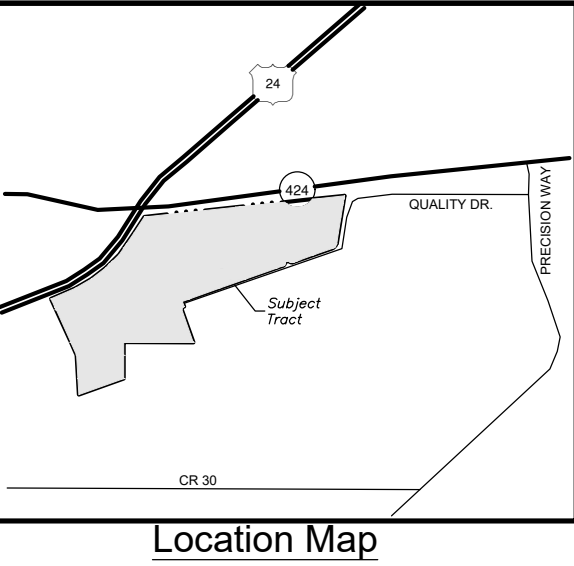
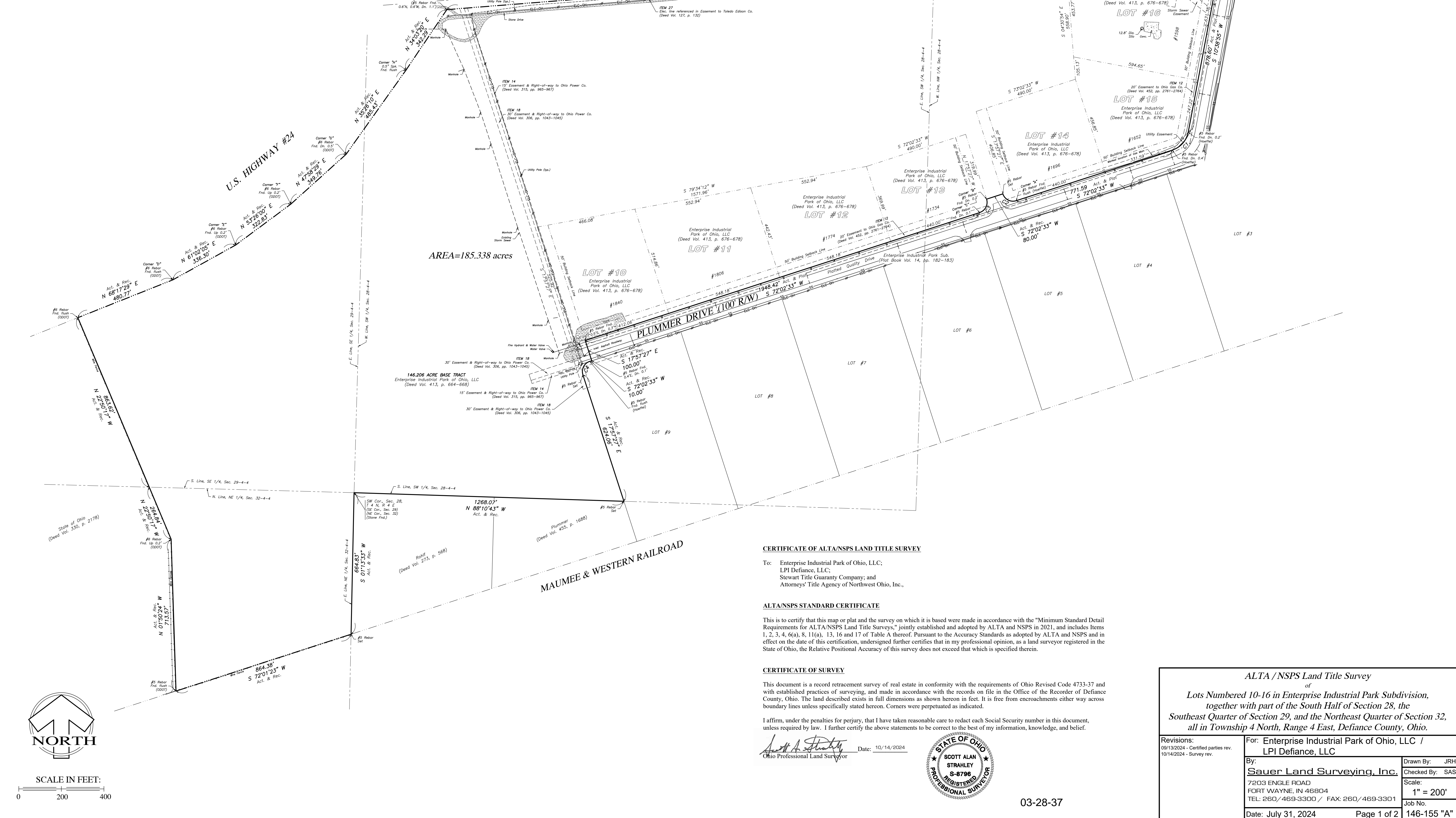


