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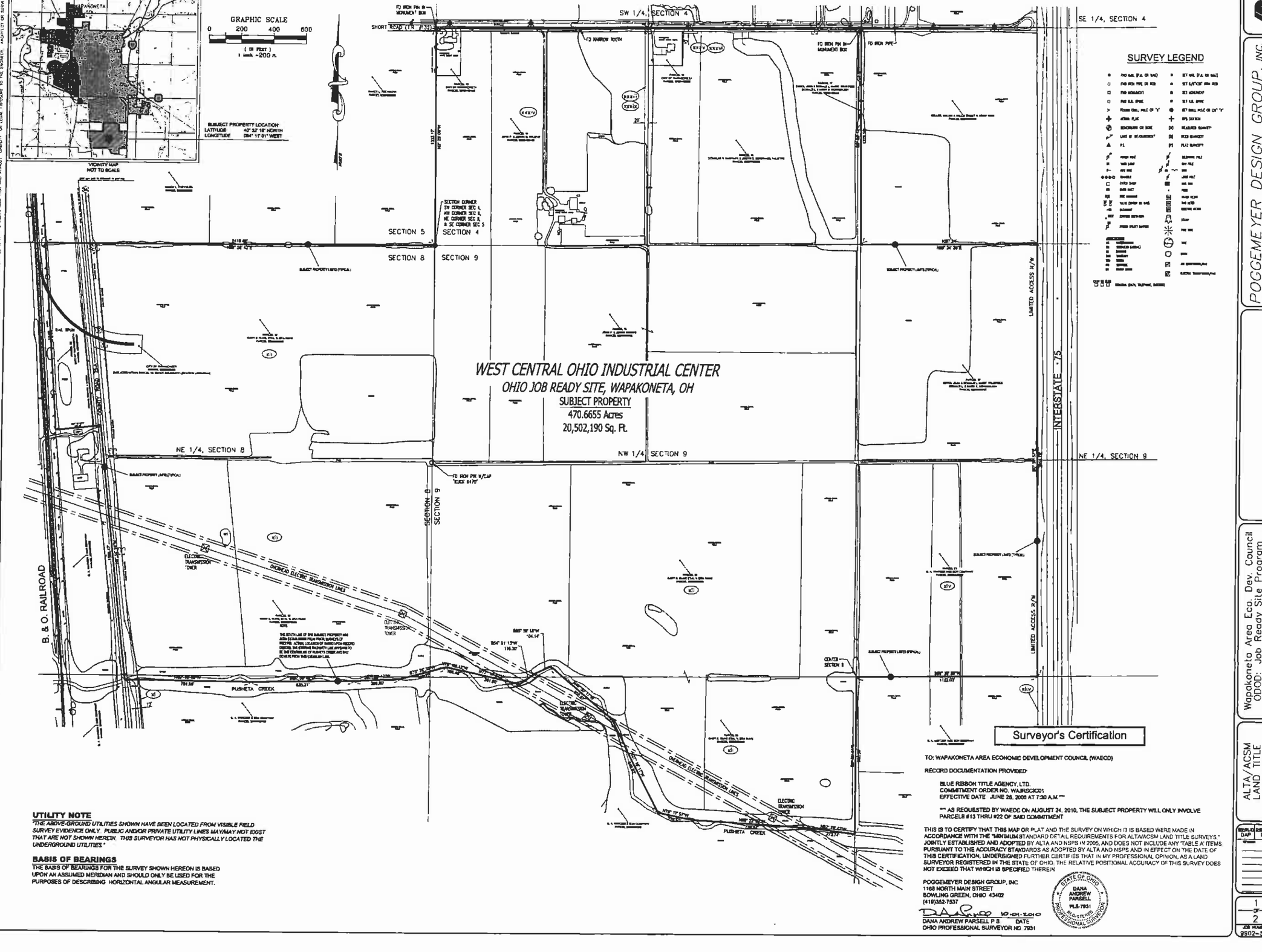
GRAPHIC SCALE
0 200 400 600
(IN FEET)
1 inch = 200 ft.

