

EASEMENTS

SCHEDULE "B" ITEM #	GRANTEE	DESCRIPTION	RECORDED IN ...	ENCUMBRANCE
ITEM 24		COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT, SETBACKS & AMENDMENTS	PLAT VOLUME 44, PAGE 8	1) 4' RIGHT-OF-WAY FOR PUBLIC UTILITIES, AS SHOWN 2) 10' BUILDING LINE, AS SHOWN 3) 30' BUILDING LINE, AS SHOWN
ITEM 25		COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT, SETBACKS & AMENDMENTS	PLAT VOLUME 120, PAGE 52	1) 8' UTILITY EASEMENT, AS SHOWN 2) 10' SANITARY EASEMENT, AS SHOWN 3) 30' SANITARY EASEMENT, AS SHOWN 4) 5' UTILITY EASEMENT, AS SHOWN 5) 120' BUILDING LINE, AS SHOWN
ITEM 26		RECITAL	DEED VOLUME 1476, PAGE 126	15' ROADWAY EASEMENT, AS SHOWN
ITEM 27	STATE OF OHIO	EASEMENT	DEED VOLUME 1969, PAGE 27	40' X 175' HI-WAY EASEMENT, AS SHOWN
ITEM 28	OHIO BELL TELEPHONE	EASEMENT	DEED 87-138D06	5' EASEMENT, AS SHOWN
ITEM 29	COLUMBIA GAS	EASEMENT	DEED 87-528D03	20' EASEMENT, AS SHOWN
ITEM 30		RESTRICTIONS, COVENANTS & CONDITIONS RECORDED IN MORTGAGES	88-1331E06, 88-1337D11 & 92-1308D11	1) IMPROVEMENTS MUST BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE 2) PLANTINGS SHOULD SHIELD VIEW OF PARKING FROM ROADWAYS 3) STORAGE IS NOT ALLOWED WITHOUT A PERMIT OR UNLESS SHIELDED BY PERMANENT WALL 4) NO FENCE, WALL OR MASS PLANTING SHALL BE ERRECTED WITHOUT APPROVAL FROM COMMITTEE 5) LIGHTING MUST NOT CREATE EXCESSIVE GLARE ON ANY STREET, PATH OF ONCOMING VEHICLES, OR OTHER PARCELS 6) 10' REAR BUILDING LINE, AS SHOWN 7) PARKING AREAS ARE TO BE PAVED 8) LOADING IS TO BE DONE ON PARCEL, NOT WITHIN PUBLIC ROAD RIGHT-OF-WAY 9) THE GROUNDS SHALL BE WELL MAINTAINED 10) UTILITIES ARE TO BE UNDERGROUND 11) SIGNAGE MUST COMPLY TO SPRINGFIELD TOWNSHIP REQUIREMENTS 12) BUILDING MATERIALS & COLORS MUST BE APPROVED BY THE COMMITTEE 13) STANDARDS FOR HARMONY FOR BUILDINGS 14) PLACEMENT OF EXTERNAL EQUIPMENT MUST BE APPROVED BY THE COMMITTEE
ITEM 31	BOARD OF LUCAS COUNTY COMMISSIONERS	PERMANENT EASEMENT	DEED 88-456C02	20' WATERLINE EASEMENT, AS SHOWN
ITEM 32	BOARD OF LUCAS COUNTY COMMISSIONERS	PERMANENT EASEMENT	DEED 88-456C05	20' WATERLINE EASEMENT, AS SHOWN
ITEM 33	TOLEDO EDISON	EASEMENT	DEED 88-308B10	10' EASEMENT, AS SHOWN
ITEM 34	TOLEDO EDISON	EASEMENT	DEED 89-187D07	10' EASEMENT, AS SHOWN
ITEM 35	JAMES E. FALL	RECITAL	DEED 92-363A01	25' UTILITY EASEMENT, AS SHOWN
ITEM 36	PINE HILLS DEVELOPMENT	EASEMENT	DEED 92-363A07	3 ACCESS EASEMENTS, AS SHOWN
ITEM 37	BUCKEYE CABLEVISION	EASEMENT	DEED 01-0282D10	8' EASEMENT, AS SHOWN
ITEM 38		RECITAL	DEED 03-077A01	1) PARCEL 40-WD RIGHT-OF-WAY TAKE, AS SHOWN 2) TEMPORARY EASEMENT EXPIRED
ITEM 39	STATE OF OHIO	EASEMENT	DEED 03-077A01	1) PARCEL 40-WD RIGHT-OF-WAY TAKE, AS SHOWN 2) TEMPORARY EASEMENT EXPIRED

