

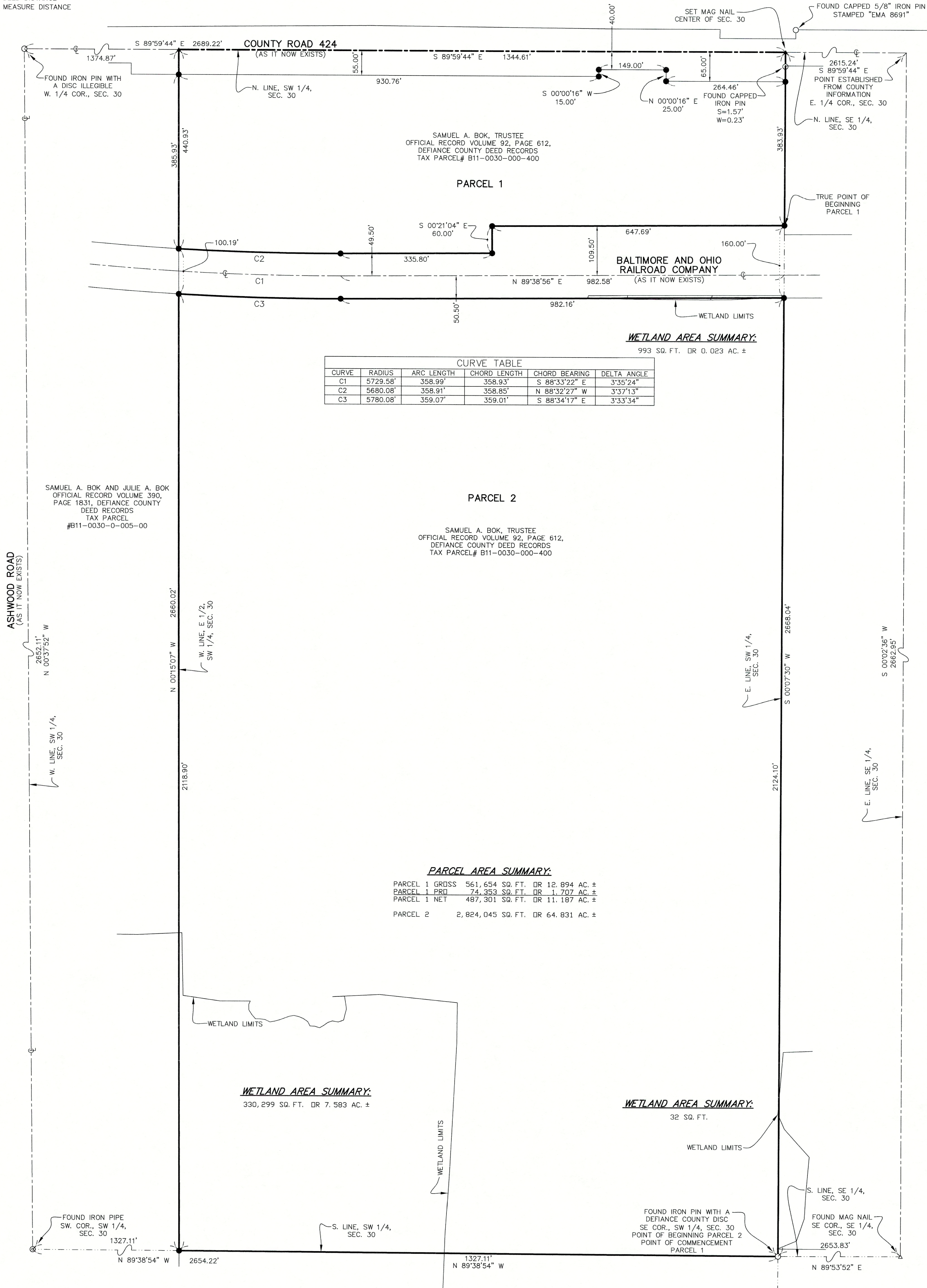
ALTA/NSPS LAND TITLE SURVEY

LEGEND

- ▲ SET MAG NAIL
- SET CAPPED IRON
- REBAR STAMPED "PS 7973"
- FOUND IRON PIPE
- FOUND IRON REBAR
- D DEED DISTANCE
- M MEASURE DISTANCE

