THE TITLE DESCRIPTION AND SCHEDULE B - SECTION 2 - EXCEPTIONS SHOWN HEREON ARE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 3474554 WITH AN EFFECTIVE DATE OF APRIL 13, 2011 AT 6:59 A.M.

LEGAL DESCRIPTION FROM TITLE COMMITMENT:

SITUATED IN THE CITY OF DEFIANCE, COUNTY OF DEFIANCE, AND STATE OF OHIO, AND KNOWN AS:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, IN THE CITY OF DEFIANCE, TOWNSHIP 4 NORTH, RANGE 4 EAST, NOBLE TOWNSHIP, DEFIANCE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CORNER STONE AT THE WEST QUARTER CORNER OF SECTION 13, IN THE CITY OF DEFIANCE, NOBLE TOWNSHIP, DEFIANCE COUNTY;

THENCE SOUTH 88 DEG. 52' 52" EAST A DISTANCE OF 12.58 FEET TO A POINT ON THE CENTERLINE OF STATE ROUTE NO. 66, SAID POINT BEING STATION 377+43.24 OF PROJECT NO. DEF. 66, STATE HIGHWAY DEPARTMENT, STATE ROUTE NO. 66, CENTERLINE SURVEY;

THENCE NORTH 01 DEG. 07'08" EAST 70.00 FEET ON SAID SURVEY CENTERLINE A DISTANCE OF 656.76 FEET TO A POINT, SAID POINT BEING STATION 384+00.00;

THENCE SOUTH 88 DEG. 52' 52" EAST ALONG 70.00 FEET TO A POINT AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROUTE NO. 66 AND THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE U.S. ROUTE NO. 24 BY-PASS, SAID SET IRON PIPE ALSO BEING THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE NORTH 64 DEG. 19' 38" EAST ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF THE U.S. ROUTE NO. 24 BY-PASS, A DISTANCE OF 436.62 FEET TO AN SET IRON PIPE;

THENCE SOUTH 01 DEG. 14' 08" WEST 616.81 FEET TO AN IRON PIN;

THENCE NORTH 83 DEG. 52' 52" WEST 361.49 FEET TO A DRILL HOLE IN PAVEMENT;

THENCE SOUTH 01 DEG. 07' 08" WEST 23.00 FEET TO A DRILL HOLE IN PAVEMENT;

THENCE SOUTH 04 DEG. 56' 08" WEST 152.34 FEET TO A POINT;

THENCE NORTH 88 DEG. 52' 52" WEST A DISTANCE OF 30.87 FEET TO AN IRON ROD ON THE EAST RIGHT OF WAY LINE OF STATE ROUTE NO. 66;

THENCE NORTH 06 DEG. 23' 08" EAST ALONG THE EAST RIGHT OF WAY LINE OF STATE ROUTE NO. 66 A DISTANCE OF 152.65 FEET TO AN IRON PIN;

THENCE NORTH 01 DEG. 07' 08" EAST ALONG THE EAST RIGHT OF WAY LINE OF STATE ROUTE NO. 66 A DISTANCE OF 67.96 FEET TO A POINT;

THENCE SOUTH 88 DEG. 52' 52" EAST 335.00 FEET TO A POINT;

THENCE NORTH 01 DEG. 07' 08" EAST 205.67 FEET TO A POINT;

THENCE NORTH 88 DEG. 52' 52" WEST 248.00 FEET TO A POINT;

THENCE SOUTH 01 DEG. 07' 08" WEST 10.84 FEET TO A POINT;

THENCE NORTH 88 DEG. 52' 52" WEST 87.00 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE;

THENCE NORTH 01 DEG. 07' 08" EAST ON SAID EAST RIGHT OF WAY LINE 180.10 FEET TO THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

EXCEPTING THERFROM THE FOLLOWING DESCRIBED PROPERTY:

SITUATED IN THE CITY OF DEFIANCE, COUNTY OF DEFIANCE, AND STATE OF OHIO, AND KNOWN AS:

AND KNOWN AS BEING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, IN THE CITY OF DEFIANCE, TOWNSHIP 4 NORTH, RANGE 4 EAST, AND ALSO BEING ON THE RIGHT SIDE OF THE CENTERLINE OF RIGHT OF WAY OF STATE ROUTE NO. 66 (NORTH CLINTON STREET) AS SHOWN ON A CENTERLINE SURVEY PLAT MADE IN 2008, FOR THE OHIO DEPARTMENT OF TRANSPORTATION TITLED "DEF-66-7.37" AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN IN A MONUMENT BOX FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13, TOWNSHIP 4 NORTH, RANGE 4 EAST, AND BEING 12.52 FEET LEFT OF CENTERLINE OF RIGHT OF WAY STATION 377+44.23;

