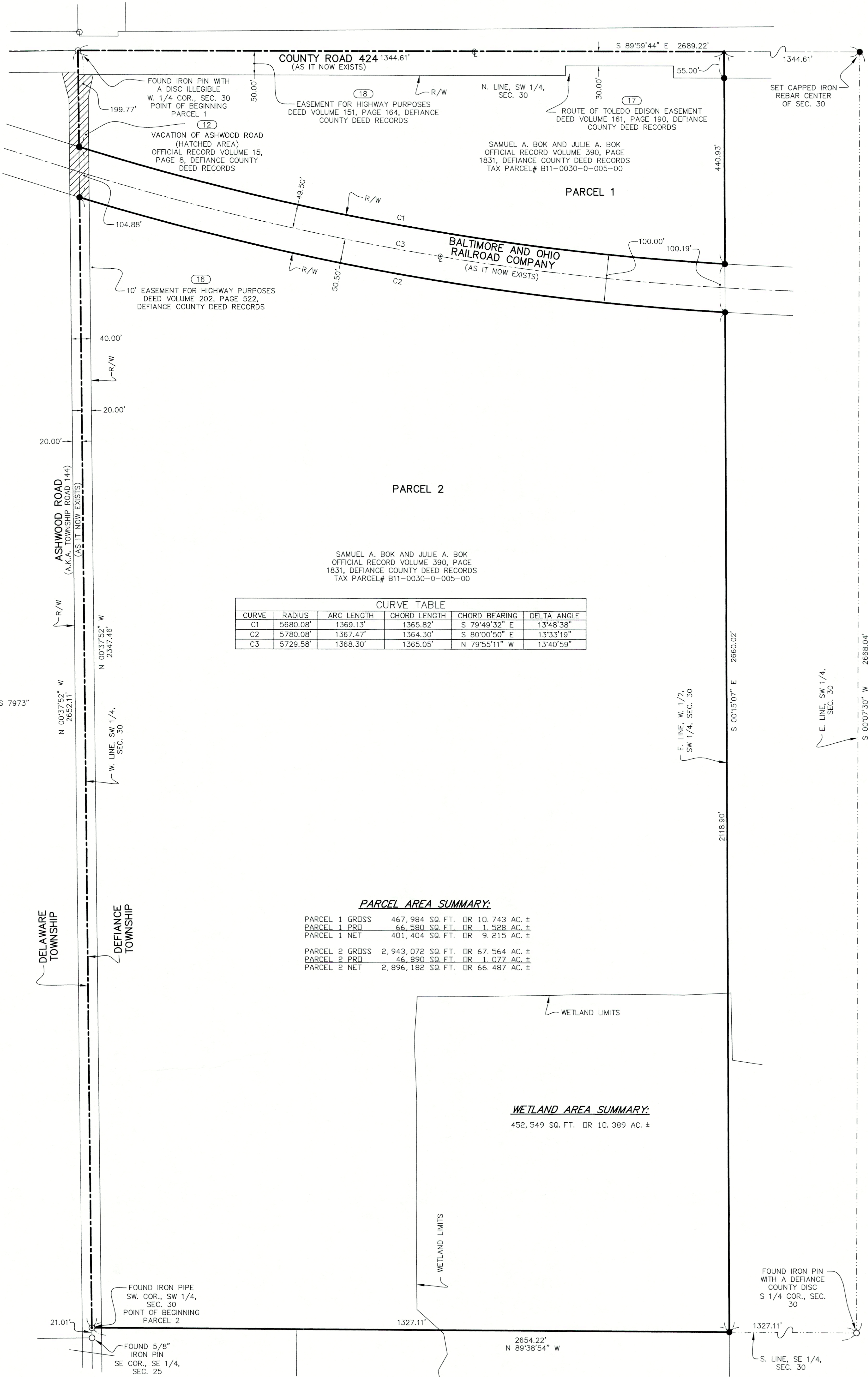


# ALTA/NSPS LAND TITLE SURVEY

OF A PARCEL OF LAND BEING PART OF THE WEST 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.