PLAT OF ALTA/NSPS LAND TITLE SURVEY

Table with 5 columns: CURVE, BEARING, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. It lists curve data for various parts of the survey.



Location Map



AREA=185.338 acres

CERTIFICATE OF ALTA/NSPS LAND TITLE SURVEY

To: Enterprise Industrial Park of Ohio, LLC; LPI Defiance, LLC; Stewart Title Guaranty Company; and Attorneys' Title Agency of Northwest Ohio, Inc.

ALTA/NSPS STANDARD CERTIFICATE

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), 8, 11(a), 13, 16 and 17 of Table A thereof.

CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate in conformity with the requirements of Ohio Revised Code 4733-37 and with established practices of surveying, and made in accordance with the records on file in the Office of the Recorder of Defiance County, Ohio.

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law. I further certify the above statements to be correct to the best of my information, knowledge, and belief.

Signature of Scott Alan Strahley, Ohio Professional Land Surveyor, Date: 10/14/2024



03-28-37



SCALE IN FEET: 0 200 400

Summary block containing: ALTA / NSPS Land Title Survey of Lots Numbered 10-16 in Enterprise Industrial Park Subdivision, together with part of the South Half of Section 28, the Southeast Quarter of Section 29, and the Northeast Quarter of Section 32, all in Township 4 North, Range 4 East, Defiance County, Ohio. Revisions, For: Enterprise Industrial Park of Ohio, LLC / LPI Defiance, LLC, By: Sauer Land Surveying, Inc., Drawn By: JRH, Checked By: SAS, Scale: 1" = 200', Job No., Date: July 31, 2024, Page 1 of 2, 146-155 "A"

SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: 1598-1840 Plummer Drive (a/k/a Quality Drive), Defiance OH 43512

This survey is intended to retrace the record boundaries of eight tracts of real estate described in two Quit Claim Deeds from R & L Enterprises to Enterprise Industrial Park of Ohio, LLC, dated June 29, 2018, and recorded in Deed Volume 413, pages 664-668, and Deed Volume 413, pages 676-678, in the Office of the Recorder of Defiance County, Ohio.

REFERENCES: Copies of the following documents were reviewed in completion of this survey:

- The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
- Defiance County Section Corner Records.
- The plat of Enterprise Industrial Park Subdivision, Plat Book Volume 14, pages 182-183.
- A previous survey of subject tract by Todd J. Roth of A&E Partners, LLC, Project Number 11-408, dated October 18, 2011.
- A previous survey of subject tract by Anthony H. Hoeffel, Project Number 11-408, dated December 13, 2017.