1. THENCE SOUTH 87 DEG. 05' 37" EAST A DISTANCE OF 62.74 FEET, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 13 TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 66 BEING 50.19 FEET RIGHT OF STATION 377+42.27;
2. THENCE NORTH 06 DEG. 22' 05" EAST A DISTANCE OF 216.62 FEET, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 66 TO A POINT OF DEFLECTION, 70.00 FEET RIGHT OF STATION 379+57.98;
3. THENCE NORTH 01 DEG. 07' 08" EAST A DISTANCE OF 261.86 FEET, CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 66 TO THE SOUTHWESTERLY PROPERTY CORNER OF THE GRANTOR, 70.00 FEET RIGHT OF STATION 382+19.84, AND BEING THE TRUE POINT OF BEGINNING;
4. THENCE NORTH 01 DEG. 07' 08" EAST A DISTANCE OF 180.11 FEET, CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE TO THE NORTHWESTERLY PROPERTY CORNER OF THE GRANTOR ON THE EXISTING SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF US 24 BEING 70.00 FEET RIGHT OF STATION 383+99.95;
5. THENCE NORTH 64 DEG. 20' 49" EAST A DISTANCE OF 39.20 FEET ALONG SAID EXISTING SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF US 24, TO A ¾ INCH DIAMETER IRON PIN SET 105.00 FEET RIGHT OF STATION 384+17.61;
6. THENCE SOUTH 05 DEG. 27' 28" WEST A DISTANCE OF 198.34 FEET TO A ¾ INCH DIAMETER IRON PIN SET ON THE SOUTHERLY PROPERTY LINE OF THE GRANTOR, 90.00 FEET RIGHT OF STATION 382+19.84;
7. THENCE NORTH 88 DEG. 52' 46" WEST A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCIBED AREA IS CONTAINED WITHIN DEFIANCE COUNTY AUDITOR'S PERMANENT PARCEL NUMBER 1060013000100 AND CONTAINS A GROSS TAKE OF 0.118 ACRES MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY JON D. BRUNER, PROFESSIONAL SURVEYOR NUMBER 7098 OF THE MANNIK & SMITH GROUP, ON APRIL 2, 2008.

THIS DESCRIPTION IS BASED ON A SURVEY MADE IN 2006-2007 BY THE MANNIK & SMITH GROUP, INC. UNDER THE DIRECTION AND SUPERVISION OF JON D. BRUNER, PROFESSIONAL SURVEYOR NUMBER 7098.

THE BASIS OF BEARINGS ARE RELATIVE TO GRID NORTH OF THE OHIO STATE PLANE COORDINATES, NORTH ZONE (3401) NAD 83 (1995 ADJUSTMENT) DATUM, AS ESTABLISHED BY G.P.S. OBSERVATIONS IN JULY OF 2006 IRON PINS REFERRED TO AS "SET" ARE ¾" INCH DIAMTER, 30 INCH LONG RE-BAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP MARKED "ODOT R/W MSG PS#7098". STATIONS REFERRED TO HEREIN ARE CENTERLINE OF EXISTING STATE ROUTE 66 (NORTH CLINTON STREET) AS SHOWN ON ODOT RIGHT OF WAY PLAN DEF-66-7.37.

ALSO EXCEPTING THERFROM THE FOLLOWING DESCRIBED PROPERTY:

AND KNOWN AS BEING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 4 EAST, AND ALSO BEING ON THE RIGHT SIDE OF THE CENTERLINE OF RIGHT OF WAY OF STATE ROUTE NO. 66 (NORTH CLINTON STREET) AS SHOWN ON A CENTERLINE SURVEY PLAT MADE IN 2008, FOR THE OHIO DEPARTMENT OF TRANSPORTATION TITLED "DEF-66-7.37" AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN IN A MONUMENT BOX FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13, TOWNSHIP 4 NORTH, RANGE 4 EAST, AND BEING 12.52 FEET LEFT OF CENTERLINE OF RIGHT OF WAY STATION 377+44.23;

