thence North 22 deg. 34' 30" West, along the easterly line of said 7.686 acre tract, a distance of 469.40 feet to an iron pipe;

Thence North 0 deg. 38' East, along the easterly line of said 7.686 acre tract, a distance of 3.56 feet to an iron pin in the North line of lands conveyed to Frederick J. Pitthan as described in Certificate of Transfer Book 3, Page 190 of the Auglaize County, Ohio Records;

Thence South 89 deg. 55' East, along the North line of said Pitthan lands, a distance of 50.00 feet to an iron pins;

Thence South 0 deg. 58' West, a distance of 3.56 feet to an iron pin;

Thence South 22 deg. 34' 30" East, a distance of 100.00 feet to an iron pin;

Thence North 89 deg. 55' West, a distance of 28.34 feet to an iron pins;

Thence South 22 deg. 34' 30" East, a distance of 354.94 feet to an iron pin;

Thence South 56 deg. 33' 30" East, a distance of 1343.00 feet to a spike in the center line of Cemetery Road and the East line of said Section 33;

Thence South 1 deg. 05' West, along the center line of Cemetery Road and the East line of said Section 33, a distance of 473.52 feet to the place of beginning, containing 4.155 acres subject to all legal highways.

Being the same premises conveyed to Sun Oil Company by deed recorded Auglaize County, Ohio, on August 22, 1962 in Deed Book 184, Page 79-80.

Subject to easements, restrictions, and conditions of record, easements or restrictions visible upon the ground and any state of facts which an accurate survey would disclose.

PARCEL III:

Situate in the Township of Duchouquet, County of Auglaize, and State of Ohio, to-wit:

Being a parcel of land situate in the Northeast quarter of the Southeast quarter of Section 33, Duchouquet Township, Town Five (5) South, Range Six (6) East, Auglaize County, Ohio, and more particularly described as follows:

Beginning at the Northeast corner of the Southeast quarter of said Section 33;

Thence South 1 deg. 02.3' West, along the East line of said Section 33 (centerline Cemetery Road), 1159.00 feet;

Thence North 56 deg. 33.5' West, 1343.00 feet;

Thence North 22 deg. 34.5' West, 354.94 feet;

Thence South 89 deg. 55' East, 28.34 feet;

Thence North 22 deg. 34.5' West, 100.00 feet;

Thence North 0 deg. 58' West, 3.56 feet to the North line of the Southeast quarter of said Section 33;

Thence South 89 deg. 47.5' East, along said North line 1288.72 feet to the place of beginning, containing 21.42 acres, more or less, and subject to all legal highways.

PARCEL IV:

Situate in the Township of Duchouquet, County of Auglaize, and State of Ohio, to-wit:

Being a part of the Southeast quarter of Section 33, Township 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio, and being more particularly described as follows:

Commencing at the Southeast corner of Section 33, said point being in the center line of Cemetery Road; Thence North 1 deg. 15' East, a distance of four hundred seventy-eight and seventy-six (478.76) feet to the place of beginning;

Thence continuing North 1 deg. 15' East, along the center line of Cemetery Road, a distance of five hundred thirty-five and forty-six hundredths (535.46) feet to a point;

Thence North 56 deg. 31.5' West, along the center line of U.S. Route 33, a distance of six hundred seventy-three and sixty-four hundredths (673.64) feet;

Thence South 1 deg. 15' West, a distance of five hundred thirty-five and forty-six hundredths (535.46) feet;

Thence South 56 deg. 31.5' East, a distance of six hundred seventy-three and sixty-four hundredths (673.64) feet to the place of beginning containing 7.005 acres.

PARCEL V:

Being a part of the southeast quarter of Section 33, Town-5-South, Range-6-East, Duchouquet Township, City of Wapakoneta, Auglaize County, Ohio as evidenced by Official Record Volume 555, Page 545 and more particularly described as follows:

Commencing for reference at the southeast corner of the southeast quarter of Section 33 and the centerline of Cemetery Road;

Thence, along the east line of the southeast quarter and the centerline of Cemetery Road, North 01 deg. 02' East, for a distance of 478.76 feet to a point;

Thence, North 56 deg. 40' 46" West, for a distance of 673.64 feet to a 5/8-inch re-rod (found), said re-rod being the POINT OF BEGINNING for the tract herein described;

Thence, North 68 deg. 47' 58" West, for a distance of 157.01 feet to a 5/8-inch re-rod w/cap (set);

Thence, North 02 deg. 40' 25" East, for a distance of 291.11 feet to a 5/8-inch re-rod w/cap (set);

Thence, North 64 deg. 01' 31" East, for a distance of 96.96 feet to a 5/8-inch re-rod w/cap (set);

ALTA/NSPS LAND TITLE SURVEY FOR MILTON FOOD, LLC SITUATED IN THE TOWNSHIP OF DUCHOUQUET, COUNTY OF AUGLAIZE, STATE OF OHIO AND BEING A PART OF THE SE 1/4 OF SECTION 33, TOWNSHIP 5 S, RANGE 6 E

Legal Description (Continued)

Thence, North 02 deg. 04' 03" West, for a distance of 105.90 feet to a 5/8-inch re-rod w/cap (set);

Thence, North 54 deg. 57' 43" East, (passing the south right-of-way of Bellefontaine Street at a distance of 15.88 feet) for a total distance of 72.35 feet to a p-k nail (found);

Thence, South 01 deg. 02' 30" West, (passing through a p-k nail found on the south right-of-way line of Bellefontaine Street at a distance of 62.09 feet) for a total distance of 537.49 feet to the POINT OF BEGINNING, containing therein 1.309 acres, of which 0.032 acres is road right-of-way.

Prepared by James M. Kent, PS 6792 with reference herein made to a plat of survey, Kent Surveying, Inc. drawing #5195 dated August 2, 2010. Subject to all easements and rights-of-way of record at the time of the recording of this instrument.

The subject tract is an "add-on" tract and is not intended to be a separate building lot.

LESS AND EXCEPT ALL OF THE HEREINAFTER DESCRIBED PARCELS:

EXCEPTION ONE:

Situate in the Township of Duchouquet, County of Auglaize, and State of Ohio, to-wit:

Commencing at the intersection of the East line of Section 33, T-5-S, R-6-E, Duchouquet Township, Auglaize County, Ohio, and the center line of Wapak-Fisher Road, C. R. #33-A.

Thence North 56 deg. 22' West, with the center of C. R. #33-A, a distance of 739.1 feet to a point, said point being center line stationing 879+00.00 by the State of Ohio, 1-75 R/W Plans.

Thence North 33 deg. 38' East, 30.0 feet to the North R/W line of C.R. #33-A and the limited across line of 1-75.

Thence North 46 deg. 21' West, with said limited R/W access line, 66.17 feet to the place of beginning.

Thence continuing North 46 deg. 21' West, 375.00 feet to a point.

Thence North 43 deg. 39' East, 105.00 feet to a point.

Thence South 46 deg. 21' East, 340.00 feet to a point.

Thence South 25 deg. 12' 50" West, 110.68 feet to a point, and the place of beginning. Containing in all 0.862 acres.

This Survey prepared by Thomas W. Steirke, Registered Surveyor No. 6177.

EXCEPTION TWO:

Situate in the Township of Duchouquet, County of Auglaize, and State of Ohio, to-wit:

The following described parcel of ground is part of the Southeast Quarter of Section 33, Duchouquet Township, Town Five South, Range Six East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing at a pin at the intersection of County Road #33-A and the Cemetery Road (T.R. #161), said point being in the East line of Section 33;

Thence North 01 deg. 05' East, along the East line of Section 33 and the centerline of Cemetery Road a distance of 449.98 feet to a railroad spike and the place of beginning.