OF A PARCEL OF LAND BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 4 EAST, IN DEFIANCE TOWNSHIP, DEFIANCE COUNTY, OHIO. PREPARED FOR FIRST QUALITY TISSUE, LLC AT THE REQUEST OF MR. PATRICK J. MCDONOUGH

BASIS OF BEARING:
BEARINGS ARE BASED ON THE OHIO COUNTY COORDINATE SYSTEM, DEFIANCE COUNTY, NAD 83 (2011), U.S. SURVEY FEET.

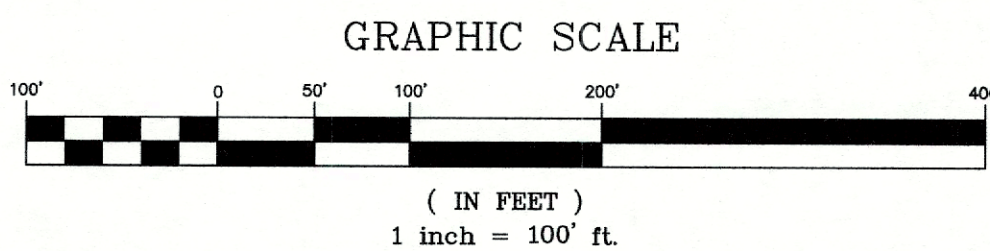


TO FIRST QUALITY TISSUE MIDWEST, LLC., A DELAWARE LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS, ATTORNEY'S TITLE AGENCY OF NORTHWEST OHIO, INC. AND STEWART TITLE GUARANTY COMPANY:

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, 5, 6A, 6B, 8, 9, 10, 11A, 11B AND 19 OF OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 4, 2025.

DATE OF PLAT OR MAP: DECEMBER 23, 2025

DANIEL C. KAISER
PROFESSIONAL SURVEYOR NO. 7973



1720 Indian Wood Circle,
Suite E
Maumee, OH 43537
Phone: (419) 877-0400

GARCIA SURVEYORS, INC.
TOLEDO - COLUMBUS - CLEVELAND - LIMA - FORT WAYNE

REVISION TABLE:			
REV.	DESCRIPTION:	BY:	DATE:
1	SECTION LABELS	DCK	05/02/2025
2	REVISION PER ATTORNEY COMMENTS	TAG	7/7/2025
3	ADDED WETLAND INFORMATION	DCK	7/16/2025
4	REVISE TITLE COMMITMENT	DCK	10/10/2025
5	REVISE CERTIFICATION	AMG	12/19/2025
6	REVISED LEGAL DESCRIPTION	TAG	12/23/2025

JOB NUMBER:
245S06188

JOB NAME:
SBOK TRUST B11-0030-0-004-00

CLIENT NAME:
FIRST QUALITY ENTERPRISES, LLC

DESCRIPTION:
ALTA/NSPS LAND TITLE SURVEY

DRAWING NAME:
SBOK TRUST B110030000400 FB00A1

DRAWN BY:
TAG

CHECKED BY:
DCK

SURVEYED BY:
CL

OUPS TICKET NUMBER:
SEE SHEET 2 OF 3
SEE SHEET 2 OF 3

SCALE:
1" = 100'

DATE:
4/30/2025

SHEET
1 of 3

ALTA/NSPS LAND TITLE SURVEY

OF A PARCEL OF LAND BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 4 EAST, IN DEFIANCE TOWNSHIP, DEFIANCE COUNTY, OHIO.
PREPARED FOR FIRST QUALITY TISSUE, LLC AT THE REQUEST OF MR. PATRICK J. MCDONOUGH

COUNTY ROAD 424
(AS IT NOW EXISTS)

EDGE OF PAVEMENT

BALTIMORE AND OHIO RAILROAD COMPANY
(AS IT NOW EXISTS)
CENTERLINE OF RAILROAD TRACKS

GRAPHIC SCALE

(IN FEET)
1 inch = 100' ft.