1. THENCE SOUTH 87 DEG. 05' 37" EAST A DISTANCE OF 62.74 FEET, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 13, TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 66 BEING 50.19 FEET RIGHT OF STATION 377+42.27;
2. THENCE NORTH 06 DEG. 22' 05" EAST A DISTANCE OF 63.97 FEET, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 66, TO A ¾ INCH DIAMETER CAPPED IRON PIN SET AT THE SOUTHWESTERLY PROPERTY CORNER OF THE GRANTOR, 58.04 FEET RIGHT OF STATION 378+05.98 AND BEING THE TRUE POINT OF BEGINNING;
3. THENCE NORTH 06 DEG. 22' 05" EAST A DISTANCE OF 152.64.97 FEET, CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 66, TO A POINT 70.00 FEET RIGHT OF STATION 379+57.98;
4. THENCE NORTH 01 DEG. 07' 08" EAST A DISTANCE OF 68.07 FEET, CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE A NORTHWESTERLY PROPERTY CORNER OF THE GRANTOR 70.00 FEET RIGHT OF STATION 380+26.05;
5. THENCE SOUTH 88 DEG. 52' 46" EAST A DISTANCE OF 27.01 FEET, ALONG A NORTHERLY PROPERTY LINE OF THE GRANTOR, TO A 3/4 INCH DIAMETER PIN SET 97.01 FEET RIGHT OF STATION 380+26.05;
6. THENCE SOUTH 01 DEG. 07' 14" WEST A DISTANCE OF 68.01 FEET, ALONG AN EXISTING EASTERLY PROPERTY LINE OF THE GRANTOR EXTENDED NORTHERLY AND SAID PROPERTY LINE, PASSING A NORTHEASTERLY PROPERTY CORNER OF SAID GRANTOR AT 45.00 FEET, TO A ¾ INCH DIAMETER IRON PIN SET 97.01 FEET RIGHT OF STATION 379+58.04;
7. THENCE SOUTH 06 DEG. 21' 55" WEST A DISTANCE OF 152.70 FEET, CONTINUING ALONG SAID EASTERLY PROPERTY LINE OF THE GRANTOR, TO A ¾ INCH DIAMETER IRON PIN SET AT A SOUTHEASTERLY PROPERTY CORNER OF THE GRANTOR, 83.05 FEET RIGHT OF STATION 378+05.98;
8. THENCE NORTH 88 DEG. 53' 16" WEST A DISTANCE OF 27.01 FEET, ALONG THE SOUTHERLY PROPERTY LINE OF THE GRANTOR TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA IS CONTAINED WITHIN DEFIANCE COUNTY AUDITOR'S PERMANENT PARCEL NUMBER 1060013000100 AND CONTAINS A GROSS TAKE OF 0.136 ACRES MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY JON D. BRUNER, PROFESSIONAL SURVEYOR NUMBER 7098 OF THE MANNIK & SMITH GROUP, ON APRIL 7, 2008.

THIS DESCRIPTION IS BASED ON A SURVEY MADE IN 2006-2007 BY THE MANNIK & SMITH GROUP, INC. UNDER THE DIRECTION AND SUPERVISION OF JON D. BRUNER, PROFESSIONAL SURVEYOR NUMBER 7098.

THE BASIS OF BEARINGS ARE RELATIVE TO GRID NORTH OF THE OHIO STATE PLANE COORDINATES, NORTH ZONE (3401) NAD 83 (1995 ADJUSTMENT) DATUM, AS ESTABLISHED BY G.P.S. OBSERVATIONS IN JULY OF 2006 IRON PINS REFERRED TO AS "SET" ARE ¾" INCH DIAMTER, 30 INCH LONG RE-BAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP MARKED "ODOT R/W MSG PS#7098". STATIONS REFERRED TO HEREIN ARE CENTERLINE OF EXISTING STATE ROUTE 66 (NORTH CLINTON STREET) AS SHOWN ON ODOT RIGHT OF WAY PLAN DEF-66-7.37.

TOGETHER WITH THOSE EASEMENT RIGHTS ESTABLISHED IN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN SUNRISE HOSPITALITY, INC., AN OHIO LIMITED LIABLITY COMPANY, FILED FOR RECORD MAY 26, 2005 IN OR VOLUME 292, PAGE 169, OF THE DEFIANCE COUNTY RECORDS.

NEW LEGAL DESCRIPTION

2.924 Acres

Situated in the City of Defiance, County of Defiance, State of Ohio and being part of the NW1/4 of Section 13, Township 4 North, Range 4 East, a tract of land bounded and described as follows:

Commencing at an iron pin found in a monument box marking the southwest corner of said NW1/4;

thence S88°52'52"E, a distance of 12.50 feet to Station 377+44.20 on the centerline of State Route No. 66;

thence at right angles, on said centerline, N01°07'08"E, a distance of 673.47 feet to Station 384+17.67;

thence at right angles, S88°52'52"E, a distance of 105.00 feet to an ODOT iron pin with aluminum cap found marking the Limited Access Right-of-Way at 105.00 feet right of Station 384+17.67 and being the **Point of Beginning** of the tract of land herein described;

thence on the southerly Limited Access Right-of-Way line of U.S. Route No. 24, N64°19'35"E, a distance of 397.42 feet to an iron pin set at the northwest corner of a 19.9911 acre tract of land as described in O.R. Volume 121, Page 25 of the Defiance County Deed Records;

thence on the west line of said 19.9911 acre tract and on the west line of a 26.052 acre tract of land as described in O.R. Volume 340, Page 2748 of the Defiance County Deed Records, S01°14'08"W, a distance of 616.81 feet to an iron pin found marking the northeast corner of a 1.7283 acre tract of land as described in Volume 274, Page 58 of the Defiance County Deed Records;

thence on the north line of said 1.7283 acre tract and on the north line of a 0.7277 acre tract of land also described in Volume 274, Page 58, N88°52'52"W, a distance of 361.49 feet to a MAG Nail set in a drill hole on the east right-of-way line of State Route No. 66;

