

# ALTA/NSPS LAND TITLE SURVEY

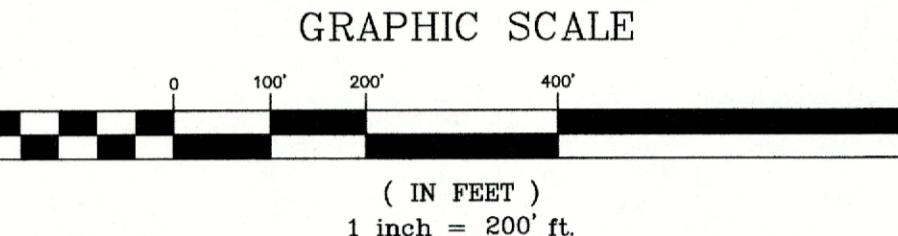
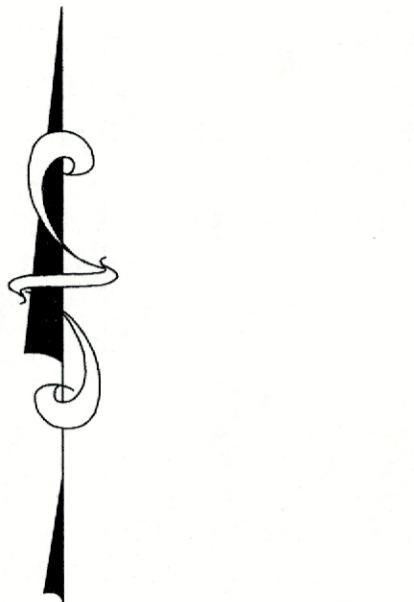
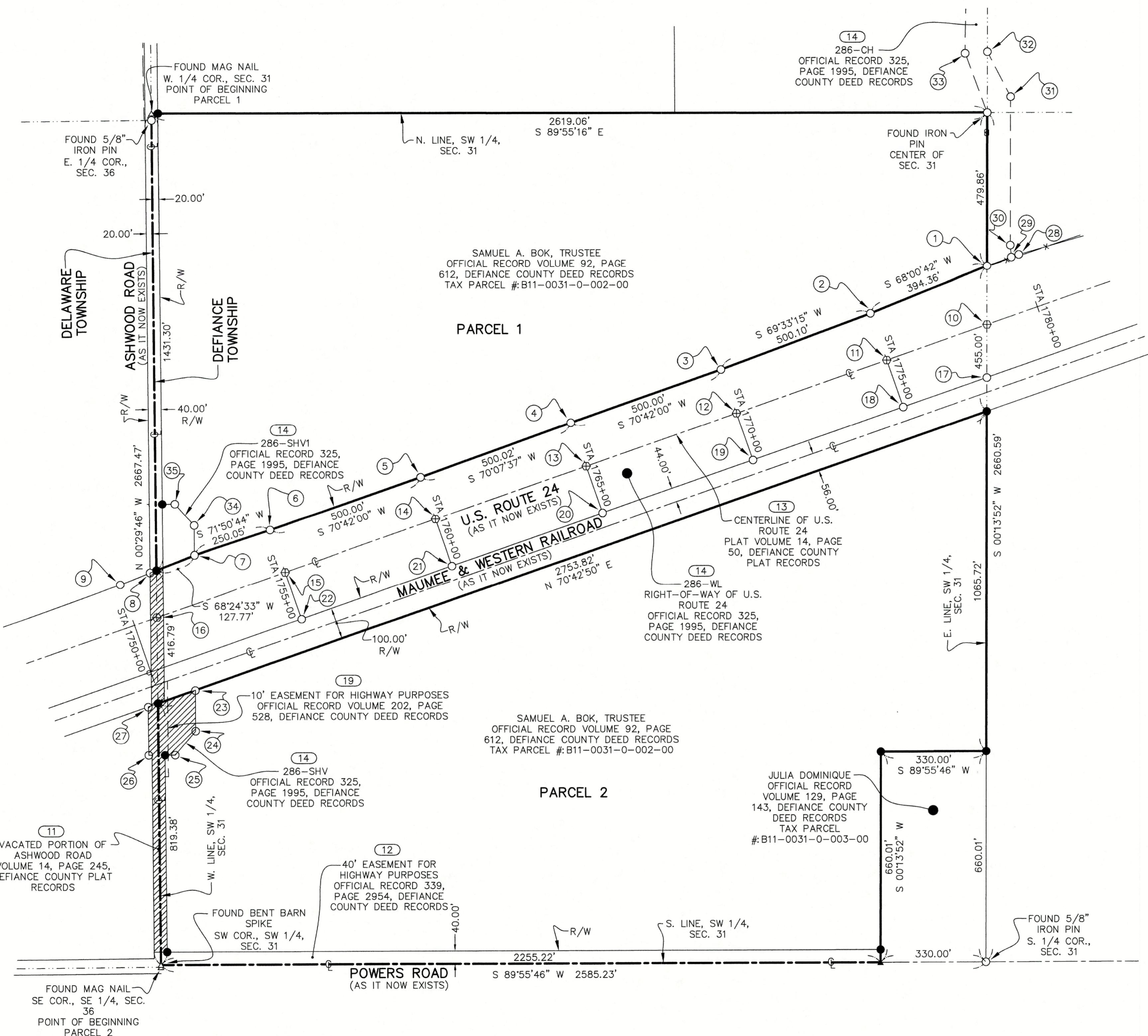
OF A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 IN SECTION 31, TOWN 4 NORTH, RANGE  
4 EAST, IN DEFIANCE TOWNSHIP, DEFIANCE COUNTY, OHIO.  
PREPARED FOR FIRST QUALITY TISSUE, LLC AT THE REQUEST OF MR. PATRICK J. MCDONOUGH