SUBJECT PROPERTY LOCATION
LATITUDE 40° 32' 16" NORTH
LONGITUDE 084° 11' 01" WEST



WEST CENTRAL OHIO INDUSTRIAL CENTER

OHIO JOB READY SITE, WAPAKONETA, OH

SUBJECT PROPERTY
470.6655 Acres
20,502,190 Sq. Ft.

SURVEY LEGEND

UTILITY NOTE

"THE ABOVE-GROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY EVIDENCE ONLY. PUBLIC AND/OR PRIVATE UTILITY LINES MAY/MAY NOT EXIST THAT ARE NOT SHOWN HEREIN. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON IS BASED UPON AN ASSUMED MERIDIAN AND SHOULD ONLY BE USED FOR THE PURPOSES OF DESCRIBING HORIZONTAL ANGULAR MEASUREMENT.

Surveyor's Certification

TO: WAPAKONETA AREA ECONOMIC DEVELOPMENT COUNCIL (WAECD)

RECORD DOCUMENTATION PROVIDED:

BLUE RIBBON TITLE AGENCY, LTD.
COMMITMENT ORDER NO. WAJRSCICD1
EFFECTIVE DATE JUNE 28, 2006 AT 7:30 A.M. ***

*** AS REQUESTED BY WAECD ON AUGUST 24, 2010, THE SUBJECT PROPERTY WILL ONLY INVOLVE PARCELS #13 THRU #22 OF SAID COMMITMENT

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/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND DOES NOT INCLUDE ANY "TABLE A" ITEMS. 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

POGGEMEYER DESIGN GROUP, INC
1168 NORTH MAIN STREET
BOWLING GREEN, OHIO 43402
(419)352-7537

10-01-2010
DANA ANDREW PARSELL P.S. DATE
OHIO PROFESSIONAL SURVEYOR NO 7851

STATE OF OHIO
DANA ANDREW PARSELL
7851
REGISTERED PROFESSIONAL SURVEYOR

POGGEMEYER DESIGN GROUP, INC.
ARCHITECTS • ENGINEERS • PLANNERS
1168 NORTH MAIN STREET (419) 352-7537 BOWLING GREEN, OHIO 43402

Wapakoneta Area Eco. Dev. Council
ODOD: Job Ready Site Program
Auglaize County, State of Ohio

ALTA/ACSM LAND TITLE SURVEY

ISSUED/REVISED
DAP RSF

SHEET 1 OF 2

JOB NUMBER 9502-518

Schedule A - Legal Descriptions

PARCEL 13

EXHIBIT A-13

[illegible]

Permanent Parcel No. [illegible]

Prior Instrument Reference: Official Records Volume [illegible], Page [illegible] of the Auglaize County, Ohio Records.

PARCEL 14

EXHIBIT A-14

[illegible]

Save and except therefrom the following tracts:

[illegible]

Permanent Parcel No. [illegible]

Prior Instrument Reference: Official Records Volume [illegible], Page [illegible] of the Auglaize County, Ohio Records.

PARCEL 15

EXHIBIT A-15

[illegible]

LESS AND EXCEPT: [illegible]

ALSO LESS AND EXCEPT: [illegible]

PARCEL 16

EXHIBIT A-16

[illegible]

Permanent Parcel No. [illegible]

Prior Instrument Reference: Official Records Volume [illegible], Page [illegible] of the Auglaize County, Ohio Records.

PARCEL 17

EXHIBIT A-17

[illegible]

ALSO: [illegible]

ALSO: [illegible]

Permanent Parcel No. [illegible]

Prior Instrument Reference: Official Records Volume [illegible], Page [illegible] of the Auglaize County, Ohio Records.

PARCEL 18

EXHIBIT A-18

[illegible]

LESS AND EXCEPT: [illegible]

Permanent Parcel No. [illegible]

Prior Instrument Reference: Official Records Volume [illegible], Page [illegible] of the Auglaize County, Ohio Records.