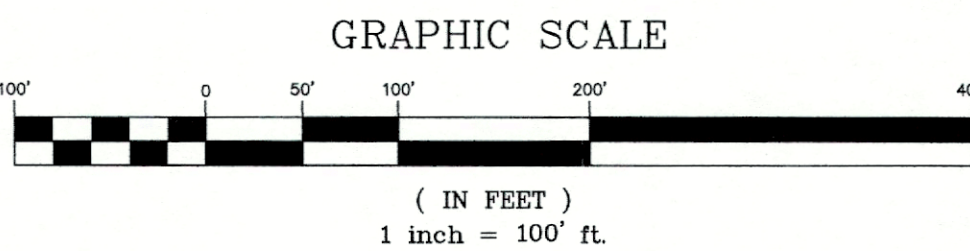
TO FIRST QUALITY TISSUE MIDWEST, LLC., A DELAWARE LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS, ATTORNEY'S TITLE AGENCY OF NORTHWEST OHIO, INC. AND STEWART TITLE GUARANTY COMPANY:

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 19, 2025

DANIEL C. KAISER  
PROFESSIONAL SURVEYOR NO. 7973

Date



## REVISION TABLE:

REV.	DESCRIPTION:	BY:	DATE:
1	REVISION PER ATTORNEY COMMENTS	TAG	7/7/2025
2	ADDED WETLAND INFORMATION	CK	7/16/2025
3	REVISE TITLE COMMITMENT	CK	10/10/2025
4	REVISE CEERTIFICATION	AMG	12/19/2025

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

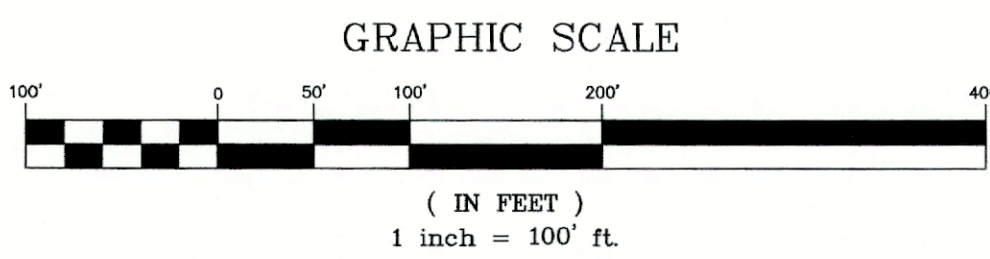
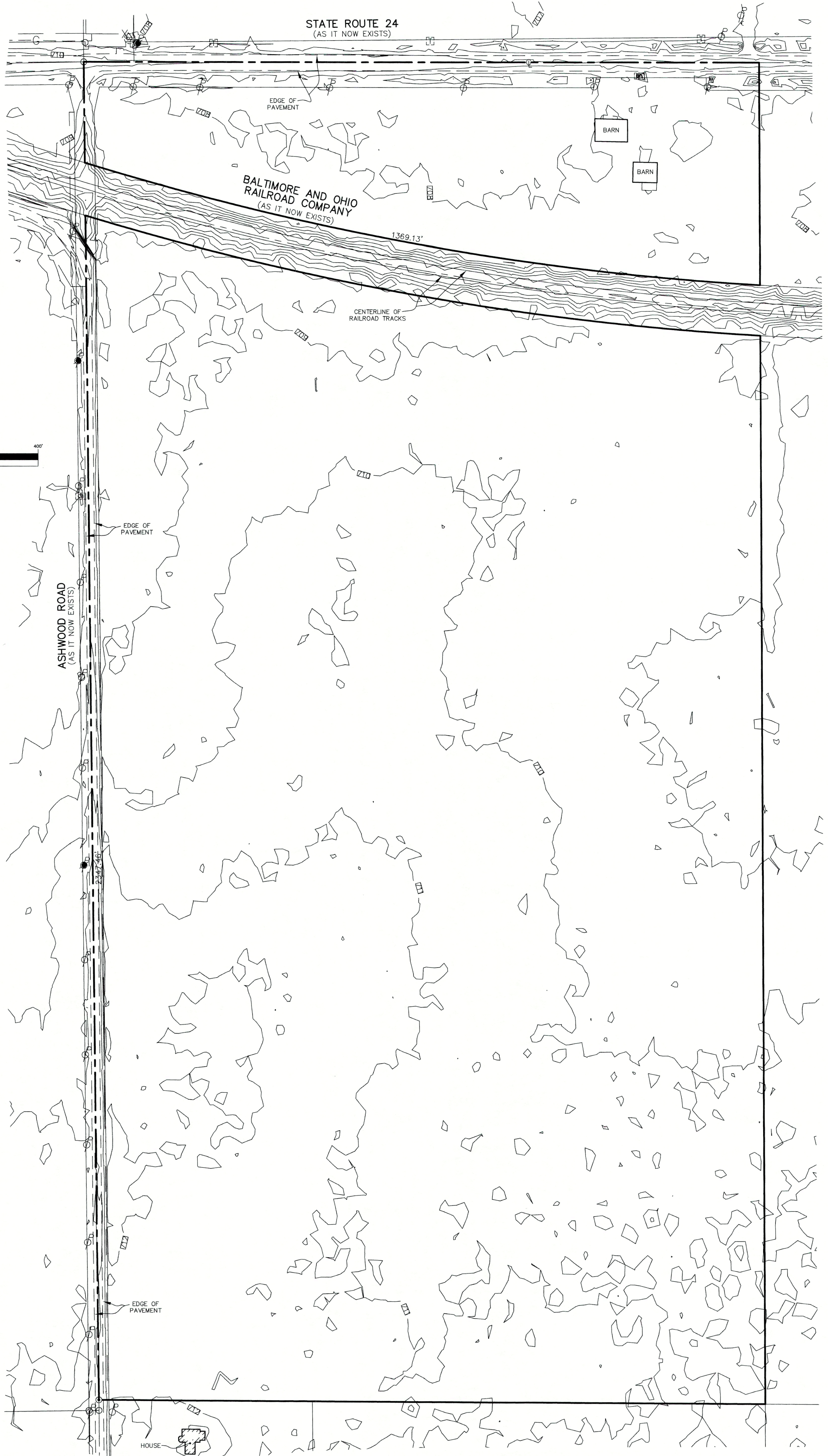
**GARCIA SURVEYORS, INC.**  
TOLEDO - COLUMBUS - CLEVELAND - LIMA - FORT WAYNE