THIS SURVEY DEPICTS THE REAL PROPERTY AS CONTAINED IN THE REFERENCED TITLE WORK AND DELINEATES THE PLOTTABLE ENCUMBRANCES DESCRIBED THEREIN. ITEMS PERTAINING TO TAXES, FINANCING, LEASES, LIENS, UNRECORDED DOCUMENTS AND OTHER INTANGIBLE TITLE MATTERS ARE NOT REPRESENTED HEREON.

LEGAL DESCRIPTION

COMMENCING AT AN IRON BAR MONUMENT FOUND AT THE SOUTH QUARTER POST OF SECTION 16 AT THE INTERSECTION OF THE CENTERLINES OF CARPORT HIGHWAY, SO CALLED, AND GERMANY ROAD, SO CALLED.

THENCE NORTH 00 DEGREES, 35 MINUTES, 54 SECONDS EAST ALONG THE CENTERLINE OF GERMANY ROAD, A DISTANCE OF 250.08 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 5 IN THE PLAT OF "GERMANY HEIGHTS" AS RECORDED IN LUCAS COUNTY PLAT VOLUME 44, PAGE 8.

THENCE SOUTH 89 DEGREES, 23 MINUTES, 54 SECONDS EAST ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 5, A DISTANCE OF 30.00 FEET TO A CROSS-CUT SET IN CONCRETE AT THE NORTHWEST CORNER OF LOT 5, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 89 DEGREES, 23 MINUTES, 54 SECONDS EAST ALONG THE NORTH LINE OF LOT 5, A DISTANCE OF 135.00 FEET TO A MAGNETIC NAIL SET AT THE NORTHEAST CORNER OF LOT 5, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 2 IN THE PLAT OF "SPRING MEADOWS WEST" AS RECORDED IN LEWANDOWSKI COUNTY PLAT VOLUME 215, PAGE 85.

THENCE NORTH 00 DEGREES, 35 MINUTES, 54 SECONDS EAST ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 25.00 FEET TO A FOUND SURVEY MARKER ON A LINE THAT IS PARALLEL WITH AND 25 FEET DISTANT FROM THE SOUTH LINE OF LOT 2.

THENCE SOUTH 89 DEGREES, 23 MINUTES, 54 SECONDS EAST ALONG A LINE THAT IS PARALLEL WITH AND 25 FEET DISTANT FROM THE SOUTH LINE OF LOT 2, A DISTANCE OF 200.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 25 FEET DISTANT FROM THE WEST LINE OF LOT 3, FROM SAID POINT AN IRON BAR CAN BE FOUND 0.04 FEET SOUTH AND 0.18 FEET EAST.

THENCE SOUTH 00 DEGREES, 35 MINUTES, 54 SECONDS WEST ALONG A LINE THAT IS PARALLEL WITH AND 25 FEET DISTANT FROM THE WEST LINE OF LOT 3, A DISTANCE OF 169.04 FEET TO A DRILL HOLE SET.

THENCE NORTH 89 DEGREES, 23 MINUTES, 54 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST LINE OF LOT 3, FROM SAID POINT AN IRON BAR CAN BE FOUND 0.10 FEET SOUTH AND 0.09 FEET EAST.

CONTAINING 64,861.90 SQUARE FEET OR 1.489 ACRES OF LAND. BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGULAR MEASUREMENT ONLY. THIS LEGAL DESCRIPTION IS BASED UPON A FIELD SURVEY PREPARED BY LEWANDOWSKI ENGINEERS ON JUNE 4, 2010. THIS LEGAL DESCRIPTION REPRESENTS THE SAME PARCEL OF LAND AS CONTAINED IN SECOND AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5555550 WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2010.