LEGEND

- POWER POLE
- POWER AND TELEPHONE POLE
- GUY WIRE
- CATCH BASIN
- MAILBOX
- POST
- ROCK
- TELEPHONE PEDESTAL
- U.G. GAS LINE MARKER

TO FIRST QUALITY TISSUE MIDWEST, LLC., A DELAWARE LIMITED LIABILITY COMPANY AND IT'S SUCCESSORS AND ASSIGNS, ATTORNEY'S TITLE AGENCY OF NORTHWEST OHIO, INC. AND STEWART TITLE GUARANTY COMPANY:

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DATE OF PLAT OR MAP: DECEMBER 23, 2025

DANIEL C. KAISER
PROFESSIONAL SURVEYOR NO. 7973



OHIO UTILITIES PROTECTION SERVICE
REMINDER: Call 1-800-362-2764
TWO (2) DAYS BEFORE YOU DIG

1720 Indian Wood Circle,
Suite E
Maumee, OH 43537
Phone: (419) 877-0400

GARCIA SURVEYORS, INC.
TOLEDO - COLUMBUS - CLEVELAND - LIMA - FORT WAYNE

REVISION TABLE:

REV.	DESCRIPTION:	BY:	DATE:
1	ADDED CONTOURS	RMG	04/29/2025
2	REVISION PER ATTORNEY COMMENTS	TAG	7/7/2025
3	ADDED WETLAND INFORMATION	DCK	7/16/2025
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JOB NUMBER:
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JOB NAME:
SBOK TRUST B11-0030-0-004-00

CLIENT NAME:
FIRST QUALITY ENTERPRISES, LLC

DESCRIPTION:
ALTA/NSPS LAND TITLE SURVEY

DRAWING NAME:
SBOK TRUST B110030000400 FT00A1

DRAWN BY:
TAG

CHECKED BY:
DCK

SURVEYED BY:
CL

OUPS TICKET NUMBER:
A 507 001 180
A 507 001 189

SCALE:
1" = 100'

DATE:
4/29/2025

SHEET
2 of 3

ALTA/NSPS LAND TITLE SURVEY

OF A PARCEL OF LAND BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 4 EAST, IN DEFIANCE TOWNSHIP, DEFIANCE COUNTY, OHIO.
PREPARED FOR FIRST QUALITY TISSUE, LLC AT THE REQUEST OF MR. PATRICK J. MCDONOUGH

LEGAL DESCRIPTION (PER TITLE REPORT):

SITUATED IN THE TOWNSHIP OF DEFIANCE, COUNTY OF DEFIANCE AND STATE OF OHIO AND KNOWN AS:

A PARCEL OF LAND BEING PART OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30), TOWN FOUR (4) NORTH, RANGE FOUR (4) EAST, IN DEFIANCE TOWNSHIP, DEFIANCE COUNTY, OHIO, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30) WITH THE EAST LINE OF SAID SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30), SAID POINT OF INTERSECTION BEING MARKED WITH A FOUND IRON PIN WITH A DEFIANCE COUNTY DISC;

THENCE NORTH ZERO (00) DEGREES, SEVEN (07) MINUTES, THIRTY (30) SECONDS EAST ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30), A DISTANCE OF TWO THOUSAND TWO HUNDRED EIGHTY-FOUR AND TEN HUNDREDTHS (2284.10') FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO RAILROAD COMPANY, AS IT NOW EXISTS, SAID POINT OF INTERSECTION BEING MARKED WITH A SET CAPPED IRON REBAR, SAID POINT OF INTERSECTION ALSO BEING THE TRUE POINT OF BEGINNING;

