

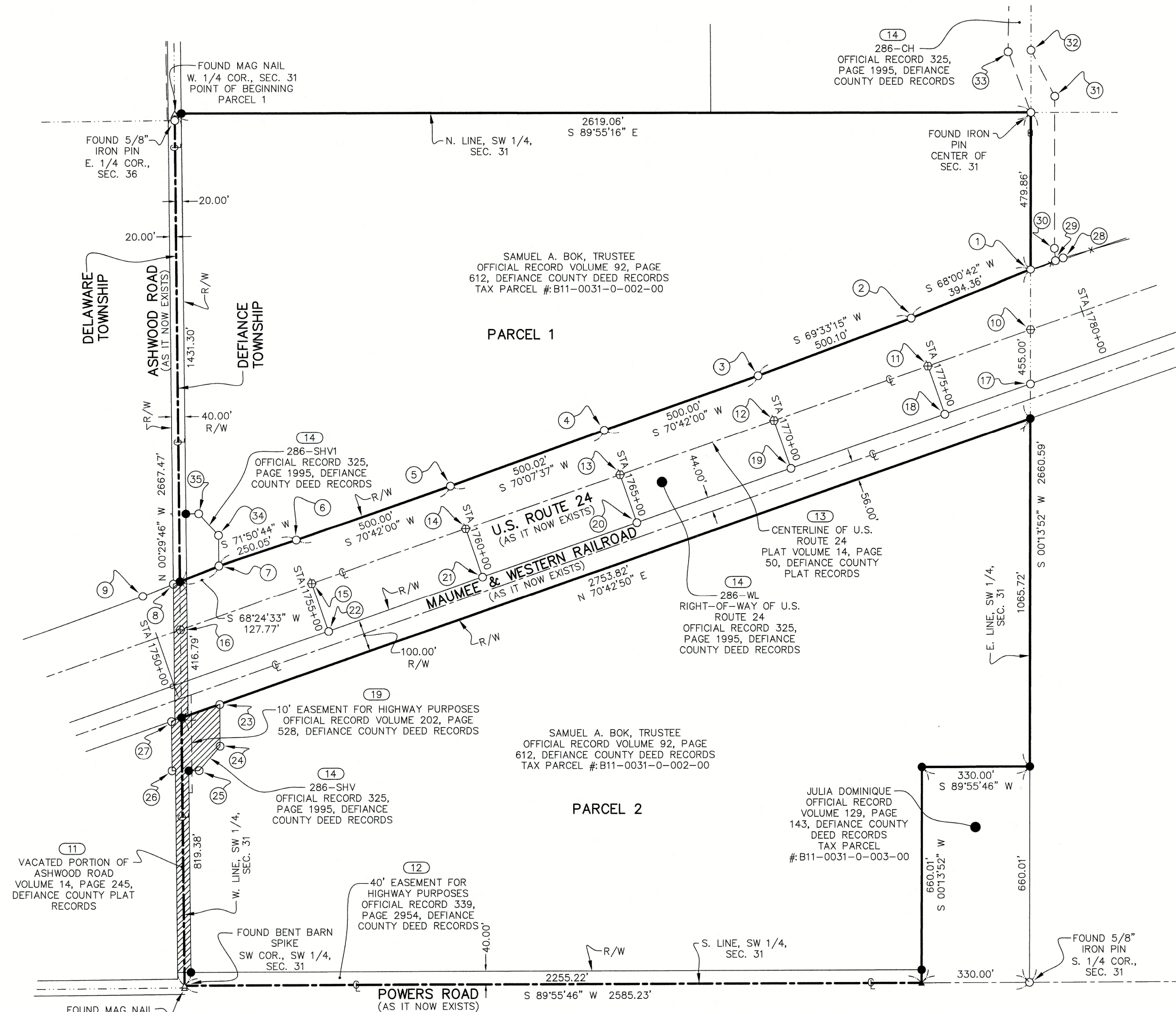
# ALTA/NSPS LAND TITLE SURVEY

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
33. FOUND 3/4" IRON PIN
34. FOUND BENT IRON PIN  
N=0.24'  
E=0.21'
35. FOUND IRON PIN

