SITUATED IN THE CITY OF DEFIANCE, COUNTY OF DEFIANCE AND STATE OF OHIO, AND BEING KNOWN AS A PART OF LOT NO. 2 OF THE AUDITOR'S PLAT OF LOTS EAST OF THE AUGLAIZE RIVER IN THE CITY OF DEFIANCE, OHIO AND A PART OF LOT NO. 29 OF THE AUDITOR'S PLAT OF TURNBULL'S ADDITION IN THE CITY OF DEFIANCE, OHIO.

ALTA/ACSM LAND TITLE SURVEY FOR:
DEFIANCE METAL PRODUCTS COMPANY
21 SENECA STREET, DEFIANCE, OHIO

80 0 80 160 240
Horizontal Scale – Feet
SCALE: 1"=80'

Legend of Symbols & Abbreviations

- Power pole
- Light pole
- Water valve
- Mailbox
- Man hole
- Catchbasin
- Fire hydrant
- x — x — Existing Fence
- T/B = Top of Bank
- T/S = Toe of Slope
- E/P = Edge of Pavement
- Aerial Line

■A = Railroad spike found
■B = Iron pin in concrete found
●C = 5/8" iron pin set
●D = Point established

Parking Spaces

Regular Parking Spaces = 268
Hand. Cap Spaces = 3

ZONING INFORMATION:

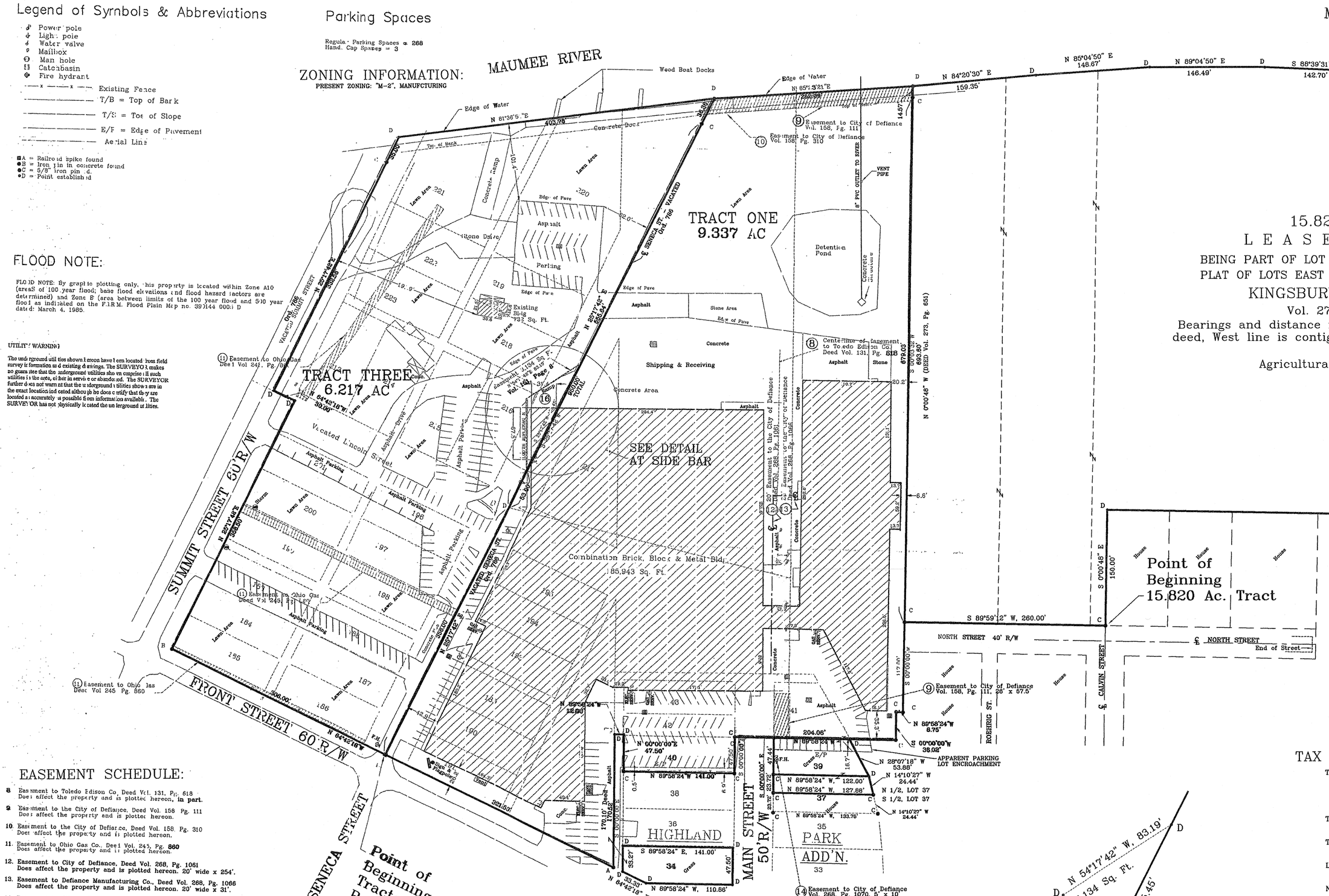
PRESENT ZONING: "M-2", MANUFCTURING

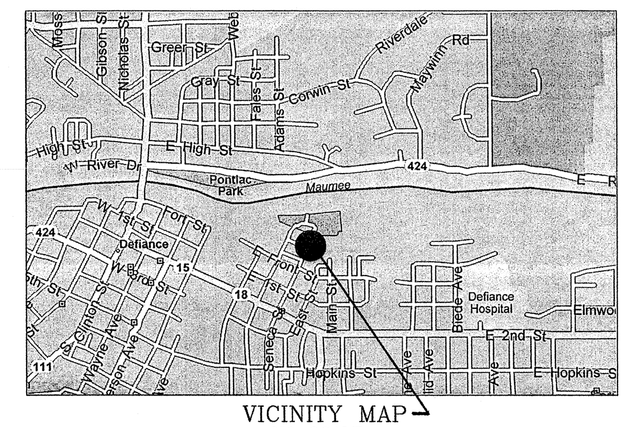
FLOOD NOTE:

FLOOD NOTE: By graphic plotting only, this property is located within Zone A10 (area of 100 year flood; base flood elevations and flood hazard factors are determined) and Zone B (area between limits of the 100 year flood and 500 year flood as indicated on the F.I.R.M. Flood Plain Map no. 390144 0005 D dated: March 4, 1980.

UTILITY WARNING:

The underground utilities shown hereon have been located from field survey information and existing drawings. The SURVEYOR makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The SURVEYOR further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The SURVEYOR has not physically located the underground utilities.





VICINITY MAP
NO SCALE

EASEMENT SCHEDULE:

8. Easement to Toledo Edison Co. Deed Vol. 131, Pg. 618 Does affect the property and is plotted hereon, in part.
9. Easement to the City of Defiance, Deed Vol. 158 Pg. 111 Does affect the property and is plotted hereon.
10. Easement to the City of Defiance, Deed Vol. 158 Pg. 310 Does affect the property and is plotted hereon.
11. Easement to Ohio Gas Co., Deed Vol. 245, Pg. 860 Does affect the property and is plotted hereon.
12. Easement to City of Defiance, Deed Vol. 268, Pg. 1061 Does affect the property and is plotted hereon. 20' wide x 254'.
13. Easement to Defiance Manufacturing Co., Deed Vol. 268, Pg. 1066 Does affect the property and is plotted hereon. 20' wide x 31'.
14. Easement to City of Defiance, Deed Vol. 268, Pg. 1070 Does affect the property and is plotted hereon. 5' wide x 10'.
15. Easement to Ohio Gas Co., Official Record Vol. 62, Pg. 917 Does affect the property, is not plotted hereon. Easement is 10' wide and centered on existing gas pipelines.
16. Easement to Defiance Metal Products Co., Official Record Vol. 151, Pg. 8 Triangular parcel, 3,134 sq. ft. – See Enlarged Detail this sheet.