(A) AVAILABILITY OF REFERENCE MONUMENTS:

The following monuments were accepted and held as controlling monuments at the following locations:

- The Northeast corner of Lot 16.....#5 rebar found with Hoeffel cap.
- The Easterly deflection corner of Lot 15.....#5 rebar found with Hoeffel cap.
- The Southerly deflection corner of Lot 15.....#5 rebar found with Hoeffel cap.
- Corner "A".....#5 rebar found with Hoeffel cap.
- Corner "B".....#5 rebar found.
- Corner "C".....#5 rebar found.
- The Southwest corner of Section 28-4-4.....Stone found.
- The Southwest corner of the base tract.....#5 rebar found with ODOT cap.
- The Westerly deflection corner of the base tract.....#6 rebar found with ODOT cap.
- The most Westerly corner of the base tract.....#6 rebar found with ODOT cap.
- Corner "D".....#6 rebar found with ODOT cap.
- Corner "E".....#6 rebar found with ODOT cap.
- Corner "F".....#6 rebar found with ODOT cap.
- Corner "G".....#6 rebar found with ODOT cap.
- Corner "H".....0.5 inch diameter spike found.

Uncertainties due to variances between found controlling monuments and record distances were determined to be a maximum of 0.6 feet in any direction. Uncertainties due to variances between all found monuments and record distances were determined to be 0.6 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES:

Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. There are no observable uncertainties in occupation and/or possession lines.

(C) AMBIGUITY OF RECORD DESCRIPTIONS:

Upon review of the most current deeds of record, the base tract description does not contain any ambiguity within its record description or with the adjoining descriptions. Therefore, there are no uncertainties based upon record descriptions.

(D) ESTABLISHMENT OF LINES AND CORNERS:

1. The lines of subject tract were all established using record geometry and the above-referenced monuments.

(E) NOTES:

- This survey is an opinion of a licensed land surveyor in the State of Ohio as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
- A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent.
- The flood statement hereon is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
- No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
- Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client.
- All documents of record and information from other public sources referred to in this survey are hereby incorporated as part of this survey as if fully set out.
- Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- Any acreage shown is based on the boundaries established from the deed description and no certification is made that the land area shown on the survey is the exact acreage owned by the client.
- Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units.
- Since the last date of fieldwork of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc. may have altered the validity and circumstances of matters shown or noted hereon.
- Declaration is made to original purchaser of the survey and is not transferable to additional institutions or subsequent owners. This survey is valid only with original or electronic signature and seal, full payment of invoice, and complete with all pages of survey.
- No statement made by any employee or agent of Sauer Land Surveying, Inc. is valid unless written herein.
- Copies of this survey that do not bear the original signature and seal may be used for archival purposes only.
- The survey was prepared following receipt of the Title Insurance Commitment by Attorneys' Title Agency of Northwest Ohio, Inc., dated April 30, 2024 and Numbered ST23-5343. A summary of Schedule B, Section 2 items set forth in said commitment follows:

- ITEM 12. The Easement in favor of Ohio Gas Company dated October 25, 2022, filed November 7, 2022 at 9:59 AM, recorded in Volume 452, Pages 2761-2764, affects the surveyed parcel and is shown on the Plat of Survey.
- ITEM 13. The Restrictive Covenant dated April 10, 2017, filed April 13, 2017 at 9:50 AM, recorded in Volume 403, Pages 1258-1273, references the West adjoining State of Ohio tract and does not appear to affect the surveyed parcel.
- ITEM 14. The Easement & Right of Way in favor of Ohio Power Company dated March 12, 2007, filed March 30, 2007 at 12:21 PM, recorded in Volume 315, Pages 965-967, affects the surveyed parcel and is shown on the Plat of Survey.
- ITEM 17. The Plat of Enterprise Industrial Park Subdivision filed January 16, 2007 at 10:01 AM, recorded in Volume 14, Page 182. Any platted easements or building lines as shown on said plat that affect the surveyed parcel are shown on the Plat of Survey.
- ITEM 18. The Easement & Right of Way in favor of Ohio Power Company dated May 12, 2006, filed June 2, 2006 at 10:29 AM, recorded in Volume 306, Pages 1043-1045, affects the surveyed parcel and is shown on the Plat of Survey.
- ITEM 19. The Reciprocal Easement Agreement and Right of Way dated April 26, 2003, filed July 7, 2003 at 2:33 PM, recorded in Volume 261, Pages 1466-1479 appears to be blanket in nature and cannot be graphically plotted.
- ITEM 20. Easements, if any, for public or private utilities that are listed within the above-referenced commitment are shown on the Plat of Survey.
- ITEM 22. Easements for access in favor of owners in the subdivision in which the land is located that are listed within the above-referenced commitment are shown on the Plat of Survey.
- ITEM 24. The Deed of Easement in favor of Ohio Power Company dated July 10, 1989, filed December 22, 1989 at 10:00 AM, recorded in Volume 255, Pages 881-882, parallels the Baltimore & Ohio Railroad but does not specify a specific width and therefore, cannot be graphically plotted.
- ITEM 25. The Easement in favor of The Toledo Edison Company dated October 10, 1956, filed October 11, 1956 at 3:30 PM, recorded in Volume 161, Page 49, appears to be blanket in nature and cannot be graphically plotted. The route described in said document lies East of and does not appear to encumber the surveyed parcel.
- ITEM 26. The Right of Way Contract in favor of American Louisiana Pipe Line Company dated June 29, 1955, filed July 13, 1955 at 10:30 AM, recorded in Volume 158, Page 132, appears to be blanket in nature and cannot be graphically plotted. This easement appears to only affect the portion of the surveyed parcel lying within Section 29-4-4.
- ITEM 27. The Easement in favor of The Toledo Edison Company dated June 27, 1939, filed January 17, 1940 at 1:26 PM, recorded in Volume 127, Page 132, appears to be blanket in nature and cannot be graphically plotted. This appears to be in reference to the electric line running along the South right-of-way line of the CSX Railroad (T/k/a Baltimore & Ohio Railroad Co.), as shown on the Plat of Survey.
- ITEM 28. Reservations set forth in Quit Claim Deed dated July 10, 1928, filed July 10, 1928 at 2:44 PM, recorded in Volume 102, Page 420. This document describes a parcel North of the CSX Railroad, that does not encumber the surveyed real estate.
- ITEM 29. Reservations set forth in Warranty Deed dated July 28, 1928, filed July 10, 1928 at 2:43 PM, recorded in Volume 106, Page 533. This document describes a parcel North of the CSX Railroad, that does not encumber the surveyed real estate.
- ITEM 30. No portion of the surveyed real estate lies within the rights-of-ways of any roads or highways.
- ITEM 31. Any inaccuracy in the specific quantity of acreage contained on any survey or contained with the legal description is shown on the Plat of Survey.

Items 1-11, inclusive, Item 15, Item 16, Item 21, and Item 23, deal with contractual and financial matters and are not survey related. Item 15 also appears to related to the West adjoining State of Ohio parcel.

RECORD DESCRIPTION: (as described in Commitment Number ST23-5343)

Situated in the City of Defiance, County of Defiance, State of Ohio, and known as:

Lots 10, 11, 12, 13, 14, 15 and 16 in Enterprise Industrial Park, a Subdivision located in the South half (1/2) of Section 28, Town 4 North, Range 4 East, in the City of Defiance, Defiance County, Ohio, as recorded in Plat Book Volume 14, Page 182 and 183.