thence at right angles, on said east right-of-way line, N01°07'08"E, a distance of 45.06 feet to an iron pin set at the southwest corner of a 1.55 acre tract of land as described in O.R. Volume 301, Page 314 of the Defiance County Deed Records;

thence at right angles, on the south line of said 1.55 acre tract, S88°52'52"E, a distance of 308.00 feet to a MAG Nail set at the southeast corner of said 1.55 acre tract;

thence at right angles, on the east line of said 1.55 acre tract, N01°07'08"E, a distance of 205.67 feet to a MAG Nail set in a drill hole at the northeast corner of said 1.55 acre tract;

thence at right angles, on the north line of said 1.55 acre tract, N88°52'52"W, a distance of 248.00 feet to an iron pin set at a corner of said 1.55 acre tract;

thence at right angles, on a west line of said 1.55 acre tract, S01°07'08"W, a distance of 10.84 feet to an iron pin set at a corner of said 1.55 acre tract;

thence at right angles, on a north line of said 1.55 acre tract, N88°52'52"W, a distance of 67.00 feet to an iron pin set on the easterly Limited Access Right-of-Way line of State Route No. 66 at 90.00 feet right of Station 382+19.90;

thence on said easterly Limited Access Right-of-Way line, N05°27'22"E, a distance of 198.34 feet to the **Point of Beginning**, containing 2.924 acres of land, more or less, subject however to all legal highways and prior easements of record.

Defiance County Deed Reference: O.R. Volume 264, Page 1072.

The above legal description is based on a land survey performed during May 2011 by Silva Surveying, Ltd. and was prepared by Thomas E. Silva, Professional Surveyor #7805.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.
I.P. Set = 5/8" x 30" Rebar with "SILVA 7805" Cap.

STRUCTURE LIST

1. CATCH BASIN 1.8'ø
RIM=708.86
INV. 4" PVC N.=706.96
INV. 4" PVC E.=706.66
INV. 6" PVC SW.=706.46

2. CURB INLET
RIM=710.01
INV. 4" PVC N.=707.87
INV. 4" PVC S. & W.=707.86
INV. 4" PVC E.=707.80
INV. 15" PVC S.=705.66

3. CATCH BASIN 2.5'X2.5'
RIM=708.19
INV. 4" PVC N.=706.44
INV. 4" PVC E.=706.44

4. CATCH BASIN
RIM=706.68
INV. 28" PVP S.=699.51
INV. 36" PVP NW.=699.21

5. CATCH BASIN
RIM=706.45
INV. 42" CPR N.=699.65

6. CURB INLET
RIM=706.29
INV. 4" PVC N.=704.65
INV. 4" PVC S.=704.59
INV. 15" PVC N.=703.14
INV. 24" CMP S.=702.94

7. CURB INLET
RIM=705.40
INV. 4" PVC E.=703.87
INV. 4" PVC W.=703.73
INV. 4" PVC N.=703.66
INV. 10" PVC NE.=703.13
INV. 24" CMP NW.=702.65
INV. 24" CMP SE.=702.60

8. CURB INLET
RIM=705.20
INV. 4" PVC S. & W.=704.00
INV. 4" PVC E.=703.90
INV. 10" PVC NE.=702.95
INV. 24" CMP NW.=702.45
INV. 24" CMP SE.=702.35

9. CURB INLET
RIM=704.22
INV. 12" CMP E.=700.94
INV. 12" PVC W.=699.72

10. CATCH BASIN 2.5'X2.5'
RIM=703.89
INV. 12" PVC E.=699.86
INV. 12" PVC N.=699.74
INV. 24" PVC S.=699.34
INV. 24" RCP ?W.?=699.24