Thence North 56 deg. 33' 30" West, a distance of 186.25 feet to a point;

Thence South 24 deg. 56' 30" West, a distance of 150.00 feet to a point;

Thence North 56 deg. 33' 30" West, a distance of 210.00 feet to a point;

Thence North 24 deg. 56' 30" East, a distance of 150.00 feet to a point;

Thence North 70 deg. 27' 30" West, a distance of 207.30 feet to a railroad spike;

Thence South 00 deg. 00' 00" East, a distance of 20.00 feet to a point;

Thence North 70 deg. 00' 00" West, a distance of 142.00 feet to a point;

Thence North 18 deg. 59' 20" East, a distance of 148.96 feet to a point;

Thence South 70 deg. 00' 00" East, a distance of 140.00 feet to an iron pin;

Thence South 72 deg. 19' 25" East, a distance of 269.19 feet to an iron pin;

Thence South 10 deg. 11' 30" East, a distance of 41.20 feet to an iron pin;

Thence North 75 deg. 24' 45" East, a distance of 137.94 feet to an iron pin;

Thence North 20 deg. 44' 10" East, a distance of 158.24 feet to an iron pin;

Thence North 00 deg. 17' 43" East, a distance of 217.82 feet to a point;

Thence North 63 deg. 43' 00" West, a distance of 254.97 feet to an iron pin;

Thence North 46 deg. 31' 30" West, a distance of 32.51 feet to an iron pin;

Thence South 86 deg. 46' 40" West, a distance of 108.42 feet to an iron pin;

Thence North 05 deg. 31' 30" West, a distance of 37.00 feet to an iron pin;

Thence North 60 deg. 41' 50" West, a distance of 57.09 feet to an iron pin;

Thence South 64 deg. 06' 50" West, a distance of 20.17 feet to an iron pin;

Thence North 86 deg. 00' 50" West, a distance of 163.10 feet to an iron pin;

Thence North 19 deg. 43' 16" West, a distance of 13.24 feet to an iron pin;

Thence North 79 deg. 43' 16" West, a distance of 50.00 feet to an iron pin;

Thence South 40 deg. 16' 44" West, a distance of 25.00 feet to an iron pin;

Thence North 89 deg. 45' 00" West, a distance of 70.00 feet to an iron pin;

Thence North 23 deg. 19' 23" West, a distance of 141.65 feet to an iron pin;

Thence North 69 deg. 12' 16" West, a distance of 75.04 feet to an iron pin;

Thence North 32 deg. 17' 54" West, a distance of 98.68 feet to an iron pin;

Thence North 00 deg. 15' 00" East, a distance of 61.00 feet to an iron pin in the North line of the Southeast Quarter of Section 33;

Thence South 89 deg. 45' 00" East, along said section line a distance of 960.58 feet to an iron pin at the Northeast corner of the Southeast quarter of Section 33 and the centerline of Cemetery Road (Township Road #161);

Thence South 01 deg. 05' 00" West, along the centerline of Cemetery Road a distance of 1183.27 feet to a railroad spike and the true place of beginning.

The above described parcel contains 10.942 acres and is subject to all easement of record along with all legal rights-of-way as shown on the Plat of East Lake Park as found in the Auglaize County Recorder's Office.

All bearings of East Lake Park in the above description were adjusted to the centerline of Cemetery Road being North 01 deg. 05' 00" E. The above description was based upon previous surveys as filed at the Auglaize County Engineer's Office, existing recorded deeds and survey work performed by John W. Jauer, Professional Surveyor #6920.

EXCEPTION THREE:

PARCEL NO. 27-WL HIGHWAY

Situated in the City of Wapakoneta, County of Auglaize and State of Ohio, and being part of Section 33, Town 5 South, Range 6 East, and bounded and described as follows:

Commencing at an iron pin in a monument box (found) at the Southeast corner of Section 33.

Thence North 00 deg. 36' 04" East, for 1016.35 feet (309.784 meters) to a Railroad Spike (Found) in the centerline of survey of Bellefontaine Street at metric Station 27+015.789;

Thence North 57 deg. 07' 04" West, for 673.76 feet (205.362 meters) to a found railroad spike at a northwesterly corner of owner's property and being metric Station 26+810.427 in the centerline of survey of said Bellefontaine Street, also being the True Point of Beginning.

Thence South 32 deg. 52' 56" West, passing through the existing southwesterly Right- of-Way Line of Bellefontaine Street at 30 feet (9.144 meters), a total distance of 37.73 feet (11.500 meters) to a 5/8-inch iron pin with 000T cap (set);

Legal Description (Continued)

Thence North 32 deg. 52' 56" East, along the existing limited access right-of-way line of Interstate Route 75, a distance of 30 feet (9.144 meters) to a found railroad spike, being the True Point of Beginning of this description;

Thence North 47 deg. 01' 36" West, along the existing northeasterly Limited Access Right-of-Way Line, a distance of 66.17 feet (20.169 meters) to a found iron pipe at a corner of the owner's property;

Thence North 24 deg. 32' 18" East, a distance of 6.04 feet (1.842 meters) to a 5/8-inch iron pin with 000T cap (set) on the proposed northeasterly Limited Access Right-of-Way Line;

Thence South 57 deg. 07' 04" East, parallel to the centerline of Bellefontaine Street, and along the same proposed northeasterly Limited Access Right-of-Way Line, a distance of 66.02 feet (20.124 meters) to a 5/8-inch iron pin with 000T cap (set);

Thence South 32 deg. 52' 56" West, along the proposed Limited Access Right-of-Way Line, a distance of 17.57 feet (5.356 meters) to the True Point of Beginning, containing 0.018 of the acre (0.0072 hectares) of gross and net take;

The described area is to be deleted from Auglaize County Auditor's Parcel Number 1307-091-028-01.

EXCEPTION FOUR:

PARCEL NO. 27-WL-1 (HIGHWAY)

Situated in the City of Wapakoneta, County of Auglaize and State of Ohio, and being part of Section 33, Town 5 South, Range 6 East, and bounded and described as follows:

Commencing at an iron pin in a monument box (found) at the Southeast corner of Section 33.

Thence North 00 deg. 36' 04" East, for 1016.35 feet (309.784 meters) to a Railroad Spike (Found) in the centerline of survey of Bellefontaine Street at metric Station 27+015.789;

Thence North 57 deg. 07' 04" West, for 116



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Encroachment Statement

- A** Concrete driveway appears to lie a maximum distance of 5.5 feet over the northerly line of the surveyed property.
- B** Shed appears to lie a maximum distance of 6.8 feet over the northerly line of the surveyed property.
- C** Deck appears to lie a maximum distance of 4.3 feet over the northerly line of the surveyed property.
- D** Deck appears to lie a maximum distance of 1.6 feet over the northerly line of the surveyed property.
- E** Chain link and wood fence appears to lie a maximum distance of 5.0 feet over the northerly line of the surveyed property.
- F** Dock appears to lie a maximum distance of 15.0 feet over the northerly line of the surveyed property.
- G** Dock appears to lie a maximum distance of 31.3 feet over the northerly line of the surveyed property.
- H** Chain link fence appears to lie a maximum distance of 13.4 feet over the easterly line of the surveyed property.
- I** Sign appears to lie a maximum distance of 18.3 feet over the northeasterly line of the surveyed property.
- J** Sign appears to lie a maximum distance of 9.5 feet over the northeasterly line of the surveyed property.
- K** Sign appears to lie a maximum distance of 10.3 feet over the northeasterly line of the surveyed property.
- L** Sign appears to lie a maximum distance of 10.5 feet over the northeasterly line of the surveyed property.

Flood Zone

By graphic plotting only, this property is entirely in Zone X-Unshaded (Area of Minimal Flood Hazard) of the Flood Insurance Rate Map, Community Panel No. 39011C0105C, which bears an effective date of September 6, 1989 and is not in a Special Flood Hazard Area.