### FOUND MONUMENTATION

1. FOUND 2" IRON PIN WITH ODOT  
RIGHT-OF-WAY DISC STAMPED "S-7226"
2. FOUND IRON PIN WITH ODOT  
RIGHT-OF-WAY DISC
3. FOUND IRON PIN
4. FOUND IRON PIN WITH ODOT  
RIGHT-OF-WAY DISC
5. FOUND IRON PIN
6. FOUND IRON PIN
7. FOUND IRON PIN WITH ODOT  
RIGHT-OF-WAY DISC
8. FOUND IRON PIN WITH ODOT  
RIGHT-OF-WAY DISC  
S=0.23'  
W=0.62'
9. FOUND IRON PIN
10. FOUND CONCRETE MONUMENT WITH  
AN ODOT DISC  
E=0.15'
11. FOUND CONCRETE MONUMENT WITH  
AN ODOT DISC
12. FOUND CONCRETE MONUMENT WITH  
AN ODOT DISC
13. FOUND CONCRETE MONUMENT WITH  
AN ODOT DISC
14. FOUND CONCRETE MONUMENT WITH  
AN ODOT DISC
15. FOUND CONCRETE MONUMENT WITH  
AN ODOT DISC
16. FOUND CONCRETE MONUMENT WITH  
AN ODOT DISC  
S=0.17'  
W=0.43'
17. FOUND IRON PIN  
S=0.51'
18. FOUND IRON PIN WITH ODOT  
RIGHT-OF-WAY DISC  
SE'LY=0.50'
19. FOUND IRON PIN WITH ODOT  
RIGHT-OF-WAY DISC  
SE'LY=0.52'
20. FOUND IRON PIN WITH ODOT  
RIGHT-OF-WAY DISC  
SE'LY=0.36'
21. FOUND IRON PIN WITH ODOT  
RIGHT-OF-WAY DISC  
SE'LY=0.82'
22. FOUND IRON PIN WITH ODOT  
RIGHT-OF-WAY DISC  
SE'LY=1.04'
23. FOUND IRON PIN  
S=1.09'
24. FOUND IRON PIN
25. FOUND IRON PIN
26. FOUND IRON PIN  
E=0.14'
27. FOUND IRON PIN WITH ODOT  
RIGHT-OF-WAY DISC  
S=1.26'
28. FOUND 2.5" IRON PIN WITH AN ODOT  
DISC
29. FOUND 3/4" IRON PIN
30. FOUND 2" IRON PIN WITH AN ODOT  
RIGHT-OF-WAY DISC STAMPED "PS  
7326"
31. FOUND 3/4" IRON PIN  
E=0.24'
32. FOUND 2.5" IRON PIN WITH AN ODOT  
DISC

### BASIS OF BEARING:

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



### *LEGEND*

SET CAPPED IRON  
-REBAR STAMPED "PS 7973"  
SET MAG NAIL  
FOUND IRON PIPE  
FOUND IRON REBAR  
FOUND MONUMENT BOX  
FOUND CONCRETE MONUMENT

#### *NORTH PARCEL AREA SUMMARY:*

NORTH PARCEL AREA SUMMARY:

GROSS	2,525,300	SQ. FT.	OR	57.973	AC. ±
PRO	44,394	SQ. FT.	OR	1.019	AC. ±
NFT	2,480,906	SQ. FT.	OR	56.954	AC. ±

#### SOUTH PARCEL AREA SUMMARY:

SOUTHERN AREA SUMMARY.