THE FOLLOWING FOUR (04) COURSES FOLLOW ON AND ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO RAILROAD COMPANY, AS IT NOW EXISTS:

1.) THENCE IN A WESTERLY DIRECTION, HAVING A BEARING OF SOUTH EIGHTY-NINE (89) DEGREES, THIRTY-EIGHT (38) MINUTES, FIFTY-SIX (56) SECONDS WEST, A DISTANCE OF SIX HUNDRED FORTY-SEVEN AND SIXTY-NINE HUNDREDTHS (647.69') FEET TO A POINT, SAID POINT BEING MARKED WITH A SET CAPPED IRON REBAR;

2.) THENCE SOUTH ZERO (00) DEGREES, TWENTY-ONE (21) MINUTES, FOUR (04) SECONDS EAST, A DISTANCE OF SIXTY AND ZERO HUNDREDTHS (60.00') FEET TO A POINT, SAID POINT BEING MARKED WITH A SET CAPPED IRON REBAR;

3.) THENCE SOUTH EIGHTY-NINE (89) DEGREES, THIRTY-EIGHT (38) MINUTES, FIFTY-SIX (56) SECONDS WEST, A DISTANCE OF THREE HUNDRED THIRTY-FIVE AND EIGHTY HUNDREDTHS (335.80') FEET TO A POINT OF CURVE, SAID POINT OF CURVE BEING MARKED WITH A SET CAPPED IRON REBAR;

4.) THENCE IN A WESTERLY TO NORTHWESTERLY DIRECTION ALONG AN ARC OF CURVE TO THE RIGHT AN ARC DISTANCE OF THREE HUNDRED FIFTY-EIGHT AND NINETY-ONE HUNDREDTHS (358.91') FEET TO THE INTERSECTION OF THE WEST LINE OF SAID EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30), SAID WEST LINE OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30) ALSO BEING THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN VOLUME 390, PAGE 1831, DEFIANCE COUNTY DEED RECORDS, CURRENTLY DEEDED TO SAMUEL A. & JULIE A. BOK, SAID POINT OF INTERSECTION BEING MARKED WITH A SET CAPPED IRON REBAR, SAID ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF FIVE THOUSAND SIX HUNDRED EIGHTY AND EIGHT HUNDREDTHS (5680.08') FEET, A CENTRAL ANGLE OF THREE (03) DEGREES, THIRTY-SEVEN (37) MINUTES, THIRTEEN (13) SECONDS, A CHORD BEARING OF NORTH EIGHTY-EIGHT (88) DEGREES, THIRTY-TWO (32) MINUTES, TWENTY-SEVEN (27) SECONDS WEST, AND A CHORD DISTANCE OF THREE HUNDRED FIFTY-EIGHT AND EIGHTY-FIVE HUNDREDTHS (358.85') FEET;

5.) THENCE NORTH ZERO (00) DEGREES, FIFTEEN (15) MINUTES, SEVEN (07) SECONDS WEST ALONG SAID WEST LINE OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30) PASSING THROUGH A SET CAPPED IRON REBAR AT A DISTANCE OF THREE HUNDRED EIGHTY-FIVE AND NINETY-THREE HUNDREDTHS (385.93') FEET, A TOTAL DISTANCE OF FOUR HUNDRED FORTY AND NINETY-THREE HUNDREDTHS (440.93') FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30), SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION THIRTY (30) ALSO BEING THE CENTERLINE OF STATE ROUTE 424, AS IT NOW EXISTS, SAID POINT OF INTERSECTION BEING MARKED WITH A SET MAG NAIL;