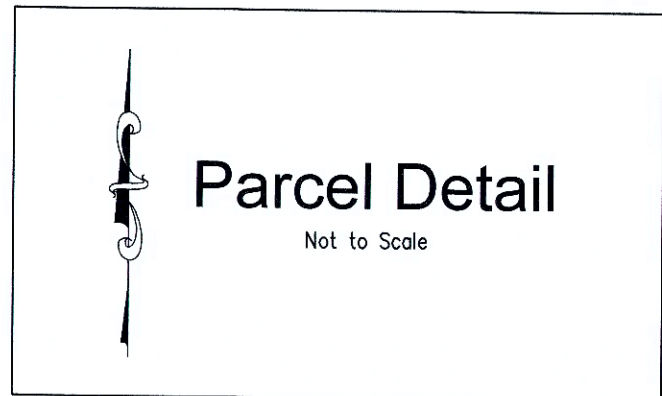
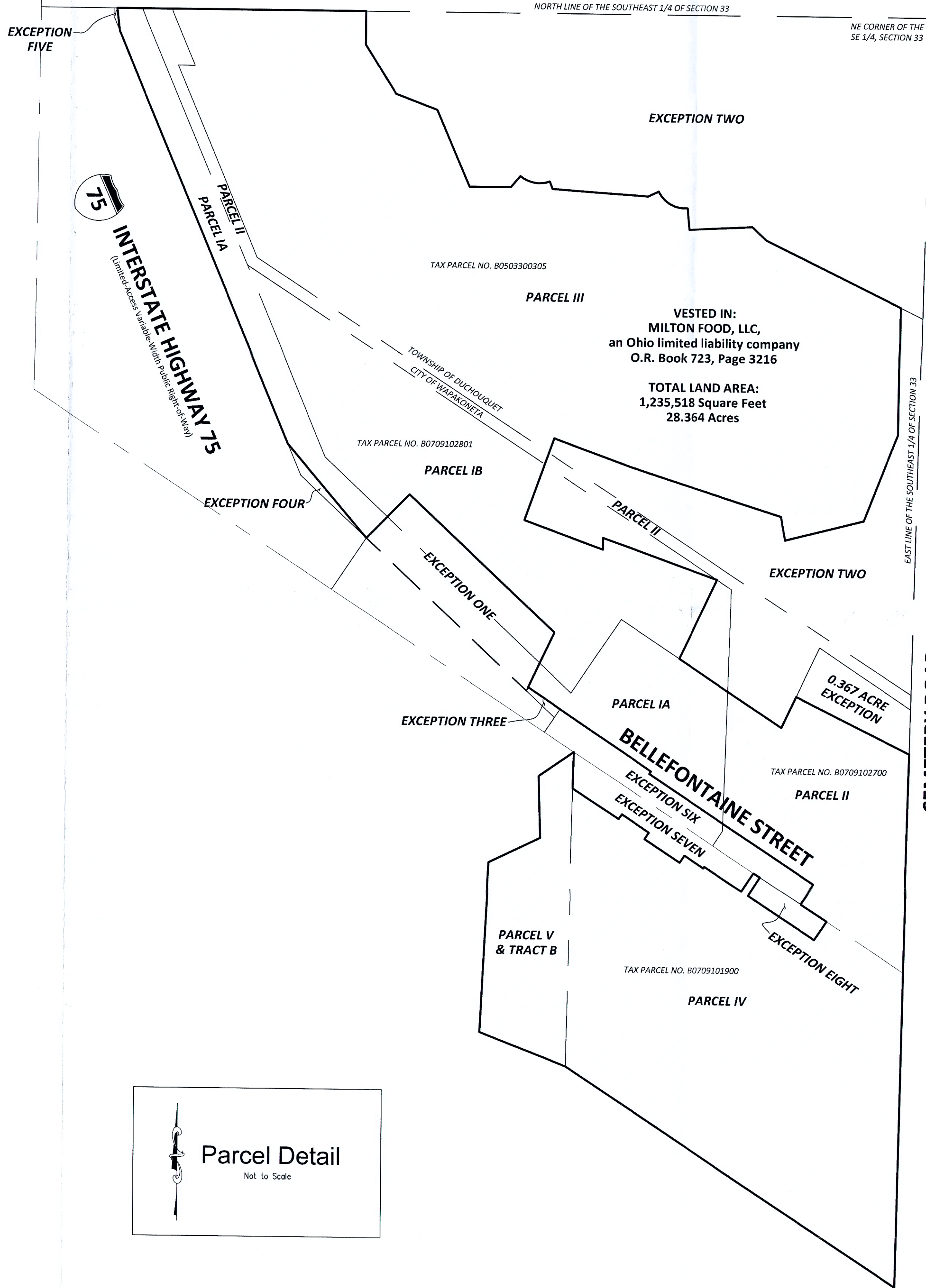
Utility Notes

- The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- From observed above ground appurtenances only as shown hereon, gas, electric, storm sewer, sanitary sewer, telephone, and water lines are available for the surveyed property within the public right of way of Bellefontaine Street and Cemetery Road.

Zoning Notes

Zoning report or letter to be provided to the surveyor by the client pursuant to Table A Items 8(a) and 8(b).

ALTA/NSPS LAND TITLE SURVEY FOR MILTON FOOD, LLC SITUATED IN THE TOWNSHIP OF DUCHOUQUET, COUNTY OF AUGLAIZE, STATE OF OHIO AND BEING A PART OF THE SE 1/4 OF SECTION 33, TOWNSHIP 5 S, RANGE 6 E



As-Measured Description

Land situated in the Township of Duchouquet, County of Auglaize, State of Ohio and being a part of the Southeast Quarter of Section 33, Township 5 South, Range 6 East, as described in deed to Milton Food, LLC, an Ohio limited liability company recorded in O.R. Book 723, Page 3216, records of Auglaize County, described as follows:

COMMENCING at a 5/8" Iron Rod in a Monument Box at the Northeast corner of the Southeast Quarter of said Section 33; THENCE North 89°59'12" West, along the North line of the said Southeast Quarter of Section 33, a distance of 960.49 feet, to a 5/8" capped Iron Rod "NGC PS 8460 8668" set, being the POINT OF BEGINNING of the land being described:

- THENCE the following fifteen (15) courses and distances along the southerly lines of Lots 19, 18, 17, 16, 15, 13, 12, 6, 5, 4, 3, 2, 1, and the southerly right-of-way lines of East Lake Drive, also shown on map on file on Plat Cabinet A, Slides 290-291:
- (1) South 00°11'03" West, a distance of 56.96 feet, to a 5/8" capped Iron Rod "KENT PS-6792" found;
 - (2) South 32°14'15" East, a distance of 98.63 feet, to a 5/8" capped Iron Rod "KENT PS-6792" found;
 - (3) South 69°13'04" East, a distance of 75.00 feet, to a 5/8" capped Iron Rod "KENT PS-6792" found;
 - (4) South 23°08'37" East, a distance of 142.07 feet, to a point in a pond;
 - (5) North 89°51'45" East, a distance of 70.18 feet, to a 5/8" bent Iron Rod found;
 - (6) North 40°12'18" East, a distance of 25.02 feet; to a 5/8" Iron Rod found;
 - (7) Easterly along a curve to the left, having a radius of 50.00 feet, through a central angle of 59°57'09", an arc distance of 52.32 feet, said curve having a chord which bears South 79°46'45" East a distance of 49.96 feet, to a Drill Hole found;
 - (8) South 19°45'20" East, a distance of 13.28 feet, to a 5/8" Iron Rod found;
 - (9) South 86°09'31" East, a distance of 163.07 feet, to a 5/8" capped Iron Rod "KENT PS-6792" found;
 - (10) North 64°10'04" East, a distance of 20.23 feet, to a 5/8" capped Iron Rod "KENT PS-6792" found;
 - (11) Southeasterly along a curve to the left, having a radius of 50.00 feet, through a central angle of 69°40'04", an arc distance of 60.80 feet, said curve having a chord which bears South 60°39'56" East a distance of 57.12 feet, to a point (unable to set);
 - (12) South 03°04'42" East, a distance of 37.08 feet, to a 5/8" capped Iron Rod "KENT PS-6792" found;
 - (13) North 86°47'02" East, a distance of 108.42 feet, to a 5/8" Iron Rod found;
 - (14) South 46°31'08" East, a distance of 32.51 feet, to a 5/8" Iron Rod found;
 - (15) South 63°46'36" East, a distance of 254.85 feet, to a 5/8" capped Iron Rod "BINKLEY LAND SURVEYING 8587" found;

THENCE the following fifteen (15) courses and distances along a westerly line of land described in deed to Truck County of Indiana, Inc. in O.R. Book 697, Page 1079:

- (1) South 00°18'31" West, a distance of 217.75 feet, to a 5/8" Iron Rod found;
- (2) South 20°45'56" West, a distance of 158.06 feet, to a 5/8" capped Iron Rod (illegible) found;
- (3) South 75°23'59" West, a distance of 73.10 feet, to a 5/8" capped Iron Rod "NGC PS 8460 8668" set;
- (4) South 75°23'39" West, a distance of 41.20 feet, to a 5/8" capped Iron Rod "NGC PS 8460 8668" set;
- (5) North 10°12'38" West, a distance of 269.19 feet, to a 5/8" capped Iron Rod "NGC PS 8460 8668" set;
- (6) North 72°24'32" West, a distance of 269.19 feet, to a 5/8" capped Iron Rod (illegible) found;
- (7) North 68°52'03" West, a distance of 139.58 feet, to a 1-1/2" Iron Pipe found;
- (8) South 18°17'44" West, a distance of 148.86 feet, to a 5/8" capped Iron Rod (illegible) found;
- (9) South 69°57'42" East, a distance of 142.41 feet, to a MAG Nail set;
- (10) North 00°01'08" West, a distance of 20.00 feet, to a 5/8" capped Iron Rod "BINKLEY LAND SURVEYING 8587" found;
- (11) South 70°28'25" East, a distance of 207.35 feet, to a MAG Spike found;
- (12) South 25°01'11" East, a distance of 149.97 feet, to a Railroad Spike found;
- (13) South 56°34'09" East, a distance of 210.38 feet, to a 5/8" bent Iron Rod found;
- (14) North 24°51'31" East, a distance of 58.58 feet, to a point, witnessing a 5/8" Iron Rod found South 63°34'38" East, a distance of 1.00 feet, from said corner;
- (15) South 63°34'38" East, a distance of 214.66 feet, to a MAG Nail set;

THENCE South 01°04'42" West, along the east line of the said Southeast Quarter of Section 33, also being the centerline of Cemetery Road (a variable width public right-of-way, a/k/a Township Road 161), a distance of 911.69 feet, to a MAG Nail set;

THENCE North 56°37'44" West, along the northerly line of land in deed to G3 Holdings, LLC in O.R. Book 702, Page 4948, a distance of 673.96 feet, to a 5/8" Iron Rod found;

THENCE North 68°45'28" West, continuing along the northerly line of land in deed to said G3 Holdings, LLC, a distance of 157.02 feet, to a point, witnessing a 5/8" Iron Rod found North 57°03'56" West, a distance of 2.61 feet, from said corner;

THENCE the following four (4) courses and distances along the easterly lines of land described in deed to Shree Om Hospitality, LLC in O.R. Book 677, Page 1955:

- (1) North 02°42'55" East, a distance of 291.11 feet, to a 5/8" capped Iron Rod "JM KENT 6792" found;
- (2) North 64°04'01" East, a distance of 96.96 feet, to a 5/8" capped Iron Rod (illegible) found;
- (3) North 02°01'33" West, a distance of 105.90 feet, to a 5/8" capped Iron Rod "JM KENT 6792" found;
- (4) North 55°00'13" East, a distance of 72.35 feet, to a MAG Nail set, said point being along the centerline of Bellefontaine Street (a variable width public right-of-way);

THENCE South 01°05'00" West, through the right-of-way of said Bellefontaine Street, a distance of 62.09 feet, to a MAG Nail found;

THENCE the following nine (9) courses and distances along the southerly right-of-way lines of said Bellefontaine Street:

- (1) South 56°38'26" East, a distance of 93.60 feet, to a MAG Nail set;
- (2) North 33°21'34" East, a distance of 9.84 feet, to a MAG Nail set;
- (3) South 56°38'26" East, a distance of 56.77 feet, to a MAG Nail set;
- (4) South 33°21'34" West, a distance of 13.12 feet, to a MAG Nail set;
- (5) South 56°38'26" East, a distance of 72.18 feet, to a MAG Nail set;
- (6) North 33°21'34" East, a distance of 14.76 feet, to a MAG Nail set;
- (7) South 56°38'26" East, a distance of 39.37 feet, to a MAG Nail set;
- (8) North 33°21'34" East, a distance of 1.28 feet, to a MAG Nail set;
- (9) South 56°38'26" East, a distance of 75.46 feet, to a MAG Nail set;

THENCE North 33°21'34" East, through the right-of-way of said Bellefontaine Street, a distance of 37.73 feet, to a MAG Nail set;

THENCE South 56°38'26" East, along the centerline of said Bellefontaine Street, a distance of 13.13 feet, to a MAG Nail set;

THENCE South 33°21'34" West, through the right-of-way of said Bellefontaine Street, a distance of 37.73 feet, to a MAG Nail set;

THENCE South 56°38'26" East, along the southerly right-of-way line of said Bellefontaine Street, a distance of 134.51 feet, to a MAG Nail set;

THENCE North 33°21'34" East, through the right-of-way of said Bellefontaine Street, a distance of 37.73 feet, to a MAG Nail set;

THENCE North 56°38'26" West, along the centerline of said Bellefontaine Street, a distance of 52.49 feet, to a MAG Nail set;

THENCE North 33°21'34" East, through the right-of-way of said Bellefontaine Street, a distance of 41.01 feet, to a MAG Nail set;

THENCE the following three (3) courses and distances along the northerly right-of-way lines of said Bellefontaine Street:

- (1) North 56°38'26" West, a distance of 337.93 feet, to a MAG Nail set;
- (2) North 33°21'34" East, a distance of 4.92 feet, to a MAG Nail set;
- (3) North 56°08'19" West, a distance of 253.33 feet, to a 5/8" capped Iron Rod "NGC PS 8460 8668" set;

THENCE the following three (3) courses and distances along the easterly, northerly and westerly lines of land described in deed to Wapak Mini Storage, LLC in O.R. Book 566, Page 2631:

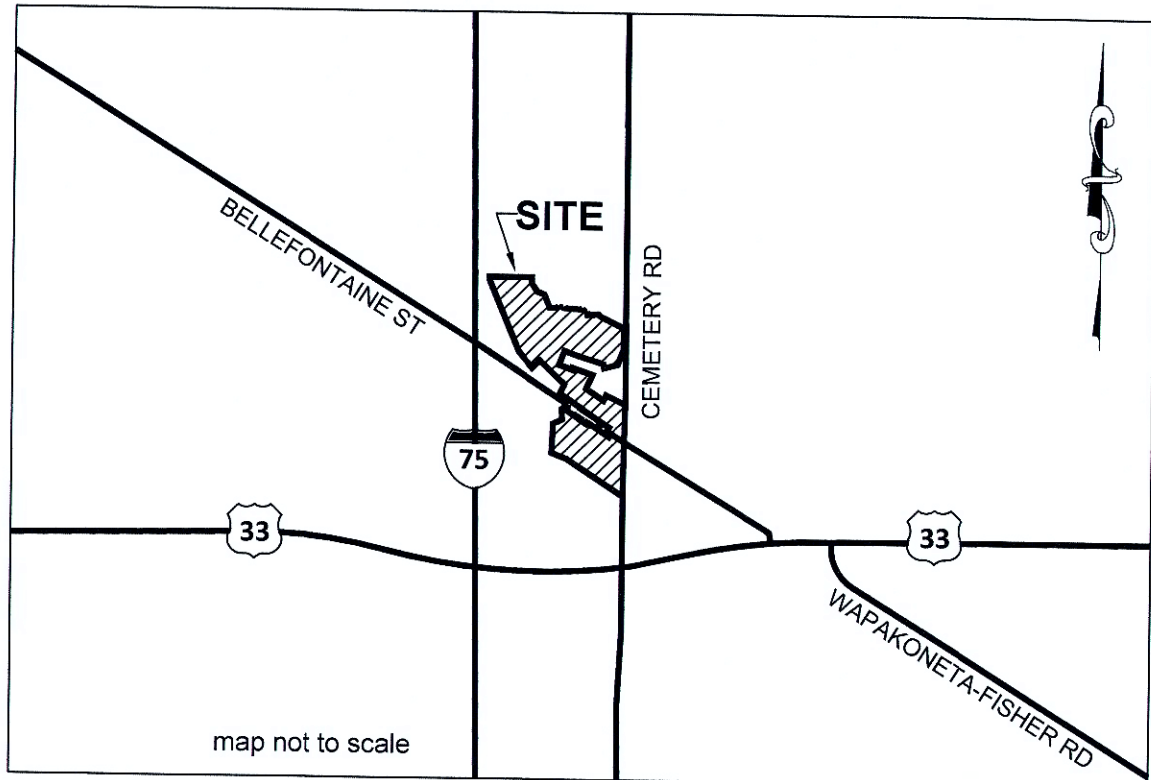
- (1) North 24°56'20" East, a distance of 103.70 feet, to a 5/8" capped Iron Rod "GEESLIN PLS 5372" found;
- (2) North 46°47'28" West, a distance of 340.66 feet, to a 5/8" capped Iron Rod "NGC PS 8460 8668" set;
- (3) South 44°07'20" West, a distance of 105.01 feet, to a T-Post found;

THENCE the following three (3) courses and distances along the easterly right-of-way lines of Interstate Highway 75 (a limited-access variable width public right-of-way):

- (1) North 40°14'52" West, a distance of 208.72 feet, to a T-Post found;
- (2) North 22°37'17" West, a distance of 761.33 feet, to a 5/8" capped Iron Rod "NGC PS 8460 8668" set;
- (3) North 06°50'07" West, a distance of 38.76 feet, to a T-Post found;

THENCE South 89°59'12" East, along the southerly line of land described in deed to Noel E. & Alice A. Gonterman in O.R. Book 363, Page 519, also being the north line of said Southeast Quarter of Section 33, a distance 422.24 feet, to a 5/8" capped Iron Rod "NGC PS 8460 8668" set at the POINT OF BEGINNING and containing 28.364 acres or 1,235,518 square feet of land, more or less, of which 0.622 acres or 27,079 square feet lie within public right-of-way, further broken down within parcels, of which 7.841 acres or 341,571 square feet lie within Parcel No. B0709101900, of which 2.194 acres or 95,566 square feet lie within Parcel No. B0709102700, of which 6.406 acres or 279,048 square feet lie within Parcel No. B0709102801, and of which 11.922 acres or 515,333 square feet lie within Parcel No. B0503300305, but subject to all legal highways and easement of record as determined by a survey performed by Eric S. Jackson, Ohio Professional Surveyor No. 8668, for and on behalf of North Coast Geomatics in May of 2024.