PARCELS 19 & 20

EXHIBIT A-19 & A-20

[illegible]

Permanent Parcel No. [illegible]

Prior Instrument Reference: Official Records Volume [illegible], Page [illegible] of the Auglaize County, Ohio Records.

PARCEL 21

EXHIBIT A-21

[illegible]

Permanent Parcel No. [illegible]

Prior Instrument Reference: Official Records Volume [illegible], Page [illegible] of the Auglaize County, Ohio Records.

PARCEL 22

EXHIBIT A-22

[illegible]

Schedule B - Section 2

(i) Easement from Wapakoneta Industrial Development, Inc. to The Telephone Service Company for the purpose of construction, maintenance and operation of underground cable and telephone lines recorded October 20, 1932 at Official Records Volume 162, Page 521 and affects Parcel 1 of the premises described on Schedule A.

(ii) Deed of Easement from Wapakoneta Production Credit Association to Ohio Power Company for the purpose of constructing, operating and maintaining utilities recorded February 8, 1977 at Deed Records Volume 234, Page 333 of the Auglaize County, Ohio Recorder and affects Parcel 1 of the premises described on Schedule A.

(iii) 40 foot wide easement for ingress and egress across adjoining property as described in the warranty deed recorded April 1, 1988 at Official Records Volume 68, Page 514 and benefits Parcel 1 of the premises described on Schedule A.

(iv) 10 foot wide easement for ingress and egress as described in the warranty deed recorded April 1, 1988 at Official Records Volume 68, Page 514 and further described in the certificate of transfer recorded January 5, 1994 at Official Records Volume 204, Page 814. Said 10 foot wide easement benefits Parcel 1 and burdens Parcel 2 of the premises described on Schedule A.

(v) Telephone Cable Easement from Robert E. Steinke and Paul A. Steinke, Co-Executors of the Estate of Harry Kinstle, to The Telephone Service Company for the purpose of construction, maintenance and operation of underground cable and telephone lines recorded October 20, 1992 at Official Records Volume 162, Page 524 and affects Parcel 2 of the premises described on Schedule A.

(vi) Easement for Highway Purposes from Harry Kinstle, unmarried, to the State of Ohio, recorded October 9, 1956 at Deed Records Volume 162, Page 580 of the Auglaize County, Ohio Recorder and affects Parcel 2 of the premises described on Schedule A.

(vii) Easement from Harry Kinstle, unmarried, to Ohio Power Company for the purpose of construction, maintenance and operation of electric power lines, recorded July 28, 1958 at Deed Records Volume 152, Page 517 of the Auglaize County, Ohio Recorder and affects Parcel 2 and Parcel 3 of the premises described on Schedule A. Cannot be located from information provided.

(viii) Easement for Highway Purposes from Harry Kinstle to the State of Ohio, recorded November 30, 1956 at Deed Records Volume 162, Page 21 of the Auglaize County, Ohio Recorder and affects Parcel 2 and Parcel 3 of the premises described on Schedule A.

(ix) Easement from Thomas J. Nuss, et al. to the City of Wapakoneta for the purpose of installation, maintenance and repair of utilities recorded November 5, 1999 at Official Records Volume 38, Page 555 of the Auglaize County, Ohio Recorder and affects Parcel 4 and Parcel 7 of the premises described on Schedule A.

(x) Easement from Leroy M. Nuss (Trustee) to the City of Wapakoneta for utility and roadway purposes recorded April 30, 199_ at Official Records Volume 122, Page 260 of the Auglaize County, Ohio Recorder and affects Parcel 4 and 7 of the premises described on Schedule A.

(xi) Easement for Highway Purposes from Irene Nuss and LeRoy Nuss to The State of Ohio, recorded December 28, 1956 at Deed Records Volume 162, Page 74 of the Auglaize County, Ohio Recorder and affects Parcel 4 and Parcel 7 of the premises described on Schedule A.

