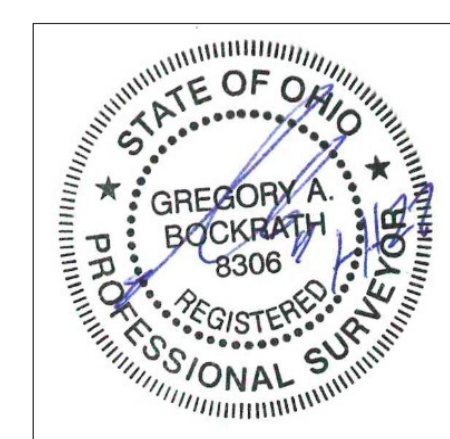


- LEGEND**
- CB CATCH BASIN
 - o MANHOLE
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - CO CLEAN OUT
 - ⊙ LIGHT POLE
 - ⊕ POWER POLE
 - GM GAS METER
 - OH OVERHEAD
- POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R RECORDED
 M MEASURED



ALTA/NSPS LAND TITLE SURVEY
1459 QUALITY DRIVE - DEFIANCE, OHIO
 BEING PART OF LOT 30 OF THE AUDITOR'S PLAT OF
 LOTS BETWEEN MAUMEE AND AUGLAIZE RIVERS &
 LOTS 226, 227, 228, 229, 230 AND PART OF VACATED STREETS AND ALLEYS
 IN THE FIRST ADDITION TO WEST DEFIANCE,
 ALSO KNOWN AS BEING PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 27,
 TOWNSHIP 4 NORTH, RANGE 4 EAST, CITY OF DEFIANCE, DEFIANCE COUNTY, OHIO

TOTAL PARCEL = 288,910 sq.ft. (6.632 Acres)(TRACT 1)
TOTAL PARCEL = 267,848 sq.ft. (6.149 Acres)(SURVEYED)(TRACT 2)

FOR: BAK Realty Investments, LLC; Rust Belt Opportunity Zone Fund, LLC; Attorneys' Title Agency; First American Title and First Merchants Bank

ALTA/NSPS LAND TITLE SURVEY

Bockrath & Associates
Engineering and Surveying, LLC
 115 S. Fair Avenue, Suite A - Ottawa - Ohio
 Phone: 419-523-5789

BEING PART OF LOT 30 OF THE AUDITOR'S PLAT OF
 LOTS BETWEEN MAUMEE AND AUGLAIZE RIVERS &
 LOTS 226, 227, 228, 229, 230 AND PART OF VACATED STREETS AND ALLEYS
 IN THE FIRST ADDITION TO WEST DEFIANCE,
 ALSO KNOWN AS BEING PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 27,
 TOWNSHIP 4 NORTH, RANGE 4 EAST, CITY OF DEFIANCE, DEFIANCE COUNTY, OHIO

SURVEYED BY	GAB/JK/TP
DRAWN BY	TLP
DATE	10/20/21
SCALE	1" = 60'
JOB #	21-393
SHEET	1
OF 2 SHEETS	

1459 QUALITY DRIVE - DEFIANCE, OHIO

LEGAL FROM OR VOLUME 392 - PG 1798 PER TITLE COMMITMENT

TRACT 1:

Situated in the City of Defiance, County of Defiance, and State of Ohio, and known as: A parcel of land being part of the Southwest Quarter of Section 27, Township 4 North, Range 4 East, Defiance Township and also being part of Lot 30 of the Auditor's Plat of the Auditor's Plat of Lots between Maumee and Auglaize Rivers, City of Defiance, Defiance County, Ohio, and being more particularly described as follows: Commencing at a monument box at the Northwest corner of the Southwest Quarter of Section 27 and also being the point of intersection of the centerline of Integrity Drive and the centerline of Quality Drive; thence North 89 degrees 50 minutes 30 seconds East, on the centerline of Quality Drive, for a distance of 853.08 feet to a point; thence South 01 degrees 35 minutes 50 seconds West, for a distance of 30.01 feet to an iron pin on the South right of way line of Quality Drive and being the true point of beginning of the parcel herein described; thence North 89 degrees 50 minutes 30 seconds East on the South right of way line of Quality Drive, for a distance of 264.00 feet to an iron pin; thence South 01 degrees 35 minutes 50 seconds West, for a distance of 1049.51 feet to an iron pin on the Northerly Railroad right of way line; thence South 71 degrees 04 minutes 04 seconds West, on the Northerly railroad right of way line for a distance of 281.77 feet to an iron pin; thence North 01 degrees 35 minutes 50 seconds East, for a distance of 1140.24 feet to the true point of beginning of the parcel herein described, containing 6.632 acres of land, more or less.