Vicinity Map

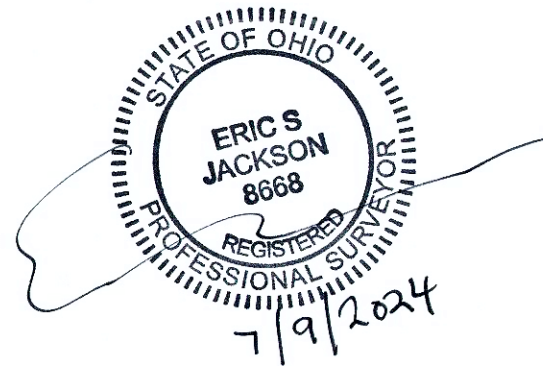


Notes Corresponding to Schedule B

- 14** Easement for Highway Purposes to the County of Auglaize, filed for record October 6, 1962, in Deed Book 175, Page 706, of the Auglaize County, Ohio Records.
(AREA DESCRIBED LIES IN THE PUBLIC-RIGHT-OF-WAY OF CEMETERY ROAD)
- 15** Easement Grant to the City of Wapakoneta, Ohio, filed for record January 22, 1976, in Deed Book 215, Page 880, of the Auglaize County Records.
(INTERNALLY REFERENCED DEED VOLUME 177, PAGE 629 NOT PROVIDED)
- 16** Easement for Sanitary Sewer Purposes to the Board of County Commissioners of Auglaize County, Ohio, filed for record January 15, 1984, in OR Book 11, Page 1, of the Auglaize County, Ohio Records.
(EASEMENTS LIE ON THE SURVEYED PROPERTY AND THEIR LOCATIONS ARE SHOWN)
- 17** Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record July 30, 1985, in OR Book 19, Page 98, of the Auglaize County, Ohio Records.
(EASEMENTS LIE ON THE SURVEYED PROPERTY AND ITS LOCATION IS SHOWN)
- 18** Easement to West Ohio Gas Company, filed for record November 9, 1988, in OR Book 80, Page 602, of the Auglaize County, Ohio Records.
(THE LOCATION CANNOT BE DETERMINED WITHOUT INTERNALLY REFERENCED VOLUME 67, PAGES 748-753, WHICH WAS NOT PROVIDED)
- 19** Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record July 2, 1992, in OR Book 153, Page 67, of the Auglaize County, Ohio Records.
(EASEMENTS LIE ON THE SURVEYED PROPERTY AND THEIR LOCATIONS ARE SHOWN)
- 20** Judgment Entry on Settlement and Order of Distribution filed in the Auglaize County Common Pleas Court on October 8, 1997 in Case No. 96-91 and October 17, 1997 in OR Book 305, Page 973, of the Auglaize County, Ohio Records.
(EASEMENTS LIE ON THE SURVEYED PROPERTY AND THEIR LOCATIONS ARE SHOWN)

General Notes

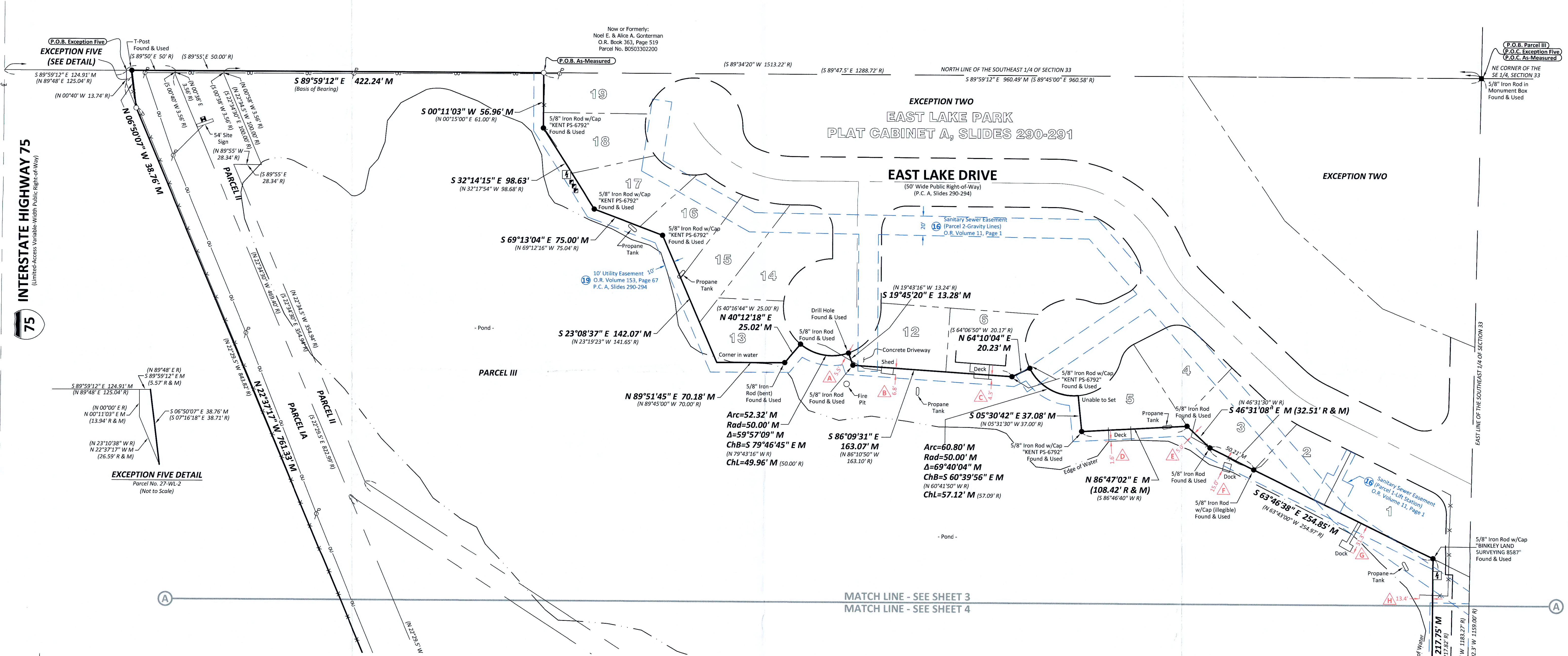
- The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone (FIPS Zone 8401), on the North American Datum of 1983(2011) (Epoch 2010.000) using geoid model GEOID18, with a combined scale factor of 1.00006000671690. A GNSS Real Time Kinematic Network survey was used to establish a bearing of South 89°59'12" East for the north line of the southeast 1/4 of Section 33, and a Northing of 330,906.49 and Easting of 1,506,044.26 (U.S. Survey Feet) for the monument box found at the northeast corner of the southeast 1/4 of Section 33.
- There is direct access to the surveyed property via Bellefontaine Street and Cemetery Road, both public rights-of-way.
- There are 34 regular parking spaces and 2 handicapped parking spaces for a total of 36 parking spaces on the surveyed property.
Truck Parking: There are 19 regular truck parking spaces and 2 handicapped spaces for a total of 21 truck spaces on the surveyed property.
- Parcel Number of surveyed property: B0503300305, B0709102801, B0709102700, B0709101900
- On the date of the field survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.
- Surveyor is unaware of any changes in street right of way lines, either completed or proposed.
- On the date of the field survey there was no observable evidence of site used as a solid waste dump, sump or sanitary landfill.
- The posted address on site is 1775 Bellefontaine Street, Wapakoneta, OH.
- At the time of this survey, there was no evidence of cemeteries, burial grounds, or gravesites on the surveyed property.
- The nearest intersecting street is Cemetery Road, located along the east line of the surveyed property, as shown.
- No certain division or party walls with respect to adjoining properties have been observed during the process of conducting field work, or designated by the client.





Commercial Real Estate
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3465 South Arlington Rd. Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

ALTA/NSPS LAND TITLE SURVEY FOR MILTON FOOD, LLC
SITUATED IN THE TOWNSHIP OF DUCHOUQUET, COUNTY OF AUGLAIZE, STATE OF OHIO AND BEING A PART OF THE SE 1/4 OF SECTION 33, TOWNSHIP 5 S, RANGE 6 E

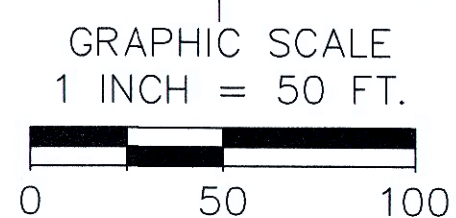


Legend of Symbols & Abbreviations

R/W	Right-of-Way	⚡	Electric Meter	🚒	Fire Hydrant
E	Adjoiner Property Line	⚡	Electric Transformer	🚰	Water Valve
C	Centerline	⚡	Electric Vault	🕒	Monitoring Well
P.O.B.	Point of Beginning	⚡	Electric Pedestal	🕒	Unknown Manhole
P.O.C.	Point of Commencement	⚡	Gas Meter	⚡	Fuel Pump
M	Encroachment	⚡	Sanitary Manhole	⚡	Underground Utility Marker
X	Schedule B Item	⚡	Cleanout	⚡	Sign
Rad	Radius	⚡	Grease Trap	⚡	HC Parking Space
Arc	Arc Length	⚡	Catch Basin (Round)	⚡	Underground Water
Δ	Delta Angle	⚡	Catch Basin (Square)	⚡	Overhead Utilities
ChB	Chord Bearing	⚡	Telephone Pedestal	⚡	Chain Link Fence
ChL	Chord Length	⚡	Utility Pole	⚡	Guard Rail
M	Measured	⚡	Light Pole	⚡	Wall
(R)	Record	⚡	Traffic Pole	⚡	Concrete Area
■	Monument Box Found	⚡	Utility Pole w/Light	⚡	No Parking Area
●	Monument Found	⚡	Guy Wire	⚡	Building Area
○	5/8" Iron Rod w/Cap				
○	NCG PS 8460 8668" Set				
▲	MAG Nail Found				
Δ	MAG Nail Set				