(xii) Easement from LeRoy Nuss and Irene Nuss, husband and wife, to Ohio Power Company for the purpose of constructing, operating and monitoring electric power lines, recorded May 27, 1957 at Deed Records Volume 152, Page 247 of the Auglaize County, Ohio Recorder and affects Parcel 4 and Parcel 7 of the premises described on Schedule A. Blanket in nature.

(xiii) Easement for Highway Purposes from Irene Nuss and LeRoy Nuss, wife and husband, to The State of Ohio, recorded December 10, 1957 at Deed Records Volume 162, Page 371 of the Auglaize County, Ohio Recorder and affects Parcel 4 and Parcel 7 of the premises described on Schedule A.

(xiv) Easement for Highway Purposes from Theodore J. Erb and Helen R. Erb to The State of Ohio recorded November 30, 1956 at Deed Records Volume 162, Page 27 of the Auglaize County, Ohio Recorder and affects Parcel 5 and Parcel 6 of the premises described on Schedule A.

(xv) Easement for Highway Purposes from Theodore J. Erb and Helen R. Erb to The State of Ohio recorded December 10, 1957 at Deed Records Volume 152, Page 368 of the Auglaize County, Ohio Recorder and affects Parcel 5 and Parcel 6 of the premises described on Schedule A.

(xvi) 30 foot wide easement as contained in the deed recorded September 23, 1957 at Deed Records Volume 240, Page 514 and the deed recorded March 2, 1966 at Official Records Volume 67, Page 181 of the Auglaize County, Ohio Recorder. Said 30 foot easement benefits Parcels 5 and 6 of the premises described on Schedule A and burdens Parcel 13 of the premises described on Schedule A.

(xvii) Electrical Utility Easement from James D. Schneider and Nova G. Schneider to The City of Wapakoneta recorded November 5, 1999 at Official Records Volume 381, Page 557 of the Auglaize County, Ohio Recorder and affects Parcel 6 of the premises described on Schedule A.

(xviii) Utility Easement from James D. and Nova Schneider to The City of Wapakoneta for the purpose of installing and maintaining a water line recorded September 1, 1995 at Official Records Volume 246, Page 633 of the Auglaize County, Ohio Recorder and affects Parcel 6 of the premises described on Schedule A.

(xix) Telephone Easement from James D. Schneider and Nova G. Schneider to AT&T Communications recorded July 2, 1952 at Official Records Volume 153, Page 84 of the Auglaize County, Ohio Recorder and affects Parcel 6 of the premises described on Schedule A.

(xx) Access Agreement from Celia M. Schaub to AT&T Communications for the purpose of ingress and egress recorded October 19, 1988 at Official Records Volume 79, Page 570 of the Auglaize County, Ohio Recorder and affects Parcel 8 of the premises described on Schedule A. Cannot be located from information provided.

(xxi) Easement from Walter Schaub and Celia M. Hartord Schaub, husband and wife, to The Ohio Bell Telephone Company for installation, construction, maintenance and repair of communication systems recorded October 30, 1976 at Deed Records Volume 234, Page 722 of the Auglaize County, Ohio Recorder, and subsequently assigned to AT&T Communications of Ohio, Inc. by instrument recorded January 5, 1984 at Deed Records Volume 264, Page 628 of the Auglaize County, Ohio Recorder and affects Parcel 8 of the premises described on Schedule A.

(xxii) Utility Easement from Celia M. Hartord Schaub to the City of Wapakoneta for utility and right-of-way improvements, maintenance and repair recorded June 5, 1995 at Official Records Volume 240, Page 442 of the Auglaize County, Ohio Recorder and affects Parcel 8 and Parcel 9 of the premises described on Schedule A.

(xxiii) Utility Easement from Celia M. Hartord Schaub to the City of Wapakoneta for utility and right-of-way improvements, maintenance and repair recorded June 5, 1995 at Official Records Volume 240, Page 443 of the Auglaize County, Ohio Recorder and effects Parcel 9 of the premises described on Schedule A.