11. CURB INLET
RIM=705.76
INV. 12" RCP N.=701.61

12. CURB INLET
RIM=705.68
INV. 12" RCP S.=701.63
INV. 12" RCP NW.=701.53

13. CATCH BASIN 2.4'X2.4'
RIM=706.37
INV. 12" RCP W.=701.57
INV. 12" RCP E.=701.27

14. CATCH BASIN
RIM=707.37
INV. 12" CONC E.=701.25
INV. 24" CONC. SE.=699.17
INV. 36" CORG. PLAS. W.=699.17

15. CATCH BASIN
RIM=706.62
INV. 4" PVC E.=704.42
INV. 12" CPP W.=702.62

16. SANITARY MANHOLE
RIM=707.25
TOP 8" CLAY N.=703.61
INV. 8" CLAY E.=702.61
INV. 8" CLAY W.=702.57

17. CURB INLET
RIM=706.51
INV. 6" PVC S.=703.71
INV. 12" CPP NE.=703.31

18. SANITARY MANHOLE
RIM=707.32
INV 8" PVC W.=700.02
INV. 8" PVC E.=700.12
INV. 8" PVC N. & S.=691.82

19. CATCH BASIN
RIM=706.64
INV. 12" CPP NW.=703.30
INV. 12" CPP SW.=703.26

20. CATCH BASIN
RIM=706.15
INV. 12" CPP SE.=703.45
INV. 30" CPP E.=698.45
INV. 36" CPP NW.=698.45

21. CATCH BASIN
RIM=706.02
INV. 12" CPP E.=702.20
INV. 12" CPP NW.=702.15

22. STORM MANHOLE
RIM=???.??
INV. 12" CPP SE.=-4.65
INV. 36" CPP NE.=-7.65
INV. 21" CPP W.=-7.87

23. CATCH BASIN
RIM=???.??
INV. 21" CPP E.=-7.15
INV. 36" CPP SE. & W.=-7.5

24. STORM MANHOLE
RIM=707.69
INV. 12" CPP N.=700.49
INV. 36" CMP E.=697.79
INV. 36" CPP W.=697.79

25. STORM MANHOLE
RIM=707.97
INV. 24" CPP E.=698.07
INV. 36" CPP N. & S.=697.67

26. CATCH BASIN
RIM=???.??
INV. 36" CPP SW. & NE.=-6.4

27. SANITARY MANHOLE
RIM=708.32
INV 12" PVC N. & S.=692.52

28. STORM MANHOLE
RIM=707.77
INV. 10" PVC N.=699.33
INV. 10" PVC NE.=699.27
INV. 36" CPP SW. & E.=698.62

29. CATCH BASIN
RIM=706.99
INV. 36" CPP W. & E.=698.89

30. CATCH BASIN
RIM=707.03
INV. 36" PVP SE.=699.15
INV. 36" PVP W.=698.93

31. CATCH BASIN
RIM=708.73
NO INVERT DATA

32. CATCH BASIN
RIM=707.77
NO INVERT DATA

33. SANITARY MANHOLE
RIM=708.42
INV. 10" E.=693.12
INV. 10" S.=693.02

34. SANITARY MANHOLE
RIM=708.37
INV. 10" N.=693.42
INV. 10" W.=693.32

ZONING NOTES:

THE SUBJECT PROPERTY IS CURRENTLY ZONED:
B-3, "B-3" HIGHWAY AND GENERAL BUSINESS" AREAS ALONG MAJOR HIGHWAYS OR THOROUGHFARES WHICH PROVIDE SALES AND SERVICES ORIENTED TO HIGHWAY TRAVELERS, OR GENERAL BUSINESSES INCLUDING SALES AND SERVICES FOR AUTOMOTIVE, FARM MACHINERY, BUILDING TRADES, ETC.
1171.08 SETBACKS FOR BUILDINGS ON EXPRESSWAYS AND ARTERIAL AND COLLECTOR STREETS.
ALONG ANY EXPRESSWAY, HIGHWAY, BYPASS, ARTERIAL STREET OR COLLECTOR STREET, AS DESIGNATED IN THE CURRENT EDITION OF THE CITY'S MAJOR THOROUGHFARE PLAN, NO BUILDING OR ACCESSORY BUILDING SHALL BE LOCATED WITHIN FIFTY FEET FROM THE EXISTING RIGHT-OF-WAY OF THE THOROUGHFARE, OR ANY PROPOSED RIGHT-OF-WAY LINE ON THE CITY'S MAJOR THOROUGHFARE PLAN. (ORD. 5308. PASSED 8-6-91.)

ZONING INFORMATION PROVIDED BY:
CODIFIED ORDINANCES OF DEFIANCE, OHIO
BUILDING INSPECTION OFFICE
631 PERRY STREET
SUITE 101
(419) 784-2195
FAX:(419) 784-5443

O.U.P.S. REFERENCE NUMBER:

A111001057 - PHYSICAL MARKINGS
A111001061 - PLAN REQUEST

PROPERTY STREET ADDRESS:

1835 N. CLINTON STREET
DEFIANCE OH 43512

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF STATE ROUTE 66 (NORTH CLINTON STREET) AS ON ODOT RIGHT OF WAY PLAN DEF-66-7.37.

UTILITY STATEMENT:

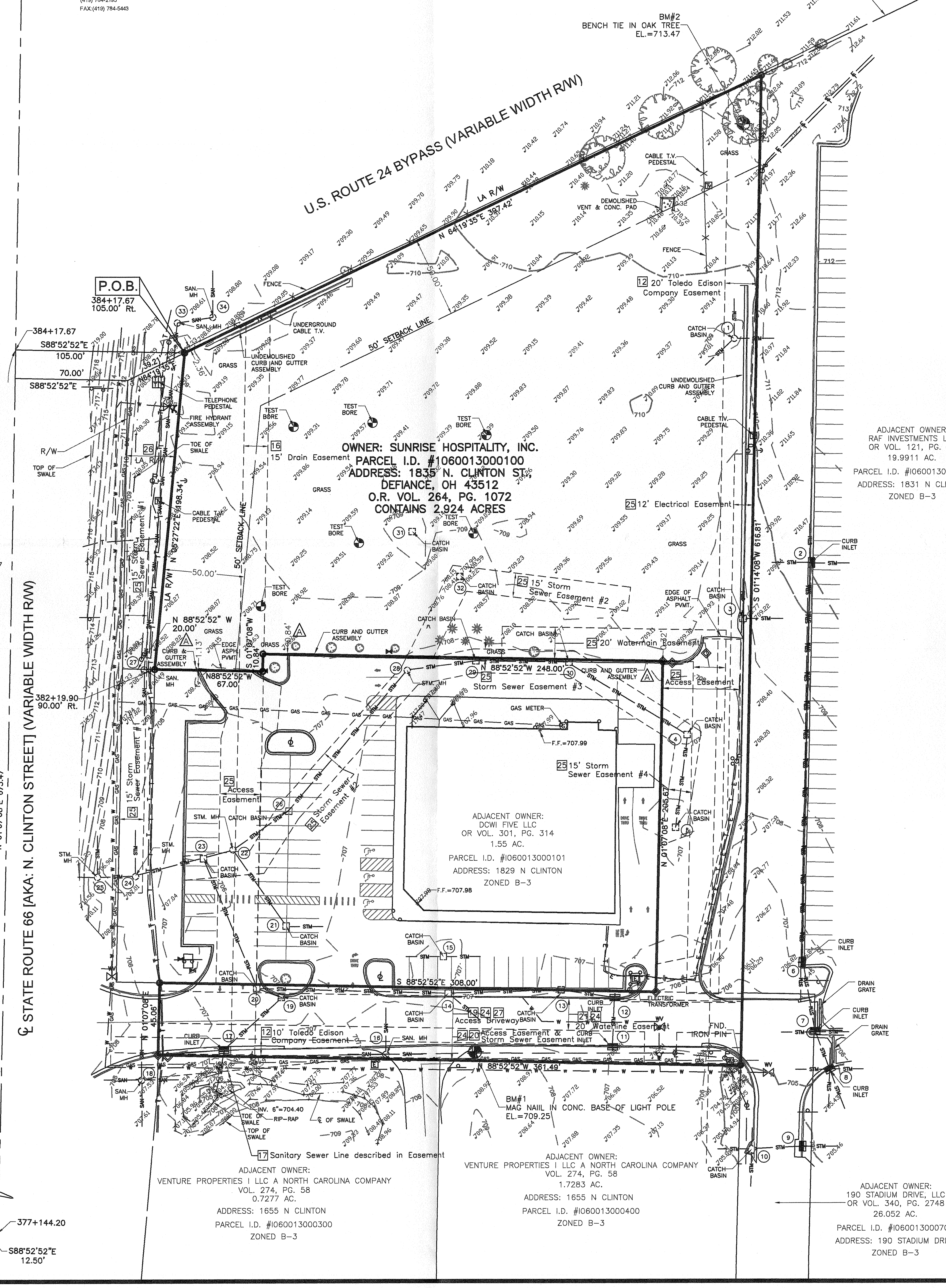
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND 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.

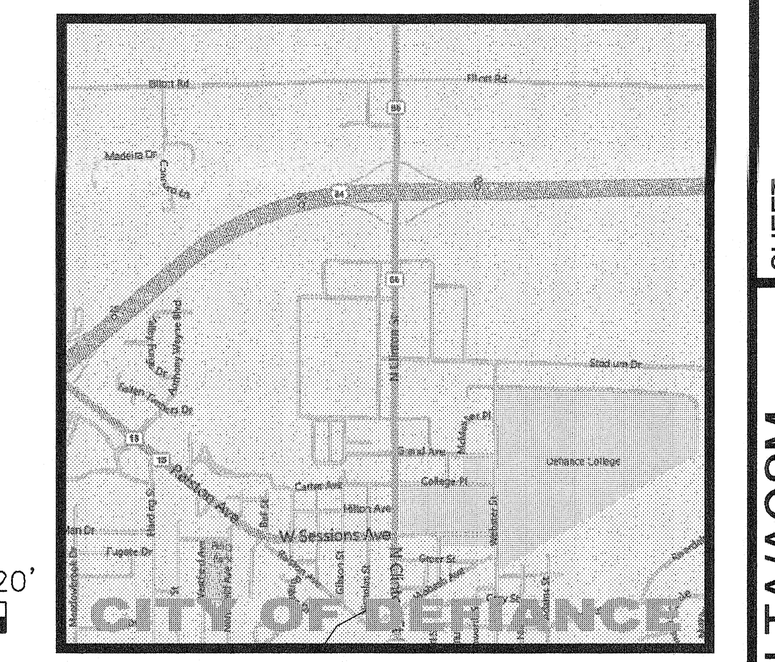
FLOOD ZONE CLASSIFICATION:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN. BASED ON FEDERAL FLOOD INSURANCE RATE MAP 39039C0265E DATED SEPTEMBER 29, 2010, BY GRAPHIC PLOTTING ONLY.