TAX PARCEL NUMBERS:

TRACT ONE:
B01-4142-0-138-00
B01-4141-0-138-98
B01-4142-0-139-00
B01-4142-0-141-00

TRACT THREE:
B01-4142-0-140-00

TRACT FOUR:
B01-4142-0-140-00

LOT 34, HIGHLAND PARK ADD'N.
B01-4144-0-036-00

N 1/2 OF LOT 37, HIGHLAND PARK ADD'N.
B01-4144-0-045-00

LOT 39, HIGHLAND PARK ADD'N.
NO NUMBER AVAILABLE

W 1/2 OF LOT 40, HIGHLAND PARK ADD'N.
B01-4144-0-040-00

E 1/2 OF LOT 40, HIGHLAND PARK ADD'N.
B01-4144-0-039-00

15.820 AC. LEASEHOLD PARCEL
B01-4143-0-017-00
B01-4143-0-018-00
B01-4143-0-019-00

CERTIFICATION

This is to certify to ING CAPITAL LLC, in its capacity as agent, on behalf of itself and certain other lenders, its successors and/or assigns as their interests may appear, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, and DEFIANCE METAL PRODUCTS, an OHIO CORPORATION as to Tracts One and Two; KINGSBURY KOURT, Ltd., an Ohio limited liability company, as to Tract Three, (leasehold interest held by Defiance Metal Products, Co., an Ohio corporation), that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes part of items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, and 18 of Table A thereof and meets the Accuracy Standards, as defined therein. In addition, this will further certify that (i) this survey is true and correct and was made on the ground under my supervision as per field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon (the "Property"); (ii) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (iii) the Property described in this survey is the same land as described in the title commitment referenced herein; (iv) this survey and the formation, courses and distances shown on the survey are true and correct; (v) this survey correctly shows the size, location and type of all buildings, structures and other improvements, and visible items on the Property and that all buildings and improvements are with the boundary lines and applicable set back lines of the Property; (vi) this survey correctly shows the location and dimensions of all alleys, streets, roads, right-of-way, easements, and other matters of record which the undersigned has been advised affecting the Property according to the legal description in such easements and other matters (with instruments book and page indicted); and (vii) except as shown, there are no visible (a) improvements, easements, right-of-way, party walls, drainage ditches, streams or conflicts, (b) party walls, or encroachments on adjoining premises, streets, alleys, or rights-of-way by any of such buildings, structures, or other improvements, (c) encroachments on the Property by buildings, structures, or other improvements situated on adjoining premises or (d) encroachments on any easements, building set-back line, or other restricted area by any buildings, structures or other improvements on the Property; (viii) the distance from the nearest intersecting street or road is as shown hereon; (ix) the Property abuts and has direct access to a dedicated street or road as shown hereon; (x) all utility services required for the operation of the subject property either enter the Property through adjoining public streets or this survey shows the point of the entry and location of any visible utilities that pass through or are located on the adjoining premises; (xi) any discharge into streams, rivers or other conveyance system is shown hereon; (xii) if the Property consists of two or more parcels having common boundaries, those parcels are contiguous along the common boundaries; and (xiii) the record description of the Property forms a mathematical closed figure. I further certify that (i) "Tract Two" of the Property is not located within any flood hazard or flood area or district designated by federal, state, or municipal authority or within any area subject to regulation by federal, state, or municipal authority as inland or coastal wetlands, beach estuary or the like and (ii) the streets, roads and highways adjacent to the Property provide direct access to the Property and either have been dedicated to public use or established by private easement, duly recorded in the records Defiance County, Ohio, and have been fully installed and accepted by all governmental authorities, all cost and expenses of the installation and acceptance thereof have been paid in full, and there are no restrictions of the use and enjoyment of such streets that adversely affect, limit, or impair the Borrow's ability to operate the Property. The undersigned has received and examined a copy of the Title Insurance Commitment No. DEF 06080010 1, issued by the title Insurer for the Property as well as a copy of each instrument listed therein, and the location of any matter shown thereon, to the extend is can be located, has been shown on the Survey.

STATE OF OHIO
PAUL J. WESTHOVEN
5602
REGISTERED
SURVEYOR

Paul J. Westhoven
Registered Land Surveyor No. 5602
523 E. Riverview Avenue
Napoleon, Ohio 43545
(419) 592-0771
Survey No. 7992-D-CD-9-6-06

DRAWN BY: R.D.S. ~ Dba: NEW DIMENSIONS