Also,

A parcel of land being part of the South half (1/2) of Section 28, part of the Northeast quarter (1/4) of Section 32, and part of the Southeast quarter (1/4) of Section 29, all being in Town Four (4) North, Range Four (4) East, in the City of Defiance, Defiance County, Ohio. Said parcel of land being bounded and described as follows: Beginning at the northwest corner of Lot 16 in Enterprise Industrial Park (as recorded in Volume 14, Page 182 and 183, Defiance County Plat Records), thence South 04°-30'-54" East along the Plat Line a distance of 558.90 feet; thence South 72°-02'-33" West along the Plat Line a distance of 490.00 feet; thence South 17°-57'-27" East along the Plat Line a distance of 406.85 feet; thence South 72°-02'-33" West along the Plat Line a distance of 80.00 feet; thence North 17°-57'-27" West along the Plat Line a distance of 319.99 feet; thence South 72°-02'-33" West along the Plat Line a distance of 490.00 feet; thence South 79°-34'-12" West along the Plat Line a distance of 1571.96 feet; thence South 17°-57'-27" East along the Plat Line a distance of 525.92 feet; thence along the Plat Line on a curve to the left, a distance of 78.54. Said curve having a radius of 50.00 feet, a central angle of 90°-00'-00", a chord length of 70.71 feet and a chord bearing of South 62°-57'-27" East; thence South 17°-57'-27" East along the Plat Line a distance of 100.00 feet; thence South 72°-02'-33" West along the Plat Line a distance of 10.00 feet; thence along the Plat Line on a curve to the left, a distance of 78.54. Said curve having a radius of 50.00 feet, a central angle of 90°-00'-00", and a chord length of 70.71 feet and a chord bearing of South 27°-02'-33" West; thence along the Plat Line South 17°-57'-27" East a distance of 624.06 feet; thence North 88°-10'-43" West on the South line of Section 28 a distance of 1268.07 feet; thence South 01°-13'-33" West along the East line of Section 32 a distance of 664.83 feet; South 72°-01'-23" West along the North line of the Maumee and Western Railroad a distance of 864.38 feet; thence North 01°-50'-24" West a distance of 713.57 feet; thence North 22°-50'-17" West a distance of 264.84 feet to a point on the North line of Section 32; thence continuing North 22°-50'-17" West a distance of 863.62 feet; thence North 68°-17'-29" East along the limited access right-of-way of US Route 24 a distance of 480.77 feet; thence North 61°-02'-05" East along the limited access right-of-way of US Route 24 a distance of 336.30 feet; thence North 53°-26'-00" East along the limited access right-of-way of US Route 24 a distance of 322.83 feet; thence North 47°-58'-29" East along the limited access right-of-way of US Route 24 a distance of 349.76 feet; thence North 35°-26'-10" East along the limited access right-of-way of US Route 24 a distance of 485.43 feet; thence North 34°-03'-20" East along the limited access right-of-way of US Route 24 a distance of 342.29 feet; thence North 85°-28'-34" East along the South line of the CSX Railroad a distance of 2917.55 to the point of beginning. Containing a total area of 146.206 acres.

Last Deeds of Record: Deed Volume 413, pages 664-668 & Deed Volume 413, pages 676-678
Last Date of fieldwork: July 24, 2024

This property appears to lie within Zone X as the description plots by scale on
Flood Insurance Rate Map No. 39039C 0245F, effective March 9, 2021.

As filed in the Defiance County Tax Map Department.

CERTIFICATE OF ALTA/NSPS LAND TITLE SURVEY

To: Enterprise Industrial Park of Ohio, LLC;
LPI Defiance, LLC; and
Attorney's Title Agency of Northwest Ohio, Inc.

ALTA/NSPS STANDARD CERTIFICATE

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), 8, 11(a), 13, 16 and 17 of Table A thereof. 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.

CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate in conformity with the requirements of Ohio Revised Code 4733-37 and with established practices of surveying, and made in accordance with the records on file in the Office of the Recorder of Defiance County, Ohio. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments either way across boundary lines unless specifically stated hereon. Corners were perpetuated as indicated.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. I further certify the above statements to be correct to the best of my information, knowledge, and belief.

Scott Alan Strahley Date: 10/14/2024
Ohio Professional Land Surveyor



<i>ALTA / NSPS Land Title Survey</i> of <i>Lots Numbered 10-16 in Enterprise Industrial Park, together with part of the South Half of Section 28, the Southeast Quarter of Section 29, and the Northeast Quarter of Section 32, all in Township 4 North, Range 4 East, Defiance County, Ohio.</i>	
Revisions: 09/13/2024 - Certified parties rev. 10/14/2024 - Survey rev.	For: Enterprise Industrial Park of Ohio, LLC / LPI Defiance, LLC
By: Sauer Land Surveying, Inc. 7203 ENGLE ROAD FORT WAYNE, IN 46804 TEL: 260/469-3300 / FAX: 260/469-3301	Drawn By: JRH Checked By: SAS Scale: 1" = 200' Job No.
Date: July 31, 2024	Page 2 of 2