GROSS	3, 080, 954	SQ. FT. OR	70, 729	AC. ±
PRO	121, 529	SQ. FT. OR	2, 790	AC. ±
NET	2, 959, 426	SQ. FT. OR	67, 939	AC. ±

**NOTE:**

NOTE.  
THIS DRAWING IS THE BOUNDARY SURVEY

TO STEWART TITLE GUARANTY COMPANY AND FIRST QUALITY TISSUE, 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, 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: APRIL 25, 2025

DANIEL C. KAISER  
PROFESSIONAL SURVEYOR NO. 7973



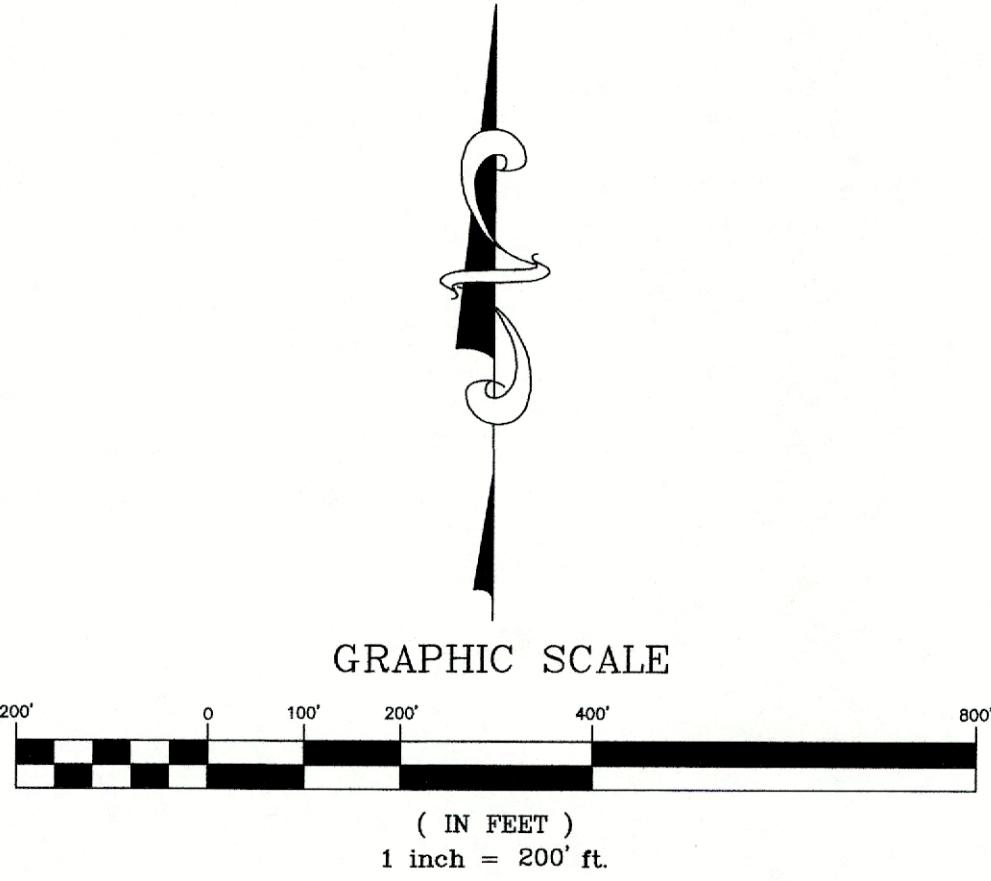
1720 Indian Wood Circle,  
Suite E  
Maumee, OH 43537  
Phone: (419) 877-0400

The logo for Garcia Surveyors, Inc. features a red silhouette of the contiguous United States. A white surveyor figure is positioned in the center of the map. Below the map, the company name "GARCIA SURVEYORS, INC." is written in large, bold, black, sans-serif capital letters. Underneath the main name, the city names "TOLEDO - COLUMBUS - CLEVELAND - LIMA - FORT WAYNE" are listed in a smaller, italicized, black, sans-serif font.

REVISION TABLE:				JOB NUMBER: 254S06188	DRAWING NAME: SBOK TRUST B11-0031-000-200	OUPS TICKET NUMBER: SEE SHEET 2 OF 3 SEE SHEET 2 OF 3	
REV.	DESCRIPTION:	BY:	DATE:	JOB NAME: SBOK TRUST B11-0031-000-200	DRAWN BY: TAG	SCALE: 1" = 200'	DATE: 4/25/202
1	REVISION PER ATTORNEY COMMENTS	TAG	7/7/2025	CLIENT NAME: FIRST QUALITY TISSUE, LLC	CHECKED BY: DCK		
				DESCRIPTION: ALTA/NSPS LAND TITLE SURVEY	SURVEYED BY: CL		
						SHEET 1 of 3	