JOB NUMBER: 245S06188	DRAWING NAME: SBOK TRUST B110030000500 FB00A1	OUPS TICKET NUMBER: SEE SHEET 2 OF 3 SEE SHEET 2 OF 3
JOB NAME: SBOK TRUST B11-0030-0-005-00	DRAWN BY: TAG	SCALE: 1" = 100'
CLIENT NAME: FIRST QUALITY ENTERPRISES, LLC	CHECKED BY: DCK	DATE: 5/2/2025
DESCRIPTION: ALTA/NSPS LAND TITLE SURVEY	SURVEYED BY: CL	SHEET 1 of 3



# ALTA/NSPS LAND TITLE SURVEY

OF A PARCEL OF LAND BEING PART OF THE WEST 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



## LEGEND

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

**VERTICAL DATUM:**  
VERTICAL DATUM IS NAVD 88.

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:

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 19, 2025

DANIEL C. KAISER  
PROFESSIONAL SURVEYOR NO. 7973

Date



**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:				JOB NUMBER:	DRAWING NAME:	OUPS TICKET NUMBER:	
REV.	DESCRIPTION:	BY:	DATE:	245S06188	SBOK TRUST B110030000500 FT00A1	A 507 001 180	A 507 001 189
1	ADDED CONTOURS	RMG	04/29/2025	JOB NAME:	DRAWN BY:	SCALE:	
2	REVISION PER ATTORNEY COMMENTS	TAG	7/7/2025	SBOK TRUST B11-0030-0-005-00	TAG	1" = 100'	DATE:
3	REVISED CERTIFICATION	AMG	12/19/2025	CLIENT NAME:	CHECKED BY:	SHEET 2 of 3	
				FIRST QUALITY ENTERPRISES, LLC	DCK		
				DESCRIPTION:	SURVEYED BY:		
				ALTA/NSPS LAND TITLE SURVEY	CL		



ALTA/NSPS LAND TITLE SURVEY

OF A PARCEL OF LAND BEING PART OF THE WEST 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

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.

LEGAL\_DESCRIPTION\_(PER\_TITLE\_REPORT):

SITUATED IN THE TOWNSHIP OF DEFIANCE, COUNTY OF DEFIANCE, AND STATE OF OHIO, AND KNOWN AS: THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4), SECTION THIRTY (30), TOWNSHIP FOUR (4) NORTH, RANGE FOUR (4) EAST, DEFIANCE TOWNSHIP, COUNTY OF DEFIANCE, AND STATE OF OHIO, EXCEPT ABOUT THREE ACRES OUT OF THE NORTH END THEREOF OCCUPIED BY THE BALTIMORE AND OHIO RAILROAD COMPANY, LEAVING SEVENTY-EIGHT (78) ACRES OF LAND, MORE OR LESS.

ZONING\_INFORMATION:

THE ZONING INFORMATION HAS NOT BEEN PROVIDED.