6.) THENCE SOUTH EIGHTY-NINE (89) DEGREES, FIFTY-NINE (59) MINUTES, FORTY-FOUR (44) SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30), A DISTANCE OF ONE THOUSAND THREE HUNDRED FORTY-FOUR AND SIXTY-ONE HUNDREDTHS (1344.61') FEET TO THE INTERSECTION OF SAID EAST LINE OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30), SAID POINT OF INTERSECTION BEING MARKED WITH A SET CAPPED IRON REBAR;

7.) THENCE SOUTH ZERO (00) DEGREES, SEVEN (07) MINUTES, THIRTY (30) SECONDS WEST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30), PASSING A FOUND CAPPED IRON PIN LYING SOUTH ONE AND FIFTY-SEVEN HUNDREDTHS (1.57') FEET ALSO LYING WEST ZERO AND TWENTY-THREE HUNDREDTHS (0.23') FEET AT A DISTANCE OF THIRTY AND ZERO HUNDREDTHS (30.00') FEET, ALSO PASSING THROUGH A SET CAPPED IRON REBAR AT A DISTANCE OF SIXTY-FIVE AND ZERO HUNDREDTHS (65.00') FEET, A TOTAL DISTANCE OF THREE HUNDRED EIGHTY-THREE AND NINETY-THREE HUNDREDTHS (383.93') FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND HAVING AN AREA OF 561,654 SQUARE FEET OR 12.894 ACRES OF LAND, MORE OR LESS. SAID PARCEL OF LAND HAVING A PRESENT ROAD OCCUPIED AREA OF 74,353 SQUARE FEET OR 1.0707 ACRES OF LAND MORE OR LESS.

ALSO

SITUATED IN THE TOWNSHIP OF DEFIANCE, COUNTY OF DEFIANCE AND STATE OF OHIO AND KNOWN AS:

A PARCEL OF LAND BEING PART OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30), TOWN FOUR (4) NORTH, RANGE FOUR (4) EAST, IN DEFIANCE TOWNSHIP, DEFIANCE COUNTY, OHIO, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30) WITH THE EAST LINE OF SAID SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30), SAID POINT OF INTERSECTION BEING MARKED WITH A FOUND IRON PIN WITH A DEFIANCE COUNTY DISC;

1.) THENCE IN A WESTERLY DIRECTION, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30) HAVING A BEARING OF NORTH EIGHTY-NINE (89) DEGREES, THIRTY-EIGHT (38) MINUTES, FIFTY-FOUR (54) SECONDS WEST BASED ON THE OHIO COUNTY COORDINATE SYSTEM, DEFIANCE COUNTY, NAD 83 (2011), U.S. SURVEY FEET, A DISTANCE OF ONE THOUSAND THREE HUNDRED TWENTY-SEVEN AND ELEVEN HUNDREDTHS (1327.11') FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30), SAID WEST LINE OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30) ALSO BEING THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN VOLUME 390, PAGE 1831, DEFIANCE COUNTY DEED RECORDS, CURRENTLY DEEDED TO SAMUEL A. & JULIE A. BOK, SAID POINT OF INTERSECTION BEING MARKED WITH A SET CAPPED IRON REBAR;

2.) THENCE NORTH ZERO (00) DEGREES, FIFTEEN (15) MINUTES, SEVEN (07) SECONDS WEST ALONG SAID WEST LINE OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30), A DISTANCE OF TWO THOUSAND ONE HUNDRED EIGHTEEN AND NINETY HUNDREDTHS (2118.90') FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO RAILROAD COMPANY, AS IT NOW EXISTS, SAID POINT OF INTERSECTION ALSO BEING A POINT ON A CURVE, BEING MARKED WITH A SET CAPPED IRON REBAR;

THE FOLLOWING TWO (2) COURSES FOLLOW ON AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO RAILROAD COMPANY, AS IT NOW EXISTS;