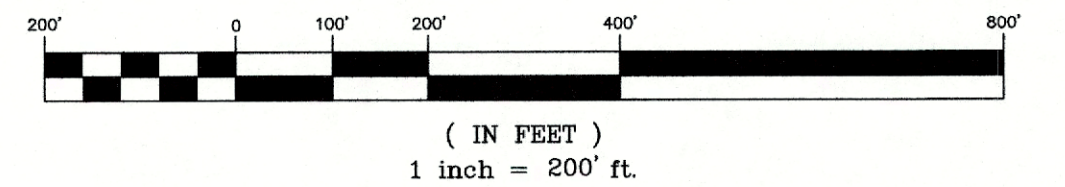


## BASIS OF BEARING:

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



## GRAPHIC SCALE



## 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:

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

## SOUTH PARCEL 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:

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 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

Date



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	REVISION PER ATTORNEY COMMENTS	TAG	7/7/2025

JOB NUMBER:  
254S06188

JOB NAME:  
SBOK TRUST B11-0031-000-200

CLIENT NAME:  
FIRST QUALITY TISSUE, LLC

DESCRIPTION:  
ALTA/NSPS LAND TITLE SURVEY

DRAWING NAME:  
SBOK TRUST B11-0031-000-200

DRAWN BY:  
TAG

CHECKED BY:  
DCK

SURVEYED BY:  
CL

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

SCALE:  
1" = 200'