TRACT 2:

Situated in the Township of Defiance, part in the City of Defiance, all in the County of Defiance, and State of Ohio, and known as: Being a part of the Southwest quarter (I), and a part of the Northwest quarter (I), of Section 27, Township 4 North, Range 4 East, Defiance Township, Defiance County, Ohio. Being part of Lot No. 30 in Auditor's Plat of Lots between Maumee and Auglaize River and Lots No. 226, 227, 228, 229, 230 and a part of vacated Streets and Alley right-of-Ways in the First Addition to West Defiance, all located in the City of Defiance, Ohio and being more particularly described as follows: Commencing at the Northeast corner of the Southwest quarter (I), of Section 27; thence on an assumed bearing of North 89 degrees 51' 10" West, on the centerline of Quality Drive, 1352.92 feet to a monument box; thence South 0 degrees 0' 00" West 30.00 feet to the point of beginning; thence continuing South 0 degrees 0' 00" West, on the west line of First Addition to West Defiance, 642.99 feet to an iron pin on the centerline of vacated Rowe Street; thence South 89 degrees 54' 52" East on the centerline of vacated Rowe Street, 314.84 feet to the centerline of vacated Chestnut Street; thence South 0 degrees 00' 22" West on the centerline of Chestnut Street, 225.95 feet to the centerline of vacated alley and the present northerly Right-of-Way of the Norfolk and Western Railroad; thence South 71 degrees 04' 04" West on the said northerly Right-of-Way 332.82 feet to an iron pin on the West line of First Addition to West Defiance; thence South 0 degrees 00' 00" West on the West line of First Addition to West Defiance, 6.34 feet to an iron pin on the existing Right-of-Way of the Norfolk and Western Railroad; thence South 71 degrees 04' 04" West on the northerly Right-of-Way of said Railroad, 202.87 feet to an iron pin; thence North 1 degree 35' 50" East 1050.38 feet to an iron pin on the southerly Right-of-Way of Quality Drive; thence South 89 degrees 51' 10" East on said Right-of-Way, 162.62 feet to the point of beginning. Containing in said parcel 6.151 acres more or less.

SAID PARCEL IS THE SAME PROPERTY DESCRIBED AS SCHEDULE C IN THE FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. FA21-4708, DATED OCTOBER 20, 2021.

TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY #FA21-4708, DATED OCTOBER 20, 2021.

FLOOD INFORMATION

PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39039C0245F, WHICH BEARS AN EFFECTIVE DATE OF MARCH 9, 2021 SUBJECT PROPERTY LIES IN ZONE X WHICH IS NOT WITHIN A DESIGNATED FLOOD ZONE.

SCHEDULE 'B' ITEMS

-NOTES CORRESPONDING TO SCHEDULE "B"-

13) EASEMENT IN FAVOR OF THE CITY OF DEFIANCE, DEFIANCE COUNTY, OHIO DATED DECEMBER 9, 1985, FILED FEBRUARY 20, 1986 AT 02:13 PM, RECORDED IN VOLUME 243, PAGE 1005, DEED RECORDS, DEFIANCE COUNTY, OHIO. (ADJOINS SUBJECT PROPERTY AS SHOWN)

14) PLAT OF STREET & ALLEY VACATION FILED MARCH 16, 1983, RECORDED IN VOLUME 10, PAGE 9-A, PLAT RECORDS, DEFIANCE COUNTY, OHIO. (AFFECTS SUBJECT PROPERTY AS SHOWN)

18) EASEMENT IN FAVOR OF THE TOLEDO EDISON COMPANY DATED MAY 24, 1966, FILED MAY 31, 1966 AT 11:15 AM, RECORDED IN VOLUME 185, PAGE 747, DEED RECORDS, DEFIANCE COUNTY, OHIO. (AFFECTS SUBJECT PROPERTY AS SHOWN) (10 FOOT AND 15' ELECTRIC EASEMENT)

19) EASEMENT IN FAVOR OF THE TOLEDO EDISON COMPANY DATED MAY 26, 1944, FILED OCTOBER 27, 1944 AT 10:40 AM, RECORDED IN VOLUME 131, PAGE 586, DEED RECORDS, DEFIANCE COUNTY, OHIO. (AFFECTS SUBJECT PROPERTY - EASEMENT AREA IS LIMITED TO THE PUBLIC HIGHWAYS WITHIN THE DESCRIBED AREA WHICH ADJOINS THE SURVETED PROPERTY. EASEMENT ALSO ALLOWS FOR 4 FEET OF UTILITY OVERHANG ONTO THE PROPERTIES ADJOINING SAID PUBLIC HIGHWAYS) (OVER THE W 1/2 OF THE SW 1/4, SEC. 27 LYING NORTH OF THE WABASH RAILROAD EXCEPTING 5 ACRES OFF THE EAST SIDE ALSO THE SE 1/4 OF SECTION 28 OWNED BY PREVIOUS OWNER AETNA LIFE INSURANCE CO)