3.) THENCE IN A SOUTHEASTERLY TO EASTERLY DIRECTION ALONG AN ARC OF CURVE TO THE LEFT AN ARC DISTANCE OF THREE HUNDRED FIFTY-NINE AND SEVEN HUNDREDTHS (359.07') FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING MARKED WITH A SET CAPPED IRON REBAR, SAID ARC OF CURVE TO THE LEFT HAVING A RADIUS OF FIVE THOUSAND SEVEN HUNDRED EIGHTY AND EIGHT HUNDREDTHS (5780.08') FEET, A CENTRAL ANGLE OF THREE (03) DEGREES, THIRTY-THREE (33) MINUTES, THIRTY-FOUR (34) SECONDS, A CHORD BEARING OF SOUTH EIGHTY-EIGHT (88) DEGREES, THIRTY-FOUR (34) MINUTES, SEVENTEEN (17) SECONDS EAST, AND A CHORD DISTANCE OF THREE HUNDRED FIFTY-NINE AND ONE HUNDREDTH (359.01') FEET;

4.) THENCE NORTH EIGHTY-NINE (89) DEGREES, THIRTY-EIGHT (38) MINUTES, FIFTY-SIX (56) SECONDS EAST, A DISTANCE OF NINE HUNDRED EIGHTY AND SIXTEEN HUNDREDTHS (982.16') FEET TO THE INTERSECTION OF SAID EAST LINE OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30), SAID POINT OF INTERSECTION BEING MARKED WITH A SET CAPPED IRON REBAR;

5.) THENCE SOUTH ZERO (00) DEGREES, SEVEN (07) MINUTES, THIRTY (30) SECONDS WEST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER (1/4) OF SECTION THIRTY (30), A DISTANCE OF TWO THOUSAND ONE HUNDRED TWENTY-FOUR AND TEN HUNDREDTHS (2124.10') FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND HAVING AN AREA OF 2,824,045 SQUARE FEET OR 64.831 ACRES OF LAND, MORE OR LESS.

NOTE: THIS PARCEL IS LANDLOCKED.

TAX PARCEL NO.: B11-0030-0-004-00

FLOOD_ZONE_NOTE:

PROPERTY SHOWN HEREON LIES IN ZONE X AREA OF MINIMAL FLOOD HAZARD ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 39039C0240E EFFECTIVE DATE OF 9/29/2010.

NOTES

- 1.) THERE APPEARS TO BE NO VISIBLE ENCROACHMENTS ALONG THE PROPERTY LINES DEPICTED ON THE SURVEY AND DESCRIBED IN THE TITLE REPORT.
- 2.) THERE APPEARS TO BE NO VISIBLE CEMETERY OR BURIAL GROUNDS WITHIN THE PROPERTY LINE DEPICTED ON THE SURVEY AND DESCRIBED IN THE TITLE REPORT.
- 3.) PARCEL 1 HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF COUNTY ROAD 424, AS IT NOW EXISTS. PARCEL 2 HAS NO ACCESS TO THE PUBLIC RIGHT OF WAY.
- 4.) THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK.
- 5.) THERE IS NO VISIBLE EVIDENCE OF USE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 6.) THERE IS NO EVIDENCE OF OVERLAPS OR GAPS WITH THE ADJOINING PARCELS AS RESEARCHED AND CALCULATED BY GARCIA SURVEYORS, INC.

TITLE_COMMITMENT:

THE FOLLOWING EASEMENTS ARE LISTED (AS NUMBERED HEREON) IN SCHEDULE B - SECTION II OF TITLE COMMITMENT AS LISTED BY STEWART TITLE GUARANTY COMPANY INSURANCE COMPANY WITH A COMMITMENT NUMBER ST24-5810 AND HAVING AN EFFECTIVE DATE OF SEPTEMBER 11, 2025 AT 7:30 A.M.