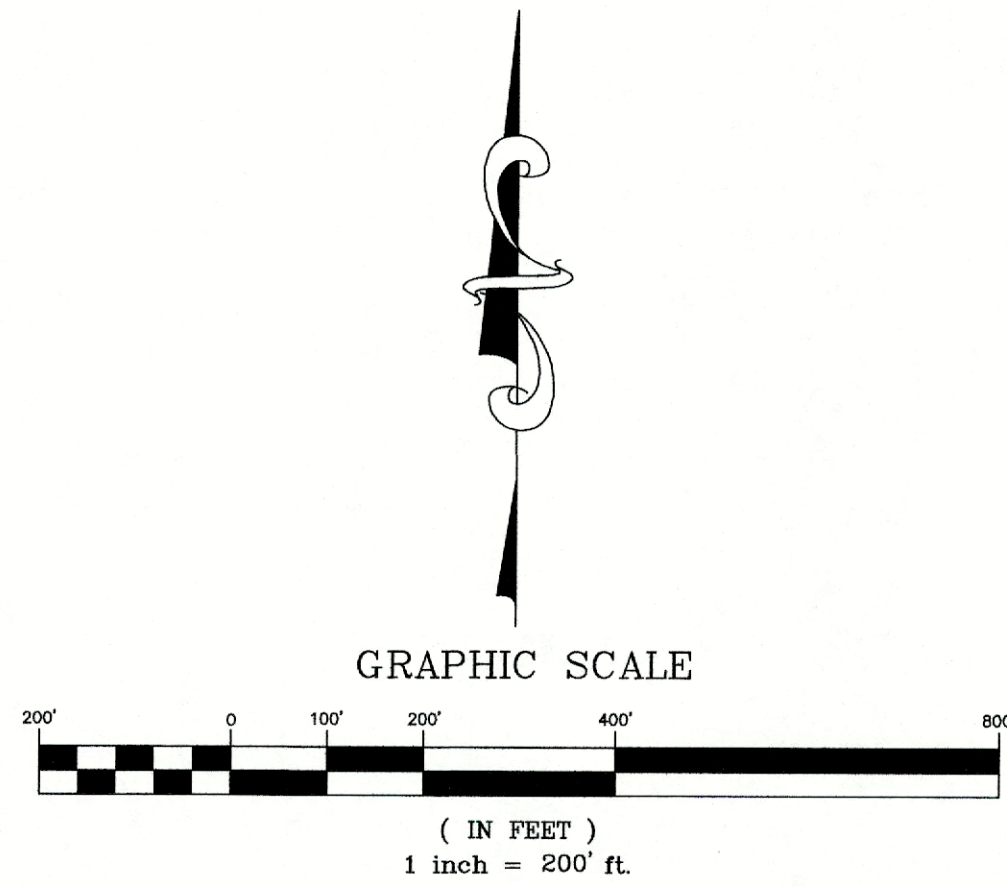
DATE:  
4/25/2025

SHEET  
1 of 3



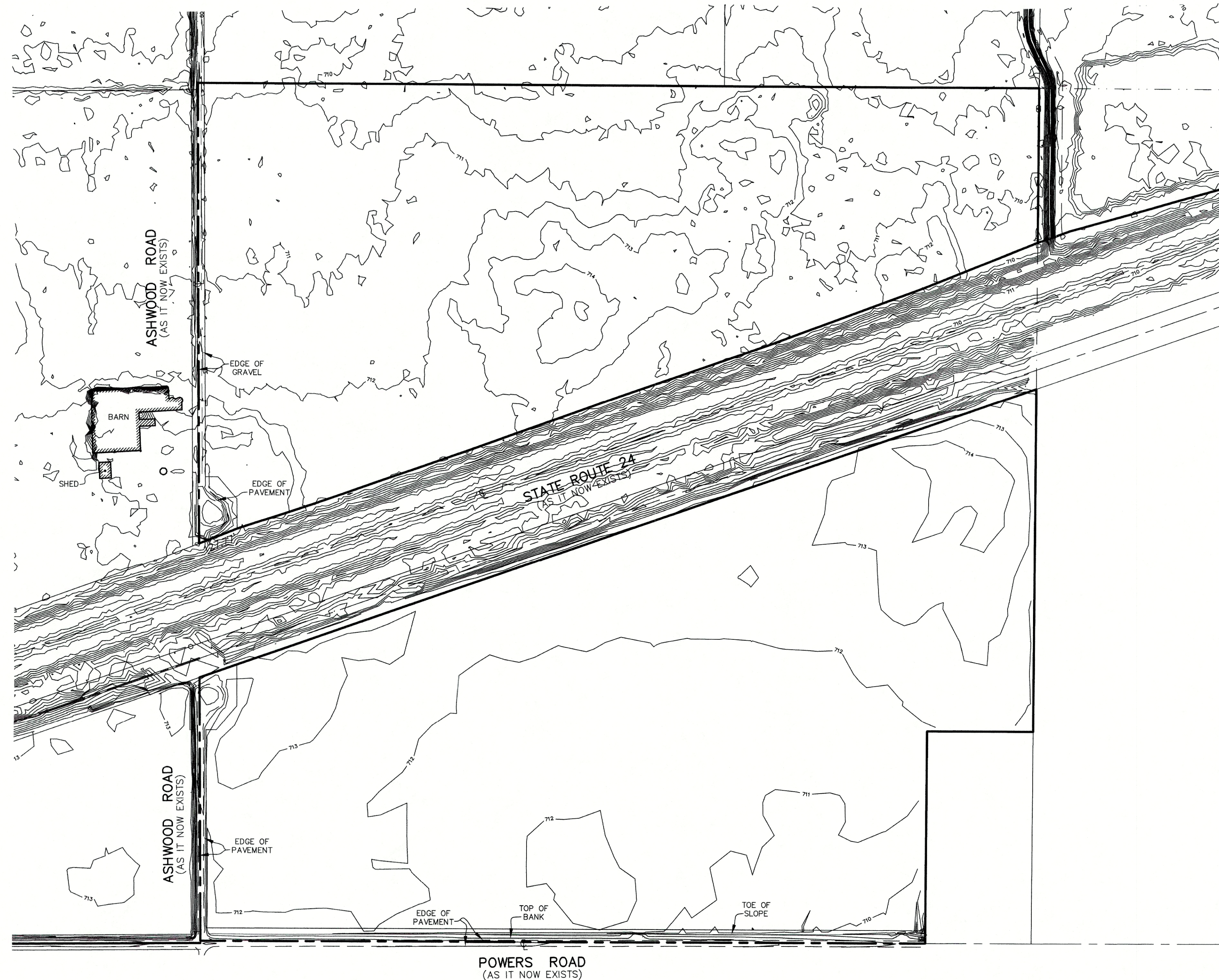
# ALTA/NSPS LAND TITLE SURVEY

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.