(xxiv) Utility Easement from Harry Freymuth and Grace Freymuth, husband and wife, to Ohio Power Company recorded March 9, 1978 at Deed Records Volume 234, Page 518 of the Auglaize County, Ohio Recorder and affects Parcel 10 of the premises described on Schedule A. Blanket in nature.

(xxv) Easement for Highway Purposes from Nancy L. Freymuth, individually and as Trustee of the Harry J. Freymuth Trust, to the Board of County Commissioners, recorded February 23, 2004 at Official Records Volume 503, Page 390 of the Auglaize County, Ohio Recorder and affects Parcel 10 of the premises described on Schedule A.

(xxvi) Utility Easement from Norman C. Paxson and Gloria E. Paxson, husband and wife, to Ohio Power Company recorded March 9, 1978 at Deed Records Volume 234, Page 522 of the Auglaize County, Ohio Recorder and affects Parcel 11 of the premises described on Schedule A. Blanket in nature.

(xxvii) Utility Easement from N.G. Paxson to The City of Wapakoneta recorded August 17, 1995 at Official Records Volume 244, Page 939 of the Auglaize County, Ohio Recorder and affects Parcel 11 of the premise described on Schedule A.

***** (xxviii) Utility Easement from Michael A. and Carol A. Steinke to The City of Wapakoneta recorded September 12, 1995 at Official Records Volume 247, Page 447 of the Auglaize County, Ohio Recorder and affects Parcel 12 of the premises described on Schedule A. As shown on drawing.

(xxix) Utility Easement from Eugene & Joan D. Schoenlein to The City of Wapakoneta recorded September 12, 1995 at Official Records Volume 247, Page 449 of the Auglaize County, Ohio Recorder and affects Parcel 14 of the premises described on Schedule A.

(xxx) Utility Easement from Lee A. & Gwendolyn A. Burden to The City of Wapakoneta recorded September 1, 1995 at Official Records Volume 246, Page 634 of the Auglaize County, Ohio Recorder and affects Parcel 15 of the premises described on Schedule A.

(xxxi) Pipeline Right Of Way Grant from Eddie M. Freymuth, unmarried, and Grace M. Freymuth, Trustee of the Trust under the Will of Harry J. Freymuth, deceased, to West Ohio Gas Company for the purpose to lay, maintain, operate, replace and remove a natural gas pipeline recorded September 29, 1955 at Official Records Volume 246, Page 801 of the Auglaize County, Ohio Recorder and affects Parcel 16 of the premises described on Schedule A.

***** (xxxii) Easement for ingress and egress as reserved by the Grantors in Deed recorded February 12, 1990 at Official Records Volume 101, Page 695 of the Auglaize County, Ohio Recorder and affects Parcel 18 of the premises described on Schedule A. As shown on drawing.

***** (xxxiii) Utility Easement from Arnold Knueve to Ohio Power Company for the purpose of constructing, operating and maintaining electric power lines recorded March 9, 1978 at Deed Records Volume 234, Page 524 of the Auglaize County, Ohio Recorder and affects Parcel 18 of the premises described on Schedule A. Blanket in nature and as shown on drawing.

***** (xxxiv) Contract for Septic Drainage Easement from Evelyn L. Zwiebe to Beverly J. Place recorded June 3, 1959 at Official Records Volume 124, Page 138 of the Auglaize County, Ohio Recorder and further perfected by Easement recorded September 21, 1993 at Official Records Volume 194, Page 477 of the Auglaize County, Ohio Recorder. Said Septic Drainage Easement burdens Parcel 19 of the premises described on Schedule A and benefits Parcel 20 of the premises described on Schedule A. As shown on drawing.

***** (xxxv) Easement for right-of-way and septic drainage purposes from recorded September 21, 1993 at Official Records Volume 194, Page 477 of the Official Records of the Auglaize County, Ohio Recorder and affects Parcel 20 of the premises described on Schedule A. As shown on drawing.

