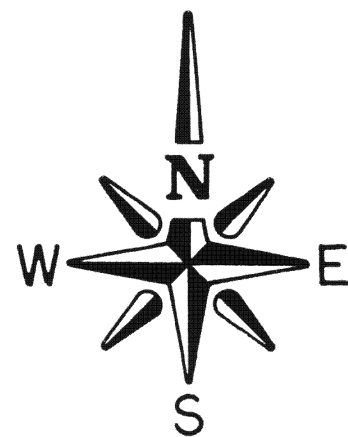


A-110

WAPAKONETA INDUSTRIAL DEVELOPMENT INC.

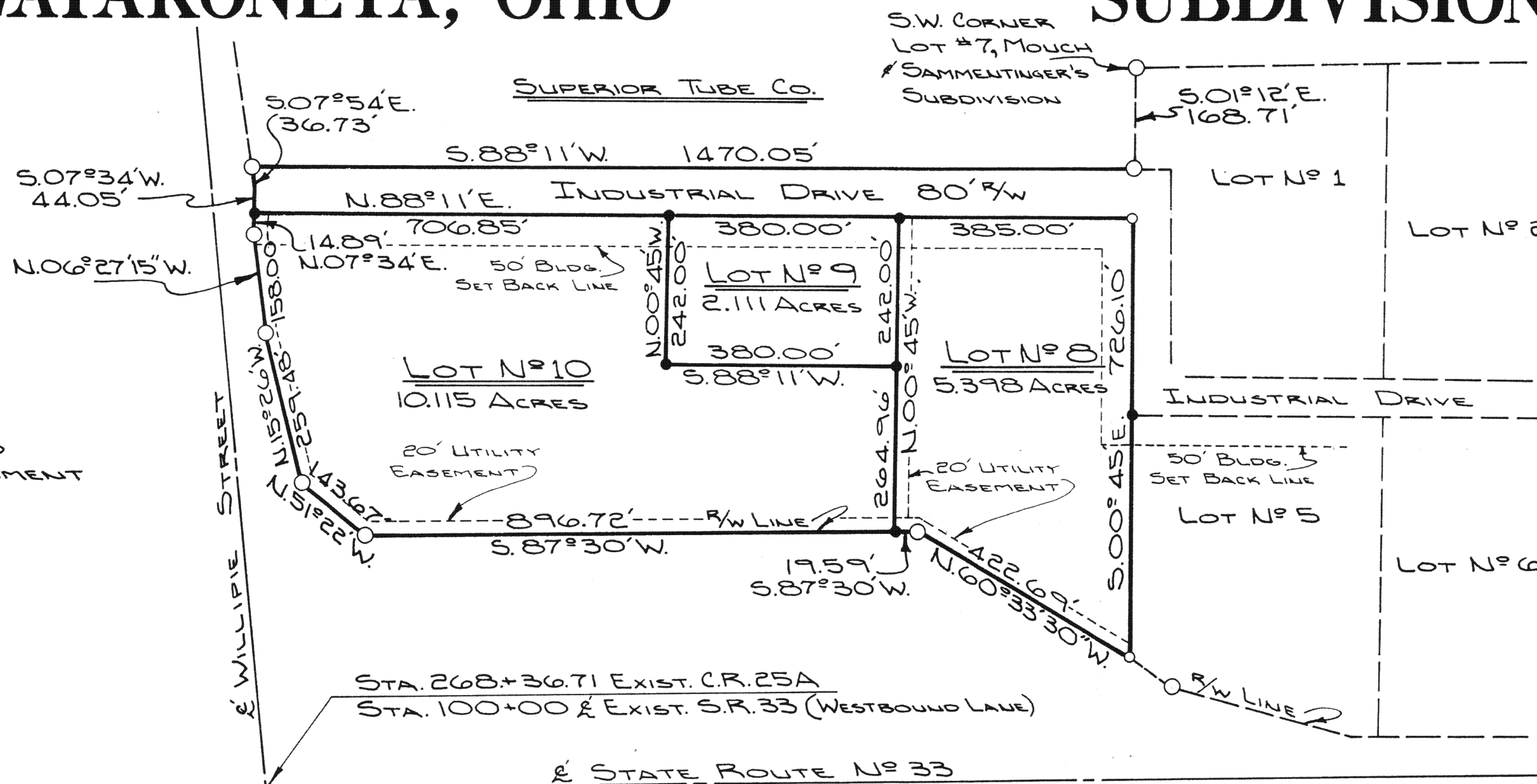
PART OF SEC. 32, T5S, R6E, DUCHOUQUET TOWNSHIP, AUGLAIZE COUNTY, WAPAKONETA, OHIO SUBDIVISION NO. 2