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Suite E  
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**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

JOB NUMBER:  
254S06188

JOB NAME:  
SBOK TRUST B11-0031-000-200

CLIENT NAME:  
FIRST QUALITY TISSUE, LLC

DESCRIPTION:  
ALTA/NSPS LAND TITLE SURVEY

DRAWING NAME:  
SBOK TRUST B110031000200FT00A1

DRAWN BY:  
TAG

CHECKED BY:  
DCK

SURVEYED BY:  
CL

OUPS TICKET NUMBER:  
A 507 001 936  
A 507 001 939

SCALE:  
1" = 200'

DATE:  
4/28/2025

SHEET  
2 of 3

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

DANIEL C. KAISER  
PROFESSIONAL SURVEYOR NO. 7973

Date





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

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 ST24–5806 AND HAVING AN EFFECTIVE DATE OF JANUARY 14, 2025 AT 7:30 A.M.

11. VACATION OF PORTION OF ASHWOOD ROAD FILED APRIL 8, 2010, RECORDED IN VOLUME 14, PAGE 245, PLAT RECORDS, DEFIANCE COUNTY, OHIO. (PLOTTED AND SHOWN HEREON).

NOTE: RESOLUTION APPROVED BY THE BOARD OF COMMISSIONERS, COUNTY OF DEFIANCE, STATE OF OHIO, ON JULY 20, 2006, RECORDED IN VOLUME 138, RESOLUTION 06–07–438 OF THE DEFIANCE COUNTY COMMISSIONERS JOURNALS. RESOLUTION APPROVING THE VACATION OF ASHWOOD ROAD HAS NOT BEEN FILED IN THE OFFICE OF THE COUNTY RECORDER.

12. EASEMENT IN FAVOR OF BOARD OF COMMISSIONERS OF DEFIANCE COUNTY, OHIO DATED DECEMBER 10, 2009, FILED DECEMBER 11, 2009 AT 8:59 AM, RECORDED IN VOLUME 339, PAGE 2954, OFFICIAL RECORDS, DEFIANCE COUNTY, OHIO. (PLOTTED AND SHOWN HEREON).

13. CENTERLINE SURVEY PLAT FILED SEPTEMBER 28, 2004 AT 10:38 AM, RECORDED IN VOLUME 14, PAGE 50, PLAT RECORDS, DEFIANCE COUNTY, OHIO. (PLOTTED AND SHOWN HEREON).

14. JUDGMENT ENTRY ON SETTLEMENT AND ORDER OF DISTRIBUTION FILED MAY 6, 2008 AT 2:22 PM, RECORDED IN VOLUME 325, PAGE 1995, OFFICIAL RECORDS, DEFIANCE COUNTY, OHIO. (PLOTTED AND SHOWN HEREON).

15. 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).

16. OIL AND GAS LEASE IN FAVOR OF EASTERN GAS & OIL DATED FEBRUARY 20, 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.

17. OIL AND GAS LEASE IN FAVOR OF THE LION OIL COMPANY DATED APRIL 5, 1981, FILED APRIL 30, 1981 AT 1:42 PM, RECORDED IN VOLUME 13, PAGE 625, LEASE RECORDS, DEFIANCE COUNTY, OHIO. NOTE: OIL AND GAS LEASE REFILED TO CORRECT RANGE, TOWNSHIP AND SECTION OF OIL AND GAS LEASE 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).

ASSIGNMENT OF OIL & GAS LEASE TO G.R. STOCKER DATED JANUARY 20, 1982, FILED FEBRUARY 2, 1982 AT 11:29 AM, RECORDED IN VOLUME 14, PAGE 570, LEASE RECORDS, DEFIANCE COUNTY, OHIO.

ASSIGNMENT TO TRINITY OIL, LTD DATED JULY 27, 1983, FILED SEPTEMBER 14, 1983 AT 11:36 AM, RECORDED IN VOLUME 15, PAGE 1, LEASE RECORDS, DEFIANCE COUNTY, OHIO.