GENERAL NOTES:

1. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
2. THERE ARE OBSERVABLE ENCROACHMENTS AS SHOWN HEREON.
3. PARCEL IS VACANT, NO BUILDINGS AT THE TIME OF THIS SURVEY.





VICINITY MAP
SCALE: 1"=2000'

CERTIFICATION:

TO BOB EVANS FARMS, INC., FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7a, 7b-1, 8, 9, 10, 11a, 11b, 13, 14, 16, 17, 18, and 19 TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05-14-2011.

DATE OF PLAT OR MAP: 06-09-2011

THOMAS E. SILVA, P.S.
SILVA SURVEYING, LTD.
527 DARBY LANE
MAUMEE, OH 43537
PH: 419.705.6819
FAX: 419.491.0588

OHIO REGISTERED SURVEYOR NUMBER S-7805

STATE OF OHIO
THOMAS E. SILVA S-7805
REGISTERED
PROFESSIONAL SURVEYOR

SCHEDULE B SECTION 2 EXCEPTIONS

10. EASEMENT TO THE TOLEDO EDISON COMPANY, FILES FOR RECORD SEPTEMBER 20, 1946, IN VOLUME 139, PAGE 150, OF THE DEFIANCE COUNTY RECORDS. (DOES NOT AFFECT SURVEYED PREMISES)
11. AGREEMENT FOR CHANNEL CHANGE, FILED FOR RECORD APRIL 7, 1961 IN DEED VOLUME 169, PAGE 193, OF THE DEFIANCE COUNTY RECORDS. (DOES NOT AFFECT SURVEYED PREMISES)
12. EASEMENT TO THE TOLEDO EDISON COMPANY, FILED FOR RECORD OCTOBER 7, 1963, IN VOLUME 161, PAE 304, OF THE DEFIANCE COUNTY RECORDS. (AS SHOWN)
13. EASEMENT TO THE TOLEDO EDISON COMPANY, FILED FOR RECORD OCTOBER 7, 1963, IN VOLUME 161, PAGE 305, OF THE DEFIANCE COUNTY RECORDS. (DOES NOT AFFECT SURVEYED PREMISES-NOW LIES IN SR 66 R/W)
ASSIGNMENT OF EASEMENTS TO THE OHIO GAS COMPANY, FILED FOR RECORD SEPTEMBER 23, 1985 IN VOLUME 14, PAGE 79, OF DEFIANCE COUNTY RECORDS.
14. RIGHT-OF-WAY TO PHILLIPS PETROLEUM COMPANY, FILED FOR RECORD JANUARY 14, 1964, IN DEED VOLUME 169, PAGE 593, OF THE DEFIANCE COUNTY RECORDS. (DOES NOT AFFECT SURVEYED PREMISES-NOW LIES IN SR 66 R/W)
15. SANITARY SEWER EASEMENT, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD APRIL 21, 1964, IN VOLUME 179, PAGE 384, OF THE DEFIANCE COUNTY RECORDS. (EASEMENT DOES AFFECT SURVEYED PREMISES - LOCATION OF EASEMENT NOT DEFINED)
PARTIAL RELEASE OF EASEMENT, FILED FOR RECORD MAY 16, 2005 IN OR VOLUME 291, PAGE 1877, OF THE DEFIANCE COUNTY RECORDS. (PORTION OF EASEMENT RELEASED THAT LIES WITHIN WALGREENS PARCEL)
16. EASEMENT TO PHILLIPS PETROLEUM COMPANY, FILED FOR RECORD JULY 2, 1964, IN DEED VOLUME 169, PAGE639, OF THE DEFIANCE COUNTY RECORDS. (AS SHOWN)
17. EASEMENT TO DEFIANCE INN, INC., FILED FOR RECORD JULY 13, 1964, IN DEED VOLUME 169, PAGE 640, OF THE DEFIANCE COUNTY RECORDS. (AS SHOWN)
18. EASEMENT TO THE TOLEDO EDISON COMPANY, FILED FOR RECORD APRIL 7, 1970, IN VOLUME 195, PAGE 605, OF THE DEFIANCE COUNTY RECORDS. (DOES NOT AFFECT SURVEYED PREMISES)
ASSIGNMENT OF EASEMENTS TO THE OHIO GAS COMPANY, FILED FOR RECORD SEPTEMBER 23, 1985 IN VOLUME 14, PAGE 79, OF THE DEFIANCE COUNTY RECORDS.
19. DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS, FILED FOR RECORD MARCH 23, 1993 IN VOLUME 16, PAGE 812, OF THE DEFIANCE COUNTY RECORDS. (AS SHOWN)
20. EASEMENT AGREEMENT BY AND BETWEEN DEFIANCE UNITED MOTELS LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP AND DEFIANCE RETAIL LIMITED PARTNERSHIP, A DELAWARE LIMITED LIABILITY PARTNERSHIP, FILED FOR RECORD MARCH 23, 1993 IN VOLUME 265, PAGE 992, OF THE DEFIANCE COUNTY RECORDS. (AS SHOWN)
21. EASEMENT AGREEMENT BY AND BETWEEN DEFIANCE UNITED MOTELS LIMITED PARTNERSHIP, AN OHIO LIMITED PARTNERSHIP AND DEFIANCE RETAIL LIMITED PARTNERSHIP, A DELAWARE LIMITED LIABILITY PARTNERSHIP, FILED FOR RECORD MARCH 23, 1993 IN VOLUME 265, PAGE 1021, OF THE DEFIANCE COUNTY RECORDS. (AS SHOWN)
ASSIGNMENT AND ASSUMPTION OF UTILITY EASEMENTS, FILED FOR RECORD MARCH 24, 1995 IN VOLUME 18, PAGE 665, OF THE DEFIANCE COUNTY RECORDS.
22. EASEMENT AGREEMENT BY AND BETWEEN DEFIANCE RETAIL LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND THE CITY OF DEFIANCE, OHIO, FILED FOR RECORD MARCH 24, 1995 IN VOLUME 272, PAGE 1003, OF THE DEFIANCE COUNTYRECORDS. (DOES NOT AFFECT SURVEYED PREMISES)
23. EASEMENTS AND ASSIGNMENT AGREEMENT, AS DESCRIBED IN INSTRUMENT, FILED FOR RECORD JUNE 29, 1995, IN VOLUME 274, PAGE 58, OF THE DEFIANCE COUNTY RECORDS. (DOES NOT AFFECT SURVEYED PREMISES)
NOTE: UNRECORDED ASSIGNMENT AGREEMENT IS REFERENCED ON PAGE 60 OF THE ABOVE DOCUMENT.
24. EASEMENTS AS DESCRIBED IN INSTRUMENT, FILED FOR RECORD APRIL 11, 1997, IN OR VOLUME 8, PAGE 12, OF THE DEFIRANCE COUNTY REOCRDS. (AS SHOWN)
25. TERMS AND CONDITIONS OF RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN SUNRISE HOSPITALITY, INC., AN OHIO CORPORATION AND DEFIANCE GREEN, L.L.C. AN OHIO LIMITED LIABILITY COMPANY, FILED FOR RECORD MAY 26, 2005 IN OR VOLUME 292, PAGE 169, OF THE DEFIANCE COUNTY RECORDS. (AS SHOWN)
26. APPROPRIATION BY THE STATE OF OHIO IN JUDGMENT ENTRY ON SETTLEMENT AND PARTIAL DEFAULT, FILED FOR RECORD FEBRUARY 18, 2010 IN OR BOOK 341, PAGE 1084, OF THE DEFIANCE COUNTY RECORDS. (AS SHOWN)
27. EASEMENT AGREEMENT BY AND BETWEEN SUNRISE HOSPITALITY, INC. AND VENTURE PROPERTIES I, LLC., FIELD FOR RECORD APRIL 21, 2010 IN OR BOOK 342, PAGE 1865, OF THE DEFIANCE COUNTY RECORDS. (AS SHOWN)