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CONCRETE MONUMENT

SCALE: 1"=200'



WAPAKONETA INDUSTRIAL DEVELOPMENT, INC. SUBDIVISION NO. 2 RESTRICTIVE COVENANTS

1. No building or structure shall be erected within 50 feet of any street or 20 feet of any other boundaries, except that when two (2) or more adjoining lots are owned by the same person or entity, other than Wapakoneta Industrial Development, Inc., the 20-foot set back provision shall not be applicable to either side of the common boundary line of said lots as set forth on this plat. It being the express intent of this provision that when one person or entity owns adjoining lots, a building may continue from one lot to the other without being in violation of this restrictive covenant concerning set back requirements.
2. Before commencing the construction or alteration of all buildings, enclosures, fences, loading docks, parking facilities, storage yards or any other structures or permanent improvements on or to any site or lot within the Wapakoneta Industrial Development, Inc. area, the property owner shall first submit site plan or plans and specifications and landscape plans therefor to the Planning Advisory Board of the Wapakoneta Industrial Development, Inc. for its written approval, which approval shall not be unreasonably withheld. In the event that such Board, or its designated representative, shall fail to approve or disapprove such building plans, specifications, or site plans within 30 days after they have been submitted to the Board, such approval will not be required and this covenant will be deemed to have been complied with.
3. All streets, alleys and parking areas must be bituminous or concrete. The parking areas may not be closer than 10 feet from Industrial Drive and this 10 foot area measured from Industrial Drive shall be grass landscape area.
4. There shall be no open outside storage unless it shall be screened from public view and shall be placed so as to conform with the building line restrictions set forth in Paragraph #1 of these Restrictive Covenants unless a written variance is granted by the Planning Advisory Board of Wapakoneta Industrial Development, Inc., its successors or assigns. Said Planning Advisory Board reserves the right to grant variances upon application where undue hardship would otherwise occur.
5. Parking shall not be permitted on streets or highways and all parking must be off street.
6. No loading docks shall be constructed facing any public street or highway unless said loading dock and every part thereof, exclusive of the approach ramp or approach well or approach apron, is at least 100 feet inside the right-of-way line of the street or highway on which the said loading dock fronts.
7. Said premises shall not be used for a dwelling, apartment, motel, hotel, boarding house, Bowling alley, theater or tavern.
8. All buildings shall meet the requirements of the Building Codes of the city of Wapakoneta and the State of Ohio.
9. No billboards and signs other than those identifying the name, business or products of the person or firm occupying the premises shall be permitted, except that one sign not to exceed

twenty (20) feet in width and ten (10) feet in height offering the premises for sale or lease may be permitted. The plans and specifications for the construction, installation or alteration of all outdoor signs shall be first submitted to and have the written approval of the Planning Advisory Board of the Wapakoneta Industrial Development, Inc., its successors or assigns, which approval shall not be unreasonably withheld.

10. If, after the expiration of one year from the date of execution of a contract for the sale of any Lot lying within the Wapakoneta Industrial Development, Inc. area or after the expiration of one year from the date of completion of utilities, whichever be later, any purchaser shall not have begun in good faith the construction of a permanent building on said Lot, the Wapakoneta Industrial Development, Inc. retains the option to rescind such contract, refund the purchase price and enter into possession of said land. However, Wapakoneta Industrial Development, Inc., its successors or assigns, may extend in writing the time in which such construction may be begun.

11. The invalidation of any one of the restrictions herein set forth or the failure to enforce any of said restrictions at the time of this violation shall in no event affect any of the other restrictions nor be deemed a waiver of the right to enforce the same thereafter.

12. These Restrictive Covenants are to run with the land and shall be binding on all of the parties and all persons claiming under them until January 1, 2021, in any event; and continuously thereafter, unless and until any proposed change shall have been approved in writing by the owners of the legal title to all the land which was included in the Plat of the Wapakoneta Industrial Development, Inc. at the time these Restrictive Covenants were placed on record.