Adjoiner Information

LOT 19 Now or Formerly: Daniel Todd Peters, Jr. O.R. Book 683, Page 155 Parcel No. B0533201900	LOT 15 Now or Formerly: Noel & Alice Gonterman O.R. Book 437, Page 2087 Parcel No. B0533201500	LOT 5 Now or Formerly: Jimmy D. & Brenda L. Cox O.R. Book 263, Page 220 Parcel No. B0533200500
LOT 18 Now or Formerly: OR Daniel Todd Peters, Jr. O.R. Book 683, Page 155 Parcel No. B0533201800	LOT 13 Now or Formerly: Vicki L. Cratty O.R. Book 667, Page 1916 Parcel No. B0533201300	LOT 3 Now or Formerly: Gary L. Bragg O.R. Book 602, Page 1066 Parcel No. B0533200300
LOT 17 Now or Formerly: Thomas S. Link O.R. Book 232, Page 891 Parcel No. B0533201700	LOT 12 Now or Formerly: Angela L. Jurasic O.R. Book 498, Page 856 Parcel No. B0533201200	LOT 2 Now or Formerly: of County Commissioners O.R. Book 145, Page 258 Parcel No. B0533200200
LOT 16 Now or Formerly: Taylor N. Shafer O.R. Book 727, Page 5872 Parcel No. B0533201600	LOT 6 Now or Formerly: Richard M. Cook O.R. Book 605, Page 809 Parcel No. B0533200600	LOT 1 Now or Formerly: Donald S. Galbraith O.R. Book 719, Page 1725 Parcel No. B0533200100





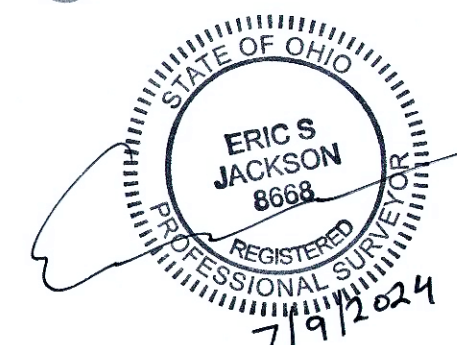
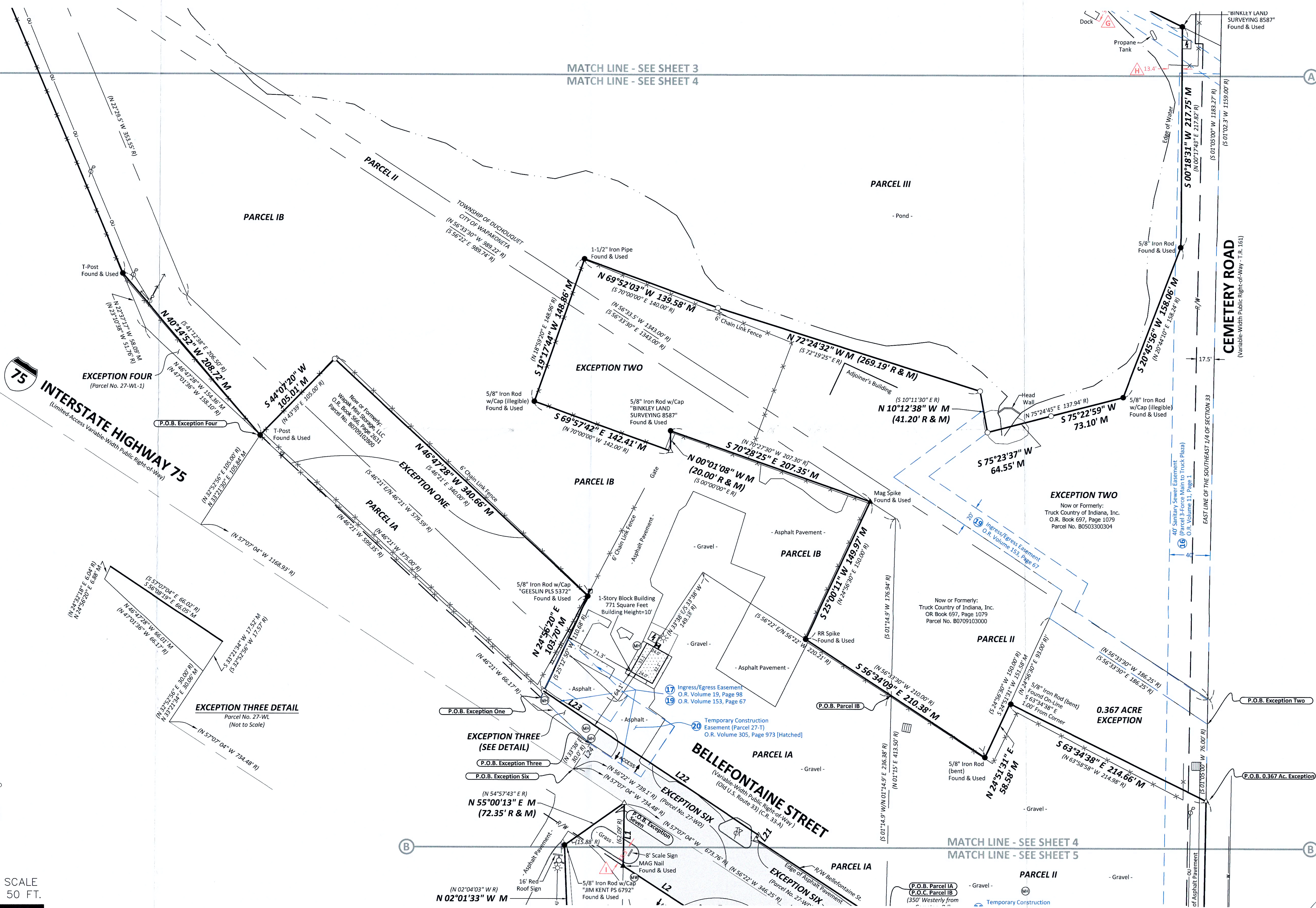
Commercial Real Estate
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3465 South Arlington Rd. Suite E#183
Akron, OH 44312
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ALTANSPS LAND TITLE SURVEY FOR MILTON FOOD, LLC
SITUATED IN THE TOWNSHIP OF DUCHOUQUET, COUNTY OF AUGLAIZE, STATE OF OHIO AND BEING A PART OF THE SE 1/4 OF SECTION 33, TOWNSHIP 5 S, RANGE 6 E

Legend of Symbols & Abbreviations

- R/W - Right-of-Way
P - Adjacent Property Line
C - Centerline
P.O.B. - Point of Beginning
P.O.C. - Point of Commencement
- Encroachment
Schedule B Item
Radius
Arc Length
Delta Angle
Chord Bearing
Chord Length
Measured
Record
Monument Box Found
Monument Found
5/8" Iron Rod w/Cap
"NCG PS 8460 8668" Set
MAG Nail Found
MAG Nail Set
Electric Meter
Electric Transformer
Electric Vault
Electric Pedestal
Gas Meter
Sanitary Manhole
Cleanout
Grease Trap
Catch Basin (Round)
Catch Basin (Square)
Telephone Pedestal
Utility Pole
Light Pole
Traffic Pole
Utility Pole w/Light
Guy Wire
Fire Hydrant
Water Valve
Monitoring Well
Unknown Manhole
Fuel Pump
Underground Utility Marker
Sign
HC Parking Space
Underground Water
Overhead Utilities
Chain Link Fence
Guard Rail
Wall
Concrete Area
No Parking Area
Building Area

GRAPHIC SCALE
1 INCH = 50 FT.
0 50 100





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LINE	BEARING	DISTANCE
L1	S 01°05'00" W M (N 00°36'04" E R)	(62.09' R & M)
L2	S 56°38'26" E M (N 57°07'04" W R)	93.60' M (93.59' R)
L3	N 33°21'34" E M (S 32°52'56" W R)	(9.84' R & M)
L4	S 56°38'26" E M (N 57°07'04" W R)	(55.77' R & M)
L5	N 33°21'34" E M (S 32°52'56" W R)	(13.12' R & M)
L6	S 56°38'26" E M (N 57°07'04" W R)	(14.76' R & M)
L7	N 33°21'34" E M (S 32°52'56" W R)	(39.37' R & M)
L8	S 56°38'26" E M (N 57°07'04" W R)	(3.28' R & M)
L9	N 33°21'34" E M (S 32°52'56" W R)	(75.46' R & M)
L10	S 56°38'26" E M (N 57°07'04" W R)	(37.73' R & M)
L11	N 33°21'34" E M (S 32°52'56" W R)	13.13' M
L12	S 56°38'26" E M	(37.73' R & M)
L13	S 56°38'26" E M (N 57°07'04" W R)	(134.51' R & M)
L14	N 33°21'34" E M (S 32°52'56" W R)	(37.73' R & M)
L15	N 33°21'34" E M (S 32°52'56" W R)	52.49' M
L16	N 56°38'26" W M	(41.01' R&M)
L17	N 33°21'34" E M (S 32°52'56" W R)	369.53' M (369.33' R)
L18	S 56°38'26" E M (N 57°07'04" W R)	(134.51' R & M)
L19	S 56°38'26" E M (S 32°52'56" W R)	(337.93' R&M)
L20	N 56°38'26" W (S 57°07'04" E R)	(4.92' R&M)
L21	N 33°21'34" E (S 32°52'56" W R)	(187.28' R&M)
L22	N 56°08'19" W M (S 56°36'57" E R)	66.05' M
L23	N 33°21'34" E M (N 32°52'56" E R)	(47.57' R&M)
L24	N 56°38'30" W M (N 57°07'04" W R)	(525.20' R&M)