WARNING

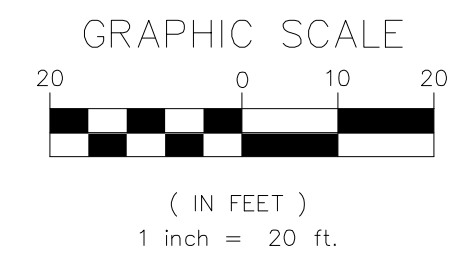
UNDERGROUND CONDUITS IN AREA; CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) TWO WORKING DAYS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.....1-800-362-2764

CONTRACTOR SHALL IDENTIFY AND CONTACT ANY UTILITY COMPANIES THAT DO NOT PARTICIPATE IN THE OUPS SYSTEM.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING, OR BUILDING ADDITIONS IN RECENT MONTHS. LEWANDOWSKI ENGINEERS IS NOT AWARE OF CHANGES IN STREET RIGHT-OF-WAY LINES, EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE THAT THE SITE HAS BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

MIDPORT AREAVILLE TITLE
A Division of First Republic Title Insurance Company

ALTA/ACSM LAND TITLE SURVEY
LOTS 1-5 IN GERMANY HEIGHTS,
PART OF LOTS 2 & 3 IN SPRINGBOARD GREENS EAST, &
PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 5 USR,
IN THE VILLAGE OF GERMANY, LEWANDOWSKI COUNTY, OHIO



SITE MAP

NOT TO SCALE

ADDRESS

7130 CARPORT HIGHWAY
GERMANY, OHIO 43528
PARCEL NO: 71-55488

AREA

64,861.90 SQ. FT.
OR
1.489 ACRES

FLOOD PLAIN

ZONE X-OUTSIDE THE 500 YEAR FLOOD PLAIN
MAP # 330935467D
EFFECTIVE OCTOBER 6, 2000

ZONING

ZONED: B2 - GENERAL BUSINESS

FRONT YARD REQUIRED: 35'
(BOTH GATEWAY & CARPORT)
REAR YARD REQUIRED: 35'
SIDE YARD REQUIRED: 25'
(EXCEPT ABUTTING RESIDENTIAL, THEN 50')

ZONING INFORMATION PROVIDED PER JOHN DOE, CITY OF TOLEDO (419) 555-0123

PARKING

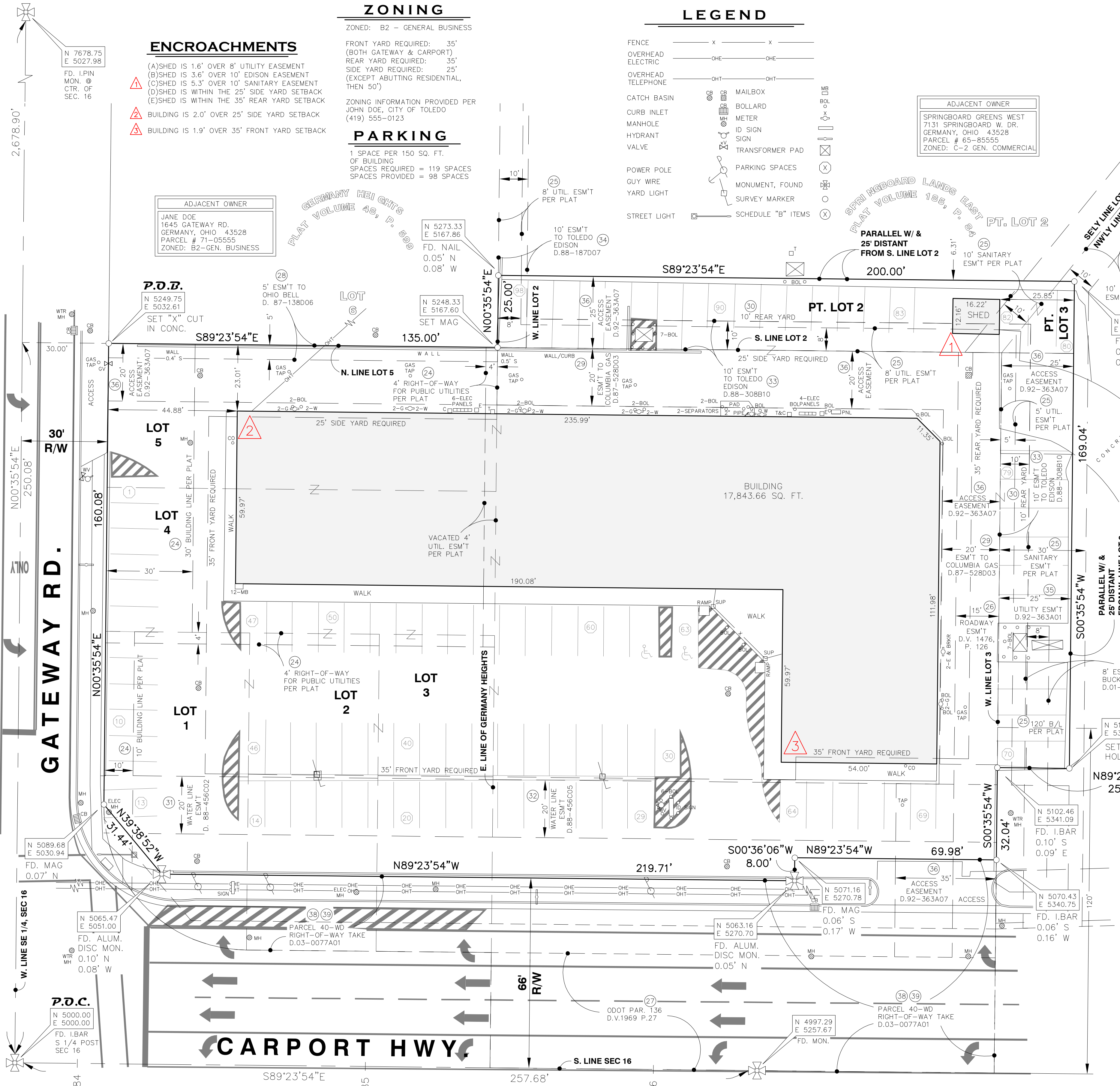
1 SPACE PER 150 SQ. FT. OF BUILDING
SPACES REQUIRED = 119 SPACES
SPACES PROVIDED = 98 SPACES