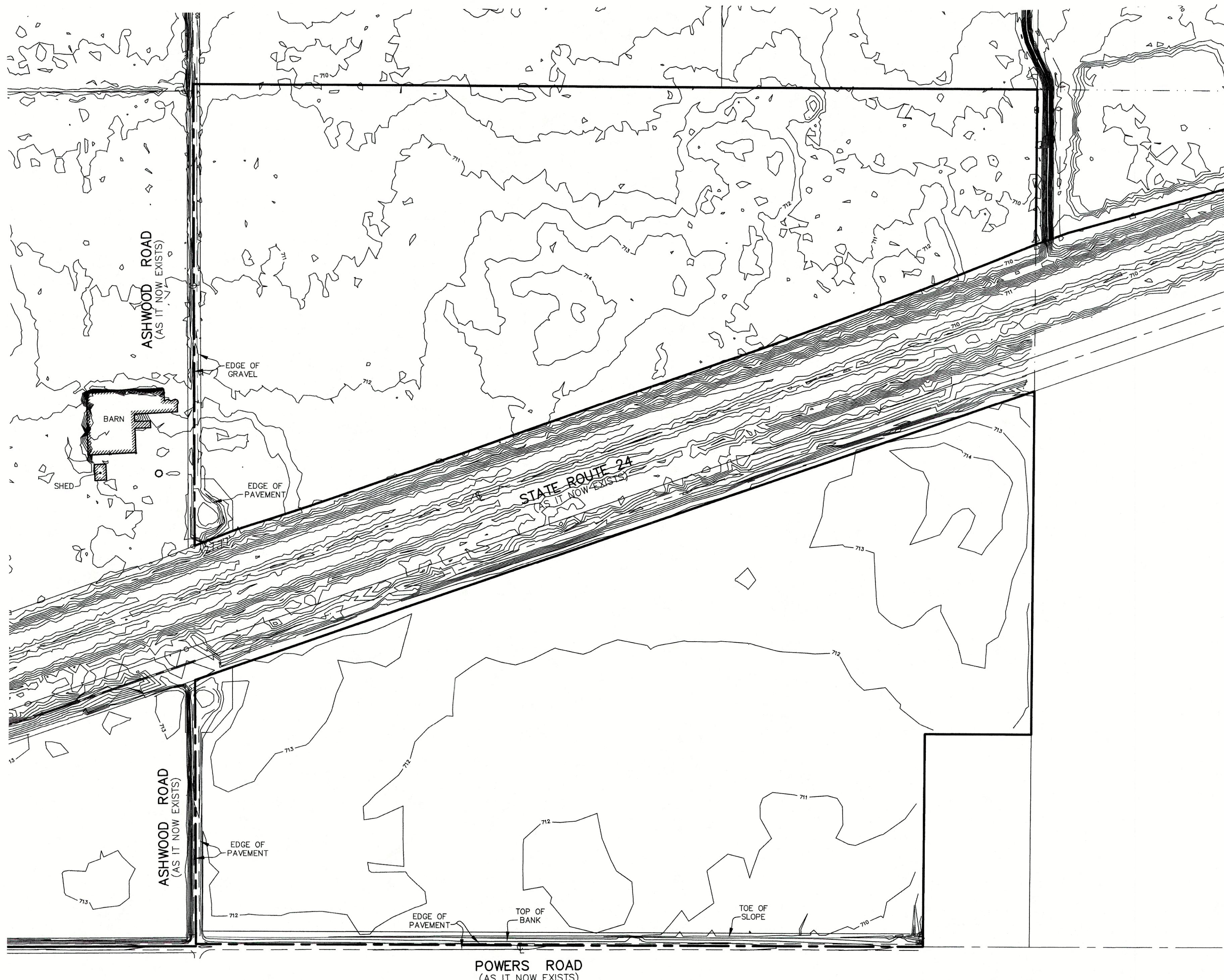
# ALTA/NSPS LAND TITLE SURVEY

OF A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 IN SECTION 31, TOWN 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
- LIGHT AND POWER POLE
- GUY WIRE
- SIGN
- MAILBOX
- POST



## BASIS OF BEARING:

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

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

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

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

*DCK 07/09/2025*  
DANIEL C. KAISER  
PROFESSIONAL SURVEYOR NO. 7973  
Date



## REVISION TABLE:

REV.	DESCRIPTION:	BY:	DATE:	JOB NUMBER:	DRAWING NAME:	OUPS TICKET NUMBER:
1	ADDED CONTOURS	RMG	04/29/2025	254S06188	SBOK TRUST B110031000200FT00A1	A 507 001 936
2	REVISION PER ATTORNEY COMMENTS	TAG	7/7/2025	SBOK TRUST B11-0031-000-200	DRAWN BY: TAG	A 507 001 939
					CLIENT NAME: FIRST QUALITY TISSUE, LLC	CHECKED BY: DCK
					DESCRIPTION: ALTA/NSPS LAND TITLE SURVEY	SURVEYED BY: CL

SCALE:  
1" = 200'  
DATE:  
4/28/2025  
SHEET  
2 of 3