SURVEYORS DESCRIPTION FOR WAPAKONETA INDUSTRIAL DEVELOPMENT, INC. SUBDIVISION NO. 2

The following described parcel of ground is part of the East half of Section 32, Duchouquet Township, Township Five (5) South, Range Six (6) East, Auglaize County, Ohio and is more particularly described as follows:

Commencing at a concrete monument at the Southwest corner of Lot # 7, Mouch & Sammentinger's Subdivision, City of Wapakoneta, Ohio; Thence S01°-12'E a distance of 168.71 feet to a concrete monument in the North right-of-way line of Industrial Drive; Thence S88°11'W along the North right-of-way line of Industrial Drive a distance of 1470.05 feet to a concrete monument in the East right-of-way line of Willie Street; Thence S07°-54'E along the right-of-way line of Willie Street a distance of 36.73 feet to a point; Thence S07°-34'W along said right-of-way line a distance of 44.05 feet to an iron pin and the PLACE OF BEGINNING:
Thence N88°-11'E along the South line of Industrial Drive a distance of 1471.85 feet to an iron pin;
Thence S00°-45'E a distance of 726.10 feet to an iron pin;
Thence N60°-33'30"W a distance of 422.69 feet to a concrete monument;
Thence S87°30'W a distance of 916.31 feet to a concrete monument;
Thence N51°-22'W a distance of 143.67 feet to a concrete monument;
Thence N15°-26'W a distance of 259.48 feet to a concrete monument;
Thence N06°-27'-15"W a distance of 158.00 feet to a concrete monument;
Thence N07°-34'E a distance of 14.89 feet to an iron pin and the PLACE OF BEGINNING.

The above described tract of ground contains 17.624 Acres. All bearings were based upon the plat for Wapakoneta Industrial Development, Inc. Subdivision No. 1.

DEDICATION:

and option holders
We the undersigned being all the owners of the land herein platted hereby dedicate the streets and easements shown on this plat to the public use forever. Easements shown on this plat are for the construction, operation, maintenance, repair, replacement and removal of water, sewer, gas, electric, telephone or other utility lines or services and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and are to be maintained as such forever.

Witness our hands this 30th day of April, 1980.

Signed and acknowledged in the presents of:

Kimberle S. Den

Patricia Laube

STATE OF OHIO

COUNTY OF AUGLAIZE

WAPAKONETA INDUSTRIAL DEVELOPMENT, INC.

By: *Donald N. Friend*
Donald N. Friend, President

By: *Robert C. Wiesenmayer*
Robert C. Wiesenmayer, Secretary

By: *C.C. Knoch*
C.C. Knoch

By: *Ruth Knoch*
Ruth Knoch

The foregoing instrument was acknowledged before me this 30th day of April, 1980 by Donald N. Friend, President and Robert C. Wiesenmayer, Secretary of the Wapakoneta Industrial Development, Inc., an Ohio corporation on behalf of the corporation, C.C. Knoch and Ruth Knoch, husband and wife.

KIMBERLE S. DEN, Notary Public
in and for the State of Ohio
My Commission Expires May 4, 1984

Kimberle S. Den
Notary Public, State of Ohio
My commission expires:

HEALTH COMMISSIONER'S APPROVAL:

This plat is approved, subject to all health requirements for water and sewerage as outlined above.

Date: April 25, 1980

Signed: *Edward H. Dwyer*
Auglaize County Health Commissioner

WAPAKONETA CITY PLANNING COMMISSION CERTIFICATE:

Approved this 12th day of May, 1980.

Wayne A. Ford, secy
John E. Smith, Pres.
Wapakoneta City Planning Commission

COUNTY AUDITOR'S CERTIFICATE:

This plat filed for transfer this 13 day of May, 1980 A.D.

Transfer fees of \$ paid.

168216

Vernon E. Dwyer
Auditor of Auglaize County

Presented For Record:

On this 13 day of May, 1980 A.D. at 1:30 o'clock P.M.

Recorded 5/13, 1980 in the Auglaize County Record of Plats, Cabinet A, Page A-115.

\$ 8.35

L. Ray H. Knoch
Auglaize County Recorder

ATTEST:

Doug Reinhart
Doug Reinhart
Registered Surveyor #6507
Registered Engineer #44670

TOLERANCES (EXCEPT AS NOTED)	REVISIONS			WAPAKONETA INDUSTRIAL DEVELOPMENT, INC. SUBDIVISION NO. 2		
	NO.	DATE	BY	DOUG REINHART LAND SURVEYING		
DECIMAL	1			DRAWN BY J. JAVERT	SCALE 1"=200'	MATERIAL
FRACTIONAL	2			CHK'D D.P.R.	DATE 3-8-80	DRAWING NO. 80-190
ANGULAR	4			TRACED	APP'D	