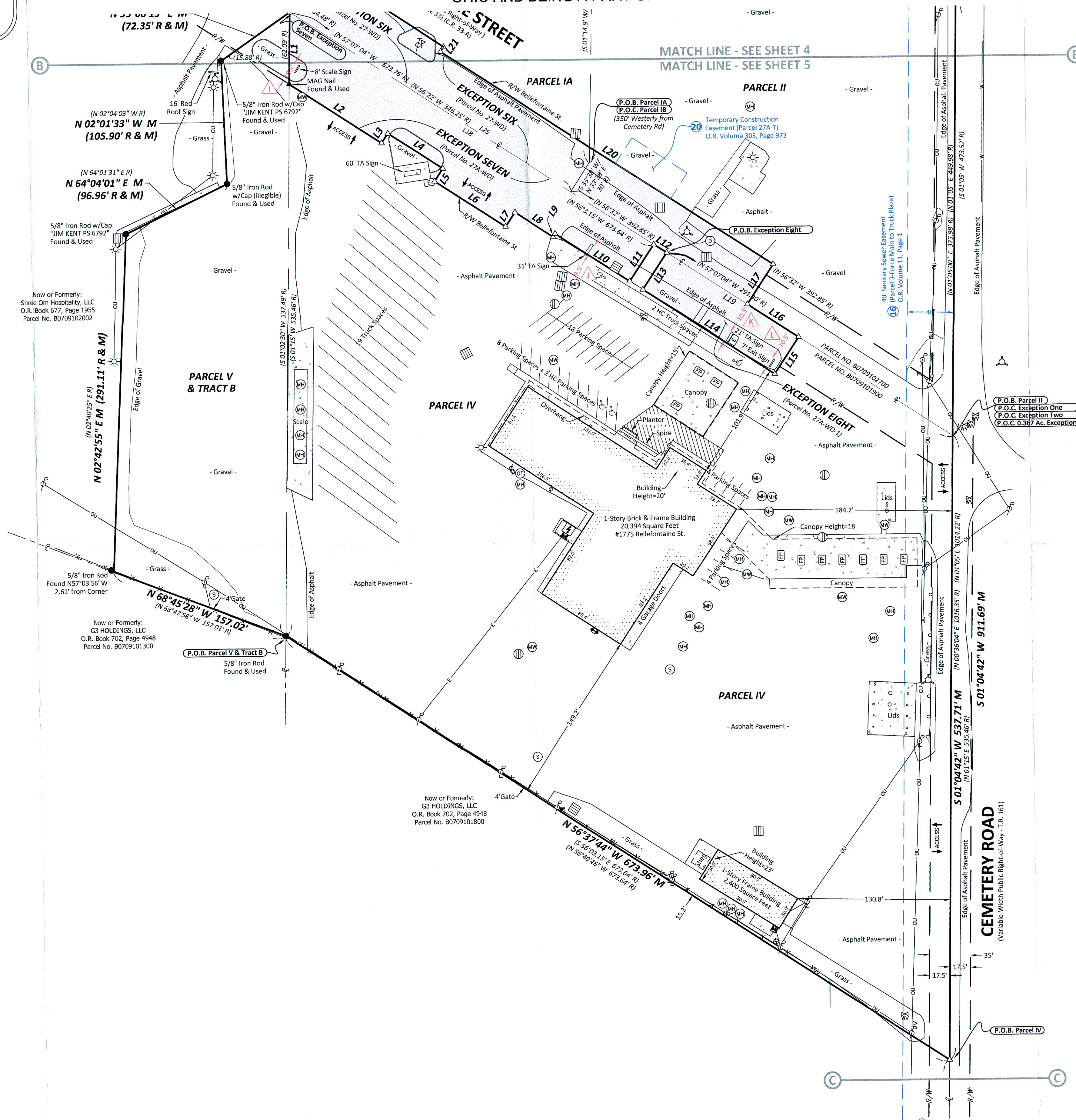
Legend of Symbols & Abbreviations

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- Encroachment
- Schedule B Item
- Rad - Radius
- Arc - Arc Length
 Δ - Delta Angle | ChB - Chord Bearing | ChL - Chord Length | M - Measured | (R) - Record | Monument Box Found | Monument Found | 5/8" Iron Rod w/Cap | NCS PS 8460 8868" Set | MAG Nail Found | MAG Nail Set | Electric Meter | Electric Transformer | Electric Vault | Electric Pedestal | Gas Meter | Sanitary Manhole | Cleanout | Grease Trap | Catch Basin (Round) | Catch Basin (Square) | Telephone Pedestal | Utility Pole | Light Pole | Traffic Pole | Utility Pole w/Light | Guy Wire | Fire Hydrant | Water Valve | Monitoring Well | Unknown Manhole | Fuel Pump | Underground Utility Marker | Sign | HC Parking Space | Underground Water | Overhead Utilities | Chain Link Fence | Guard Rail | Wall | Concrete Area | No Parking Area | Building Area |

GRAPHIC SCALE
1 INCH = 50 FT.

ALTA/NSPS LAND TITLE SURVEY FOR MILTON FOOD, LLC

SITUATED IN THE TOWNSHIP OF DUCHOUQUET, COUNTY OF AUGLAIZE, STATE OF OHIO AND BEING A PART OF THE SE 1/4 OF SECTION 33, TOWNSHIP 5 S, RANGE 6 E



SE CORNER OF SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 6 EAST

- P.O.B. Parcel II
- P.O.C. Parcel IV
- P.O.C. Parcel V & Tract B
- P.O.C. Exception Three
- P.O.C. Exception Four
- P.O.C. Exception Six
- P.O.C. Exception Seven
- P.O.C. Exception Eight



Land situated in the Township of Duchouquet, County of Auglaize, State of Ohio and being a part of the Southeast Quarter of Section 33, Township 5 South, Range 6 East, as described in deed to Milton Food, LLC, an Ohio limited liability company recorded in O.R. Book 723, Page 3216, records of Auglaize County, described as follows:

COMMENCING at a 5/8" Iron Rod in a Monument Box at the Northeast corner of the Southeast Quarter of said Section 33; THENCE North 89°59'12" West, along the North line of the said Southeast Quarter of Section 33, a distance of 960.49 feet, to a 5/8" capped Iron Rod "NCG PS 8460 8668" set, being the POINT OF BEGINNING of the land being described:

THENCE the following fifteen (15) courses and distances along the southerly lines of Lots 19, 18, 17, 16, 15, 13, 12, 6, 5, 4, 3, 2, 1, and the southerly right-of-way lines of East Lake Drive, also shown on map on file on Plat Cabinet A, Slides 290-291:

- (1) South 00°11'03" West, a distance of 56.96 feet, to a 5/8" capped Iron Rod "KENT PS-6792" found;
- (2) South 32°14'15" East, a distance of 98.63 feet, to a 5/8" capped Iron Rod "KENT PS-6792" found;
- (3) South 69°13'04" East, a distance of 75.00 feet, to a 5/8" capped Iron Rod "KENT PS-6792" found;
- (4) South 23°08'37" East, a distance of 142.07 feet, to a point in a pond;
- (5) North 89°51'45" East, a distance of 70.18 feet, to a 5/8" bent Iron Rod found;
- (6) North 40°12'18" East, a distance of 25.02 feet; to a 5/8" Iron Rod found;
- (7) Easterly along a curve to the left, having a radius of 50.00 feet, through a central angle of 59°57'09", an arc distance of 52.32 feet, said curve having a chord which bears South 79°46'45" East a distance of 49.96 feet, to a Drill Hole found;
- (8) South 19°45'20" East, a distance of 13.28 feet, to a 5/8" Iron Rod found;
- (9) South 86°09'31" East, a distance of 163.07 feet, to a 5/8" capped Iron Rod "KENT PS-6792" found;
- (10) North 64°10'04" East, a distance of 20.23 feet, to a 5/8" capped Iron Rod "KENT PS-6792" found;
- (11) Southeasterly along a curve to the left, having a radius of 50.00 feet, through a central angle of 69°40'04", an arc distance of 60.80 feet, said curve having a chord which bears South 60°39'56" East a distance of 57.12 feet, to a point (unable to set);
- (12) South 05°30'42" East, a distance of 37.08 feet, to a 5/8" capped Iron Rod "KENT PS-6792" found;
- (13) North 86°47'02" East, a distance of 108.42 feet, to a 5/8" Iron Rod found;
- (14) South 46°31'08" East, a distance of 32.51 feet, to a 5/8" Iron Rod found;
- (15) South 63°46'38" East, a distance of 254.85 feet, to a 5/8" capped Iron Rod "BINKLEY LAND SURVEYING 8587" found;