LEGEND

- FENCE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- CATCH BASIN
- CURB INLET
- MANHOLE
- HYDRANT
- VALVE
- POWER POLE
- GUY WIRE
- YARD LIGHT
- STREET LIGHT
- MAILBOX
- BOLLARD
- METER
- ID SIGN
- TRANSFORMER PAD
- PARKING SPACES
- MONUMENT, FOUND
- SURVEY MARKER
- SCHEDULE "B" ITEMS

ENCROACHMENTS

- (A) SHED IS 1.6" OVER 8' UTILITY EASEMENT
- (B) SHED IS 3.6" OVER 10' EDISON EASEMENT
- (C) SHED IS 8.3" OVER 10' SANITARY EASEMENT
- (D) SHED IS WITHIN THE 25' SIDE YARD SETBACK
- (E) SHED IS WITHIN THE 35' REAR YARD SETBACK
- BUILDING IS 2.0' OVER 25' SIDE YARD SETBACK
- BUILDING IS 1.9' OVER 35' FRONT YARD SETBACK



ADJACENT OWNER
JOHN DOE, INC.
7121 FEATHERS W. DR.
GERMANY, OHIO 43528
PARCEL # 71-55555
ZONED: B2-GEN. BUSINESS

CERTIFICATION

TO MIDPORT AREAVILLE TITLE, HELLOWORLD PLAZA INVESTMENTS, LLC, & THE NATIONAL BANK OF THE WORLD:

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, 6A, 6B, 7A, 7B1, 8, 9, 10A, 10B, 11A, 13, 14, 16, 17, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 22, 2010

DATE OF PLAT OR MAP: FEBRUARY 23, 2011

MATTHEW D. LEWANDOWSKI, STATE OF OHIO #7476

LEWANDOWSKI ENGINEERS

CIVIL ENGINEERS & SURVEYORS
THE CHIEF BLDG 234 N. ERIE ST.
TOLEDO, OHIO, 43604
V: 419.255.4111 F: 419.255.4112
LEWANDOWSKIENG.COM MDL@LEWANDOWSKIENG.COM

ALTA/ACSM LAND TITLE SURVEY
LOTS 1-5 IN GERMANY HEIGHTS,
PART OF LOTS 2 & 3 IN SPRINGBOARD GREENS EAST, &
PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 5 USR,
IN THE VILLAGE OF GERMANY, LEWANDOWSKI COUNTY, OHIO

DATE: 06/08/10 SCALE: 1"=20'
DRAWN: WTS DRAWING #: 43353
CHECKED: MDL DIR #: 070
BOUNDARY: RPL AUTOCAD REL. 2004
TOPO: WTS GIS: ARCVIEW 9.2
UTILITIES: N/A