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 ST24–5798 AND HAVING AN EFFECTIVE DATE OF JANUARY 14, 2025 AT 7:30 A.M.

46. AFFIDAVIT OF FACTS RELATING TO REAL ESTATE AND TO MEMORIALIZE OPTION TO PURCHASE GIVEN BY SAMUEL A. BOK AND JULIE A. BOK TO FIRST QUALITY TISSUE MIDWEST, LLC DATED AUGUST 27, 2025, FILED SEPTEMBER 10, 2025 AT 3:37 PM, RECORDED IN VOLUME 475, PAGE 1525, OFFICIAL RECORDS, DEFIANCE COUNTY, OHIO.

47. VACATION OF A PORTION OF ASHWOOD ROAD FILED MARCH 21, 2023 AT 10:29 AM, RECORDED IN VOLUME 455, PAGE 1307, OFFICIAL RECORDS, DEFIANCE COUNTY, OHIO. VACATION PLAT FILED MARCH 21, 2023 AT 10:29 AM, RECORDED IN VOLUME 15, PAGE 8, PLAT RECORDS, DEFIANCE COUNTY, OHIO. (PLOTTED AND SHOWN HEREON).

48. EASEMENTS, IF ANY, FOR PUBLIC UTILITIES PIPELINES OR FACILITIES INSTALLED IN ANY PORTION OF THE VACATED STREET OR ALLEY, LYING WITHIN THE LAND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SAME.

49. ANY PRIVATE RIGHT TO USE ANY PORTION OF THE VACATED STREET OR ALLEY, LYING WITHIN THE LAND.

50. EASEMENT FOR HIGHWAY PURPOSES IN FAVOR OF COUNTY OF DEFIANCE DATED OCTOBER 19, 1972, FILED OCTOBER 24, 1972 AT 3:53 PM, RECORDED IN VOLUME 202, PAGE 522, DEED RECORDS, DEFIANCE COUNTY, OHIO. (PLOTTED AND SHOWN HEREON).

51. EASEMENT IN FAVOR OF THE TOLEDO EDISON COMPANY DATED MARCH 8, 1960, FILED MARCH 9, 1960 AT 8:35 AM, RECORDED IN VOLUME 161, PAGE 190, DEED RECORDS, DEFIANCE COUNTY, OHIO. (ROUTE OR CENTERLINE WAS PLOTTED AND SHOWN HEREON – WIDTHS AND EXTENTS UNDETERMINABLE).

52. EASEMENT FOR HIGHWAY PURPOSES IN FAVOR OF STATE OF OHIO DATED DECEMBER 29, 1959, FILED FEBRUARY 8, 1960 AT 3:10 PM, RECORDED IN VOLUME 151, PAGE 164, DEED RECORDS, DEFIANCE COUNTY, OHIO. (PLOTTED AND SHOWN HEREON).

53. EASEMENT IN FAVOR OF THE TOLEDO EDISON COMPANY OF TOLEDO, OHIO DATED JULY 1, 1937, FILED NOVEMBER 15, 1937 AT 10:51 AM, RECORDED IN VOLUME 120, PAGE 563, DEED RECORDS, DEFIANCE COUNTY, OHIO. (WIDTHS AND EXTENTS UNDETERMINABLE).

54. RIGHTS OF ANY RAILROAD COMPANY, AND ALL SUCCESSORS AND ASSIGNS, ASSOCIATED WITH ALL RAILROAD TRACKS, OR CURRENT OR FORMER RAILROAD RIGHTS-OF-WAY, LOCATED ON, OVER, ACROSS OR ALONG THE LAND DUE TO CONDEMNATION, LICENSE, DEED, POSSESSION OR OTHERWISE.

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 ACCESS TO THE PUBLIC RIGHT OF WAY OF ASHWOOD ROAD, ALSO KNOWN AS TOWNSHIP ROAD 144, AS IT NOW EXISTS.
- 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.

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.

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 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 19, 2025

DANIEL C. KAISER  
PROFESSIONAL SURVEYOR NO. 7973



1720 Indian Wood Circle, Suite E Maumee, OH 43537 Phone: (419) 877-0400		<b>GARCIA SURVEYORS, INC.</b> TOLEDO – COLUMBUS – CLEVELAND – LIMA – FORT WAYNE	
JOB NUMBER: 245S06188	DRAWING NAME: SBOK TRUST B110031000500 FB00A1	OUPS TICKET NUMBER: SEE SHEET 2 OF 3 SEE SHEET 2 OF 3	
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