THENCE the following fifteen (15) courses and distances along a westerly line of land described in deed to Truck County of Indiana, Inc. in O.R. Book 697, Page 1079:

- (1) South 00°18'31" West, a distance of 217.75 feet, to a 5/8" Iron Rod found;
- (2) South 20°45'56" West, a distance of 158.06 feet, to a 5/8" capped Iron Rod (illegible) found;
- (3) South 75°22'59" West, a distance of 73.10 feet, to a 5/8" capped Iron Rod "NCG PS 8460 8668" set;
- (4) South 75°23'37" West, a distance of 64.55 feet, to a 5/8" capped Iron Rod "NCG PS 8460 8668" set;
- (5) North 10°12'38" West, a distance of 41.20 feet, to a 5/8" capped Iron Rod "NCG PS 8460 8668" set;
- (6) North 72°24'32" West, a distance of 269.19 feet, to a 5/8" capped Iron Rod "NCG PS 8460 8668" set;
- (7) North 69°52'03" West, a distance of 139.58 feet, to a 1-1/2" Iron Pipe found;
- (8) South 19°17'44" West, a distance of 148.86 feet, to a 5/8" capped Iron Rod (illegible) found;
- (9) South 69°57'42" East, a distance of 142.41 feet, to a MAG Nail set;
- (10) North 00°01'08" West, a distance of 20.00 feet, to a 5/8" capped Iron Rod "BINKLEY LAND SURVEYING 8587" found;
- (11) South 70°28'25" East, a distance of 207.35 feet, to a MAG Spike found;
- (12) South 25°00'11" West, a distance of 149.97 feet, to a Railroad Spike found;
- (13) South 56°34'09" East, a distance of 210.38 feet, to a 5/8" bent Iron Rod found;
- (14) North 24°51'31" East, a distance of 58.58 feet, to a point, witnessing a 5/8" Iron Rod found South 63°34'38" East, a distance of 1.00 feet, from said corner;
- (15) South 63°34'38" East, a distance of 214.66 feet, to a MAG Nail set;

THENCE South 01°04'42" West, along the east line of the said Southeast Quarter of Section 33, also being the centerline of Cemetery Road (a variable width public right-of-way, a/k/a Township Road 161), a distance of 911.69 feet, to a MAG Nail set;

THENCE North 56°37'44" West, along the northerly line of land in deed to G3 Holdings, LLC in O.R. Book 702, Page 4948, a distance of 673.96 feet, to a 5/8" Iron Rod found;

THENCE North 68°45'28" West, continuing along the northerly line of land in deed to said G3 Holdings, LLC, a distance of 157.02 feet, to a point, witnessing a 5/8" Iron Rod found North 57°03'56" West, a distance of 2.61 feet, from said corner;

THENCE the following four (4) courses and distances along the easterly lines of land described in deed to Shree Om Hospitality, LLC in O.R. Book 677, Page 1955:

- (1) North 02°42'55" East, a distance of 291.11 feet, to a 5/8" capped Iron Rod "JIM KENT 6792" found;
- (2) North 64°04'01" East, a distance of 96.96 feet, to a 5/8" capped Iron Rod (illegible) found;
- (3) North 02°01'33" West, a distance of 105.90 feet, to a 5/8" capped Iron Rod "JIM KENT 6792" found;
- (4) North 55°00'13" East, a distance of 72.35 feet, to a MAG Nail set, said point being along the centerline of Bellefontaine Street (a variable width public right-of-way);

THENCE South 01°05'00" West, through the right-of-way of said Bellefontaine Street, a distance of 62.09 feet, to a MAG Nail found;

THENCE the following nine (9) courses and distances along the southerly right-of-way lines of said Bellefontaine Street:

- (1) South 56°38'26" East, a distance of 93.60 feet, to a MAG Nail set;
- (2) North 33°21'34" East, a distance of 9.84 feet, to a MAG Nail set;
- (3) South 56°38'26" East, a distance of 55.77 feet, to a MAG Nail set;
- (4) South 33°21'34" West, a distance of 13.12 feet, to a MAG Nail set;
- (5) South 56°38'26" East, a distance of 72.18 feet, to a MAG Nail set;
- (6) North 33°21'34" East, a distance of 14.76 feet, to a MAG Nail set;
- (7) South 56°38'26" East, a distance of 39.37 feet, to a MAG Nail set;
- (8) North 33°21'34" East, a distance of 3.28 feet, to a MAG Nail set;
- (9) South 56°38'26" East, a distance of 75.46 feet, to a MAG Nail set;

THENCE North 33°21'34" East, through the right-of-way of said Bellefontaine Street, a distance of 37.73 feet, to a MAG Nail set;

TEHNCE South 56°38'26" East, along the centerline of said Bellefontaine Street, a distance of 13.13 feet, to a MAG Nail set;

THENCE South 33°21'34" West, through the right-of-way of said Bellefontaine Street, a distance of 37.73 feet, to a MAG Nail set;

THENCE South 56°38'26" East, along the southerly right-of-way line of said Bellefontaine Street, a distance of 134.51 feet, to a MAG Nail set;

THENCE North 33°21'34" East, through the right-of-way of said Bellefontaine Street, a distance of 37.73 feet, to a MAG Nail set;

THENCE North 56°38'26" West, along the centerline of said Bellefontaine Street, a distance of 52.49 feet, to a MAG Nail set;

THENCE North 33°21'34" East, through the right-of-way of said Bellefontaine Street, a distance of 41.01 feet, to a MAG Nail set;

THENCE the following three (3) courses and distances along the northerly right-of-way lines of said Bellefontaine Street:

- (1) North 56°38'26" West, a distance of 337.93 feet, to a MAG Nail set;
- (2) North 33°21'34" East, a distance of 4.92 feet, to a MAG Nail set;
- (3) North 56°08'19" West, a distance of 253.33 feet, to a 5/8" capped Iron Rod "NCG PS 8460 8668" set;

THENCE the following three (3) courses and distances along the easterly, northerly and westerly lines of land described in deed to Wapak Mini Storage, LLC in O.R. Book 566, Page 2631:

- (1) North 24°56'20" East, a distance of 103.70 feet, to a 5/8" capped Iron Rod "GEESLIN PLS 5372" found;
- (2) North 46°47'28" West, a distance of 340.66 feet, to a 5/8" capped Iron Rod "NCG PS 8460 8668" set;
- (3) South 44°07'20" West, a distance of 105.01 feet, to a T-Post found;

THENCE the following three (3) courses and distances along the easterly right-of-way lines of Interstate Highway 75 (a limited-access variable width public right-of-way):

- (1) North 40°14'52" West, a distance of 208.72 feet, to a T-Post found;
- (2) North 22°37'17" West, a distance of 761.33 feet, to a 5/8" capped Iron Rod "NCG PS 8460 8668" set;
- (3) North 06°50'07" West, a distance of 38.76 feet, to a T-Post found;

THENCE South 89°59'12" East, along the southerly line of land described in deed to Noel E. & Alice A. Gonterman in O.R. Book 363, Page 519, also being the north line of said Southeast Quarter of Section 33, a distance 422.24 feet, to a 5/8" capped Iron Rod "NCG PS 8460 8668" set at the POINT OF BEGINNING and containing 28.364 acres or 1,235,518 square feet of land, more or less, of which 0.622 acres or 27,079 square feet lie within public right-of-way, further broken down within parcels, of which 7.841 acres or 341,571 square feet lie within Parcel No. B0709101900, of which 2.194 acres or 95,566 square feet lie within Parcel No. B0709102700, of which 6.406 acres or 279,048 square feet lie within Parcel No. B0709102801, and of which 11.922 acres or 519,333 square feet lie within Parcel No. B0503300305, but subject to all legal highways and easement of record as determined by a survey performed by Eric S. Jackson, Ohio Professional Surveyor No. 8668, for and on behalf of North Coast Geomatics in May of 2024.

The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone (FIPS Zone 3401), on the North American Datum of 1983(2011) (Epoch 2010.000) using geoid model GEOID18, with a combined scale factor of 1.00006000671690. A GNSS Real Time Kinematic Network survey was used to establish a bearing of South 89°59'12" East for the north line of the southeast 1/4 of Section 33, and a Northing of 330,906.49 and Easting of 1,506,044.26 (U.S. Survey Feet) for the monument box found at the northeast corner of the southeast 1/4 of Section 33.



Eric S. Jackson, PS Signature Date: 7/9/2024
Ohio Professional Surveyor No. 8668