LEGEND:

Symbol	Description
●	FOUND IRON PIN
■	FOUND MONUMENT
△	APPARENT ENCROACHMENT
□	STORM CATCH BASIN
○	MANHOLE
	CURB INLET
E	ELECTRIC TRANSFORMER
	POWER POLE
	LIGHT POLE
→	GUY WIRE
○	BOLLARD
	PVMT. ARROW
	DESCIDUOUS TREE
⊙	SHRUBBUSH
◈	SET MAG NAIL
○	SET IRON PIN
	FIRE HYDRANT
	WATER VALVE
	SPRINKLER VALVE
Ⓖ	GAS METER
T	TELEPHONE PEDESTAL
TV	CABLE T.V. PEDESTAL
	SIGN
	HANDICAP PARKING SPACE
	SITE BENCHMARK
	TEST BORE
	CONIFEROUS TREE
	STUMP
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTERLINE OF RIGHT OF WAY
	RIGHT OF WAY
	BUILDING SETBACK LINE
	EASEMENT
STM	STORM SEWER
SAN	SANITARY SEWER
W	WATER MAIN
GAS	GAS LINE
E	UNDERGROUND ELECTRIC
	TOP OF BANK
	TOE OF BANK
	CENTERLINE OF SWALE
X	FENCE
626	1' CONTOUR LINE
620	5' CONTOUR LINE
	OVERHEAD WIRES
TV	UNDERGROUND CABLE T.V.
T	UNDERGROUND TELEPHONE

R/W = RIGHT OF WAY
℄ = CENTERLINE
PVMT. = PAVEMENT
INV. = INVERT
STM. = STORM SEWER
SAN. = SANITARY SEWER
MH = MANHOLE
F.F. = FINISHED FLOOR

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CLIENT: BOB EVANS FARMS, INC.

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DRAWN BY:	TES	DATE:	5/31/2011
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DWG. NAME:	11-1046 ALTA.DWG		
JOB NUMBER:	11-1046		

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