ASSIGNMENT OF OIL AND GAS LEASE TO TRINITY OIL, LTD DATED APRIL 19, 1984, FILED OCTOBER 17, 1985 AT 10:47 AM, RECORDED IN VOLUME 15, PAGE 629, LEASE RECORDS, DEFIANCE COUNTY, OHIO.

ASSIGNMENT OF OIL AND GAS LEASE TO JNB EXPLORATION COMPANY DATED OCTOBER 15, 1985, FILED DECEMBER 9, 1985 AT 11:00 AM, RECORDED IN VOLUME 15, PAGE 698, LEASE RECORDS, DEFIANCE COUNTY, OHIO.

ASSIGNMENT OF OVERRIDING ROYALTY INTEREST IN OIL AND GAS LEASE TO VARIOUS ASSIGNEES DATED MARCH 5, 1986, FILED APRIL 7, 1986 AT 10:30 AM, RECORDED IN VOLUME 15, PAGE 788, LEASE RECORDS, DEFIANCE COUNTY, OHIO.

18. OIL AND GAS LEASE IN FAVOR OF THE LION OIL COMPANY DATED FEBRUARY 25, 1981, FILED MARCH 4, 1981 AT 2:34 PM, RECORDED IN VOLUME 13, PAGE 377, LEASE RECORDS, DEFIANCE COUNTY, OHIO. REFILED MARCH 23, 1981 AT 1:29 PM, RECORDED IN VOLUME 13, PAGE 530, LEASE RECORDS, DEFIANCE COUNTY, OHIO. (NO EASEMENT DESCRIBED).

19. EASEMENT IN FAVOR OF COUNTY OF DEFIANCE DATED OCTOBER 17, 1972, FILED OCTOBER 24, 1972 AT 3:56 PM, RECORDED IN VOLUME 202, PAGE 528, DEED RECORDS, DEFIANCE COUNTY, OHIO. (PLOTTED AND SHOWN HEREON).

20. 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 561, LEASE RECORDS, DEFIANCE COUNTY, OHIO. (NO EASEMENT DESCRIBED).

21. 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.

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

23. EASEMENTS FOR ACCESS IN FAVOR OF OWNERS IN THE SUBDIVISION IN WHICH THE LAND IS LOCATED.

24. TITLE TO THAT PORTION OF THE PROPERTY WITHIN THE BOUNDS OF ANY ROADS OR HIGHWAYS.

25. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A OR ATTACHED PLAT, IF ANY. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND.

26. RIGHTS OF APPEAL OF PARTIES AFFECTED BY THE NOVEMBER 14, 2019 NUNC PRO TUNC JUDGMENT ENTRY CONFIRMING THE AUTHORITY OF SAMUEL A. BOK, TRUSTEE, TO SELL REAL ESTATE, ISSUED BY THE PROBATE DIVISION OF THE COURT OF COMMON PLEAS OF DEFIANCE COUNTY, OHIO IN SAMUEL A. BOK, TRUSTEE VS. SAMUEL A. BOK, ET AL, CASE NO.18117E.

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 ASHWOOD ROAD, AS IT NOW EXISTS. PARCEL 2 HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF POWERS ROAD, AS IT NOW EXISTS. THERE IS NO ACCESS TO U.S. ROUTE 24, 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.

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 SOUTHWEST QUARTER (1/4) OF SECTION THIRTY–ONE (31), TOWNSHIP FOUR (4) NORTH, RANGE FOUR (4) EAST, EXCEPTING THE RIGHT OF WAY OF THE WABASH RAILROAD COMPANY, AND EXCEPT FIVE (5) ACRES IN THE SOUTHEAST CORNER THEREOF, HERETOFORE CONVEYED TO W. HELLMAN, SAID EXCEPTION BEING TWENTY (20) RODS EAST AND WEST AND FORTY (40) RODS NORTH AND SOUTH. INCLUDING ALL RIGHTS, TITLE AND INTEREST IN AND TO THAT PORTION OF VACATED ASHWOOD ROAD (TOWNSHIP ROAD 144) IN ACCORDANCE WITH A RESOLUTION APPROVED BY THE BOARD OF COMMISSIONERS, COUNTY OF DEFIANCE, STATE OF OHIO, ON JULY 20, 2006, RECORDED IN VOLUME 138, RESOLUTION 06–07–438 OF THE DEFIANCE COUNTY COMMISSIONERS JOURNALS.