36. AFFIDAVIT OF FACTS RELATING TO REAL ESTATE AND TO MEMORIALIZE OPTION TO PURCHASE GIVEN BY SAMUEL A. BOK, TRUSTEE TO FIRST QUALITY TISSUE MIDWEST, LLC DATED AUGUST 27, 2025, FILED SEPTEMBER 10, 2025 AT 3:37 PM, RECORDED IN VOLUME 475, PAGE 1528, OFFICIAL RECORDS, DEFIANCE COUNTY, OHIO.

37. OIL AND GAS LEASE IN FAVOR OF RAYMOND T. DUNCAN DATED MAY 4, 1993, FILED JUNE 17, 1993 AT 1:46 PM, RECORDED IN VOLUME 17, PAGE 441, LEASE RECORDS, DEFIANCE COUNTY, OHIO. (NO EASEMENT DESCRIBED).

38. OIL AND GAS LEASE IN FAVOR OF EASTERN GAS & OIL DATED FEBRUARY 22, 1988, FILED SEPTEMBER 6, 1988 AT 1:08 PM, RECORDED IN VOLUME 16, PAGE 421, LEASE RECORDS, DEFIANCE COUNTY, OHIO. (NO EASEMENT DESCRIBED).

AFFIDAVIT OF NON-DEVELOPMENT AND NON-PAYMENT OF RENTAL DATED MAY 4, 1993, FILED JUNE 17, 1993 AT 1:47 PM, RECORDED IN VOLUME 17, PAGE 444, LEASE RECORDS, DEFIANCE COUNTY, OHIO.

39. OIL AND GAS LEASE IN FAVOR OF THE LION OIL COMPANY DATED APRIL 5, 1981, FILED APRIL 10, 1981 AT 1:15 PM, RECORDED IN VOLUME 13, PAGE 539, LEASE RECORDS, DEFIANCE COUNTY, OHIO. (NO EASEMENT DESCRIBED).

40. EASEMENT FOR DRAIN TILE AND/OR SEPTIC TANK OUTLET IN FAVOR OF LAURA M. KROUSE DATED MAY 27, 1966, FILED JUNE 27, 1966 AT 3:55 PM, RECORDED IN VOLUME 185, PAGE 976, DEED RECORDS, DEFIANCE COUNTY, OHIO. (WIDTHS AND EXTENTS UNDETERMINABLE).

41. OIL AND GAS LEASE IN FAVOR OF DAVID LAW DATED APRIL 17, 1964, FILED JULY 16, 1964 AT 9:50 AM, RECORDED IN VOLUME 10, PAGE 563, LEASE RECORDS, DEFIANCE COUNTY, OHIO. (NO EASEMENT DESCRIBED).

42. EASEMENT IN FAVOR OF THE TOLEDO EDISON COMPANY OF TOLEDO, OHIO DATED JUNE 28, 1937, FILED NOVEMBER 15, 1937 AT 10:44 AM, RECORDED IN VOLUME 120, PAGE 556, DEED RECORDS, DEFIANCE COUNTY, OHIO. (WDTHS AND EXTENTS UNDETERMINABLE).

SURVEY_REFERENCES:

1. SURVEY TITLED, "SURVEY OF PARTS OF THE SOUTHEAST QUARTER OF SECTION 30, T-3-N, R-4-E, DEFIANCE TOWNSHIP, DEFIANCE COUNTY, OHIO FOR: LAURA KROUSE, ETAL", PREPARED BY ROBERT B. ERNSBURGER, REG. SURVEYOR 5520, DATED APRIL 9, 1980, AND RECORDED IN SURVEY 03-30-03, DEFIANCE COUNTY ENGINEER'S OFFICE.
2. SURVEY TITLED, "SURVEY PLAT FOR: R. RITTENHOUSE PART OF THE NORTHWEST ¼ OF SECTION 30, T3N - R4E, DEFIANCE TOWNSHIP, DEFIANCE COUNTY, OHIO", PREPARED BY BOCKRATH & ASSOCIATES, ENGINEERING AND SURVEYING, LLC, SIGNED BY GREGORY A. BOCKRATH, P.S. REGISTERED SURVEYOR NO. 8306, DATED 6-8-10 AND RECORDED IN SURVEY 03-30-07, DEFIANCE COUNTY ENGINEER'S OFFICE.
3. SURVEY TITLED, "SURVEY PLAT FOR: R. RITTENHOUSE PART OF THE NORTHWEST ¼ OF SECTION 30, T3N - R4E, DEFIANCE TOWNSHIP, DEFIANCE COUNTY, OHIO", PREPARED BY BOCKRATH & ASSOCIATES, ENGINEERING AND SURVEYING, LLC, SIGNED BY GREGORY A. BOCKRATH, P.S. REGISTERED SURVEYOR NO. 8306, DATED 6-8-10 AND RECORDED IN SURVEY 03-30-08, DEFIANCE COUNTY ENGINEER'S OFFICE.
4. SURVEY TITLED, "PLAT OF SURVEY BEING A PART OF THE NORTHWEST QUARTER (1/4) SECTION 30 TOWNSHIP 4 NORTH, RANGE 4 EAST DEFIANCE TOWNSHIP DEFIANCE COUNTY, OHIO FOR: DAVID R. & HOLLY A. SCHULTE", SIGNED BY OTTO J. GERDEMAN REGISTERED SURVEYOR # 5112, DATED FEB. 4, 1999 AND RECORDED IN SURVEY 03-30-09, DEFIANCE COUNTY ENGINEER'S OFFICE.
5. SURVEY TITLED, "SURVEY OF PARTS OF THE EAST HALF OF THE SOUTHEAST QUARTER, SECTION 19 WEST HALF OF THE SOUTHWEST QUARTER, SECTION 20 WEST HALF OF THE NORTHWEST QUARTER, SECTION 29 EAST HALF OF THE NORTHEAST QUARTER, SECTION 30 TOWN 4 NORTH, RANGE 4 EAST DEFIANCE TOWNSHIP DEFIANCE COUNTY, OHIO FOR: YODER REALTY TOTAL ACRES = 215.395", PREPARED BY ROBERT B. ERNSBURGER, REG. SURVEYOR 5520, RECORDED DATE OF JUL. 26, 1973 AND RECORDED IN SURVEY 03-30-11, DEFIANCE COUNTY ENGINEER'S OFFICE.

ZONING_INFORMATION:

THE ZONING INFORMATION HAS NOT BEEN PROVIDED.

BASIS_OF_BEARING:

BEARINGS ARE BASED ON THE OHIO COUNTY COORDINATE SYSTEM, DEFIANCE COUNTY, NAD 83 (2011), U.S. SURVEY FEET.

TO FIRST QUALITY TISSUE MIDWEST, LLC., A DELAWARE LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS, ATTORNEY'S TITLE AGENCY OF NORTHWEST OHIO, INC. AND STEWART TITLE GUARANTY COMPANY:

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DATE OF PLAT OR MAP: DECEMBER 23, 2025

Daniel C. Kaiser
PROFESSIONAL SURVEYOR NO. 7973

Date



1720 Indian Wood Circle,
Suite E
Maumee, OH 43537
Phone: (419) 877-0400

GARCIA SURVEYORS, INC.
TOLEDO - COLUMBUS - CLEVELAND - LIMA - FORT WAYNE

JOB NUMBER: 245506188		DRAWING NAME: SBOK TRUST B110030000400 FB00A1		OUPS TICKET NUMBER: SEE SHEET 2 OF 3 SEE SHEET 2 OF 3	
JOB NAME: SBOK TRUST B11-0030-0-004-00		DRAWN BY: TAG		SCALE: 1" = 100'	
CLIENT NAME: FIRST QUALITY ENTERPRISES, LLC		CHECKED BY: DCK		DATE: 4/30/2025	
DESCRIPTION: ALTA/NSPS LAND TITLE SURVEY		SURVEYED BY: CL		SHEET 3 of 3	

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