20) EASEMENT IN FAVOR OF THE TOLEDO EDISON COMPANY DATED APRIL 24, 1944 FILED OCTOBER 27, 1944 AT 10:40 AM, RECORDED IN VOLUME 131, PAGE 584, DEED RECORDS, DEFIANCE COUNTY, OHIO. (AFFECTS SUBJECT PROPERTY - EASEMENT AREA IS LIMITED TO THE PUBLIC HIGHWAYS WITHIN THE DESCRIBED AREA WHICH ADJOINS THE SURVETED PROPERTY. EASEMENT ALSO ALLOWS FOR 4 FEET OF UTILITY OVERHANG ONTO THE PROPERTIES ADJOINING SAID PUBLIC HIGHWAYS)

21) THE PLAT OF FIRST ADDITION TO WEST DEFIANCE FILED NOVEMBER 21, 1889 AT 5:00 PM, RECORDED IN VOLUME 2, PAGE 20, PLAT RECORDS, DEFIANCE COUNTY, OHIO. (AFFECTS SUBJECT PROPERTY AS SHOWN)

ZONING INFORMATION

ZONING CODE (CITY OF DEFIANCE PLANNING COMMISSION 1-419-784-2101)

TABLE 1173.02-3
YARD, AREA, AND HEIGHT REQUIREMENTS FOR NONRESIDENTIAL BUILDINGS

DISTRICT M-3 (GENERAL INDUSTRIAL DISTRICT)

MINIMUM LOT WIDTH 200 FEET
MINIMUM LOT AREA 2 ACRES
FRONT YARD [!] 50 FEET
REAR YARD 40 FEET
SIDE YARD 30 FEET
MAXIMUM LOT COVERAGE 40%
MAXIMUM STORIES X
MAXIMUM BUILDING HEIGHT X

NOTES:

X = Unlimited
[!] Except along major thoroughfares where the minimum front yard setback shall be 50 feet (see Subsection 1173.02(c)). Any subdivision adjacent to a limited access state highway must have ODOT approval.
Per Subsection 1175.04(e). Design Standards for Off-Street Parking Areas, all vehicular use areas in nonresidential districts shall be a minimum of five feet from any lot line or street right-of-way.

CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

ENCROACHMENTS

#1) CONCRETE DRIVE ENCROACHMENT 8.8' +/- OVER EAST PROPERTY LINE

#2) ASPHALT DRIVE ENCROACHMENT 4.0' +/- OVER EAST PROPERTY LINE

#3) WEST LINE OF ASPHALT PARKING LOT ENCROACHMENT 0.2' +/- TO 1.9' +/- OVER EAST PROPERTY LINE

LAND AREA

TRACT 1
288,910 SQ. FT.
6.632 ACRES

TRACT 2
267,848 SQ. FT.
6.149 ACRES

BUILDING AREA

SEE SHEET 1

PARKING

56 STANDARD SPACES
0 HANDICAPPED SPACES

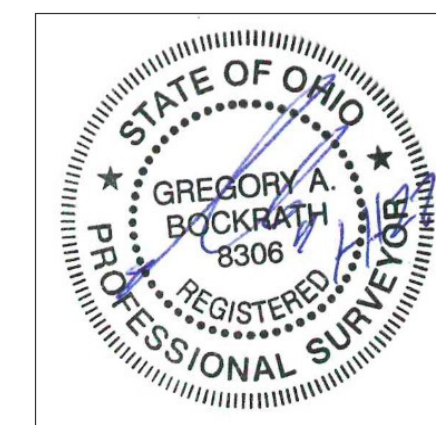
SURVEYOR NOTES

- PROPERTY DOES HAVE PHYSICAL ACCESS TO QUALITY DRIVE.
- SURVEY WAS BALANCED AND ADJUSTED.
- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY ONLY ABOVEGROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVEGROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

FOR: BAK Realty Investments, LLC; Rust Belt Opportunity Zone Fund, LLC; Attorneys' Title Agency; First American Title and First Merchants Bank

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, and 19.

Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



Gregory A. Bockrath
Registered Surveyor #8306

The fieldwork was completed on 11-4-21

ALTA/NSPS LAND TITLE SURVEY

BEING PART OF LOT 30 OF THE AUDITOR'S PLAT OF LOTS BETWEEN MAUMEE AND AUGLAIZE RIVERS & LOTS 226, 227, 228, 229, 230 AND PART OF VACATED STREETS AND ALLEYS IN THE FIRST ADDITION TO WEST DEFIANCE, OHIO

ALSO KNOWN AS BEING PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST, CITY OF DEFIANCE, DEFIANCE COUNTY, OHIO

Bockrath & Associates
Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa - Ohio
Phone: 419-523-5789

SURVEYED BY GAB/JK/TP

DRAWN BY TLP

DATE 10/20/21

SCALE 1" = 60'

JOB #21-393

SHEET
SITE - 2
OF 2 SHEETS