(xxxvi) Utility Easement from Robert Keller and Betty Keller, husband and wife, to the City of Wapakoneta for the purpose of installing, operating and maintaining utility lines recorded February 7, 1986 at Official Records Volume 27, Page 329 of the Auglaize County, Ohio Recorder and affects Parcel 21 of the premises described on Schedule A. Cannot be located from information provided.

(xxxvii) Utility Easement from Clarence Thomas and Ida Thomas, husband and wife, to The Ohio Power Company for the purpose of constructing, operating and maintaining power lines, recorded July 14, 1955 at Miscellaneous Records Volume 2, Page 92 of the Auglaize County, Ohio Recorder and affects Parcel 22 of the premises described on Schedule A. Cannot be located from information provided.

(xxxviii) Easement for ingress and egress as contained in Quit-Claim Deed recorded August 4, 1959 at Official Records Volume 372, Page 624 of the Auglaize County, Ohio Recorder and affects Parcel 23 of the premises described on Schedule A.

***** (xl) Telephone Cable Easement from Christopher L. Weitzel, et al. to The Telephone Service Company recorded February 8, 1990 at Official Records Volume 101, Page 569 of the Auglaize County, Ohio Recorder and affects Parcels 24 and 25 of the premises described on Schedule A. As shown on drawing.

***** (xli) Utility Easement from Victor H. Ruhe and Zita M. Ruhe, husband and wife, and Alvin T. Ruhe, unmarried, to Ohio Power Company for the purpose of constructing, operating and maintaining electric wires and cables recorded June 28, 1957 at Deed Records Volume 198, Page 17 of the Auglaize County, Ohio Recorder and affects Parcels 24 and 25 of the premises described on Schedule A. Blanket in nature and as shown on drawing.

(xlii) Agreement for Channel Change from Roger Kortner and Jean Ann Kortner to the State of Ohio for the purpose of excavating, constructing and maintaining a channel change for highway purposes, recorded August 8, 1960 at Deed Records Volume 175, Page 252 of the Auglaize County, Ohio Recorder and affects Parcel 26 of the premises described on Schedule A.

(xliii) Agreement for Channel Change from Roger Kortner and Jean Ann Kortner to the State of Ohio for the purpose of excavating, constructing and maintaining a channel change for highway purposes, recorded August 8, 1960 at Deed Records Volume 175, Page 254 of the Auglaize County, Ohio Recorder and affects Parcel 26 of the premises described on Schedule A.

***** (xliv) Easement for Highway Purposes from Roger Kortner and Jean Ann Kortner, husband and wife, to The State of Ohio recorded August 8, 1960 at Deed Records Volume 175, Page 276 of the Auglaize County, Ohio Recorder and affects Parcel 26 of the premises described on Schedule A. As shown on drawing.

***** (xlv) Utility Easement from Roger F. Braun and Rose A. Braun, husband and wife, to Ohio Power Company for the purpose of constructing, operating and maintaining electric lines and cable recorded June 19, 1957 at Deed Records Volume 183, Page 963 of the Auglaize County, Ohio Recorder and affects Parcel 26 of the premises described on Schedule A. Blanket in nature and as shown on drawing.

NOTE: PLEASE USE THE FOLLOWING REFERENCE IDENTIFIER FOR EACH SCHEDULE B, SECTION II ITEM ABOVE.

EXAMPLE:

(xxx) THIS ITEM DOES NOT APPEAR TO BE LOCATED UPON SUBJECT PROPERTY

OR

***** (xxx) THIS ITEM DOES APPEAR TO BE LOCATED UPON SUBJECT PROPERTY. SEE SHEET 1 FOR LOCATION OF ITEM.

POGGEMEYER DESIGN GROUP, INC.
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PRELIMINARY

Wapakoneta Area Eco Dev Council
ODOD, Job Ready Site Program
Auglaize County, State of Ohio

ALTA/ACSM LAND TITLE SURVEY

DAF | NSF

2 OF 2

JOB NUMBER 9902-518