LESS AND EXCEPT:

ALL RIGHT TITLE AND INTEREST IN AND TO THAT PORTION CONVEYED TO THE STATE OF OHIO BY JUDGMENT ENTRY ON SETTLEMENT AND ORDER OF DISTRIBUTION FILED IN VOLUME 325, PAGE 1995, OFFICIAL RECORDS, DEFIANCE COUNTY, OHIO.

SURVEY REFERENCES:

1. SURVEY TITLED, "A SURVEY BEING PART OF THE SOUTHEAST QUARTER OF SECTION 31, T. 3–N., R. 4–E., DEFIANCE TOWNSHIP, DEFIANCE COUNTY, OHIO," DATED JUNE 9, 1998, SIGNED BY CHESTER A. MILLER, PS 6691 AND RECORDED IN VOLUME 03–31–03 AND 03–31–03A, DEFIANCE COUNTY ENGINEER'S OFFICE.

2. SURVEY TITLED, "A SURVEY BEING PART OF THE SOUTHEAST QUARTER OF SECTION 31, T. 3–N., R. 4–E., DEFIANCE TOWNSHIP, DEFIANCE COUNTY, OHIO" DATED MARCH 5, 2001, SIGNED BY CHESTER A. MILLER, PS 6691 AND RECORDED IN VOLUME 03–31–04, DEFIANCE COUNTY ENGINEER'S OFFICE.

3. SURVEY TITLED, "PLAT OF SURVEY FOR. . . JOHN & JENNIFER BOK BEING A PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST, DEFIANCE TOWNSHIP, DEFIANCE COUNTY, OHIO." PREPARED BY THOMAS J. HENRY, REGISTERED SURVEYOR NO. 6787, DATED 7–24–06 AND RECORDED IN VOLUME 03–31–05, DEFIANCE COUNTY ENGINEER'S OFFICE.

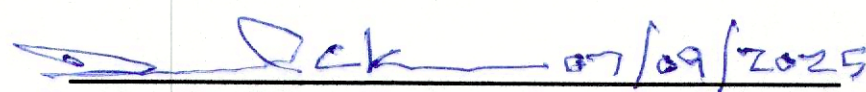
ZONING INFORMATION:

THE ZONING INFORMATION HAS NOT BEEN PROVIDED.

TO STEWART TITLE GUARANTY COMPANY AND FIRST QUALITY TISSUE, LLC:

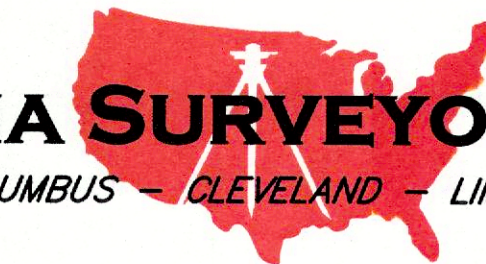
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 5, 6a, 6b, 8, 9, 10, 11a, 11b AND 19 of OF 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  
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: 254S06188	DRAWING NAME: SBOK TRUST B11–0031–000–200	OUPS TICKET NUMBER: SEE SHEET 2 OF 3 SEE SHEET 2 OF 3
JOB NAME: SBOK TRUST B11–0031–000–200	DRAWN BY: TAG	SCALE: 1" = 200'
CLIENT NAME: FIRST QUALITY TISSUE, LLC	CHECKED BY: DCK	DATE: 4/25/2025
DESCRIPTION: ALTA/NSPS LAND TITLE SURVEY	SURVEYED BY: CL	<b>SHEET</b> <b>3 of 3</b>

REVISION TABLE:			
REV.	DESCRIPTION:	BY:	DATE:
1	REVISION PER ATTORNEY COMMENTS	TAG	7/7/2025