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ALTA/NSPS Land Title Survey

LAKERIDGE ESTATES HUNTSVILLE OH

LAKERIDGE RESORT **HUNTSVILLE, OH 43324 COUNTY OF LOGAN**

Surveyor's Certification

TO: SCI LAKERIDGE ESTATES LLC; BERKELEY POINT CAPITAL LLC, d/b/a NEWMARK, ITS SUCCESSORS AND ASSIGNS; FEDERAL HOME LOAN MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS; U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE SECURITIES, INC., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES. SERIES 2022-K141. ITS SUCCESSORS AND ASSIGNS: SUNRISE COMMUNITIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; AMERICAN NATIONAL, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, 18, 19 & 20A OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 29, 2024



MARK E. PATTERSON **REGISTRATION NO. 8617** IN THE STATE OF OHIO EXPIRATION: DECEMBER 31, 2025 DATE OF FIELD SURVEY: JANUARY 29, 2024

NETWORK REFERENCE NUMBER: 20240015-1

DATE OF PLAT: JANUARY 31, 2024 DATE OF LAST REVISION: MARCH 8, 2024

POWER OF DESIGN 11490 BLUEGRASS PARKWAY LOUISVILLE, KY 40299 502-437-5252 info@podgrp.com FIRM# 04445 - POD PROJECT #: 24-164585

Legal Description

PARCEL 1: (PARCEL NO. 43-019-13-05-042-000)

SITUATED IN THE TOWNSHIP OF STOKES, COUNTY OF LOGAN, STATE OF OHIO AND BEING LOT NO. 1 OF LAKERIDGE SUBDIVISION NO. 1 AS RECORDED IN PLAT CABINET A, SLIDE 354 (7-1-1957).

EXCEPTING THEREFROM THE FOLLOWING: (PARCEL NO. 43-019-13-05-042-001)

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF STOKES, IN V.M.S. 9968 AND DESCRIBED AS FOLLOWS: BEING PART OF LOT NUMBER 1 AS SAID LOT IS NUMBERED ON THE PLAT OF LAKERIDGE SUBDIVISION, SAID PLAT RECORDED IN PLAT BOOK 4D, PAGES 43, 44, 45 AND 49 OF THE PLAT RECORDS OF LOGAN COUNTY, OHIO. BEGINNING AT A 1 INCH IRON PIPE FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 368, SAID IRON PIPE BEING

AT THE CORNER BETWEEN LOTS 1 AND 2 OF SAID SUBDIVISION: THENCE WITH THE LINE BETWEEN SAID LOTS 1 AND 2 S. 65 DEG. 28' 00" E. 60.00 FEET TO A ¾ INCH PIPE SET;

THENCE S. 89 DEG. 09' 41" W. 61.03 FEET TO A ½ INCH IRON PIPE FOUND AT THE P.C. OF A CURVE ON THE EASTERLY

RIGHT-OF-WAY LINE OF STATE ROUTE 368 AT STATION 88+82.74; THENCE WITH SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 377.74 FEET, THE CHORD BEARS N 14 DEG 01'00" F 26 60 FFFT TO THE PLACE OF BEGINNING

CONTAINING 790 SQUARE FEET OR 0.018 OF AN ACRE.

BEING PART OF THE PREMISES NOW IN THE NAME OF THE THIRD NATIONAL BANK AND TRUST COMPANY OF DAYTON. OHIO. THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES. THE BASIS OF BEARING OF S. 65 DEG. 28' 00"

E. ON THE PROPERTY LINE BETWEEN LOTS 1 AND 2 WAS USED ON THIS SURVEY. THIS DESCRIPTION PREPARED BY HAROLD E. LORTON, REGISTERED SURVEYOR 2913 ON OCTOBER 17, 1995

SEE CONTINUED LEGAL DESCRIPTION TO THE RIGHT

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 38230369/CCHI2304445NT, COMMITMENT DATE OF JANUARY 4, 2024 AT 7:59 AM, REVISED FEBRUARY 21, 2024.

Legal Description Continued

PARCEL 2: (PARCEL NO. 43-019-17-01-003-001)

BEING SITUATE IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF STOKES AND BEING A PART OF VIRGINIA MILITARY SURVEYS 9968 & 12276 AND BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A MAG NAIL FOUND ON THE CENTERLINE OF STATE ROUTE 368 (45' RIGHT-OF-WAY) ON A NORTH LINE OF 44.288 ACRE TRACT CONVEYED TO THE STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES BY DEED RECORDED IN OFFICIAL RECORD 418, PAGE 235 OF THE LOGAN COUNTY RECORDS, AT THE SOUTHWEST CORNER OF A 1.358 ACRE TRACT CONVEYED TO JAMES P. WOLF. IV, BY DEED RECORDED IN OFFICIAL RECORD 409, PAGE 839 OF THE LOGAN COUNTY RECORDS, SAID MAG NAIL FOUND BEING, N-4° 56' 00"-E, 332.55' (FEET) FROM THE INTERSECTION OF THE CENTERLINE OF SAID

THENCE WITH THE NORTH LINES OF SAID STATE OF OHIO'S 44.288 ACRE TRACT THE FOLLOWING FOUR (4) COURSES

1) N-87° 13' 32"-W, 355.31' (FEET) TO A 5/8" DIAMETER IRON BAR WITH "GEESLIN" CAP FOUND AT GRADE, PASSING A 5/8" DIAMETER

IRON BAR WITH "GEESLIN" CAP FOUND AT GRADE AT 30.03'(FEET); 2) N-34° 23' 47"-W, 134.20' (FEET) TO A 5/8" DIAMETER IRON BAR WITH "GEESLIN" CAP FOUND AT GRADE; 3) N-49° 02' 05"-W, 318.57' (FEET) TO A 5/8" DIAMETER IRON BAR WITH "GEESLIN" CAP FOUND AT GRADE; 4) N-36° 20' 07"-W, 153.94' (FEET) TO A 5/8" DIAMETER IRON BAR WITH "GEESLIN" CAP FOUND AT GRADE AT THE SOUTHERN END OF A SEA WALL ON THE SHORE LINE OF INDIAN LAKE;

THENCE WITH SAID SEA WALL AND THE SHORE LINE OF SAID INDIAN LAKE THE FOLLOWING FOUR (4) COURSES: 1) N-53° 15' 59"-E, 122.54' (FEET) TO A MAG NAIL SET;

2) N-62° 44' 11"-E, 40.15' (FEET) TO A MAG NAIL SET; 3) N-76° 05' 28"-E. 72.57' (FEET) TO A MAG NAIL SET

STATE ROUTE 368 AND THE SOUTH LINE OF STOKES TOWNSHIP;

4) N-48° 56' 52"-E, 275.25' (FEET) TO A MAG NAIL SET ON THE SOUTH SIDE OF A PRIVATE CHANNEL THENCE N-7° 42' 38"-E, 74.30' (FEET) TO A MAG NAIL SET ON THE NORTH SIDE OF SAID PRIVATE CHANNEL, ON THE EDGE OF A CONCRETE SEA WALL ALONG THE EXISTING SHORE LINE OF INDIAN LAKE; THENCE WITH THE SHORE LINE OF SAID INDIAN LAKE AND THE EDGE OF SAID CONCRETE SEA WALL THE

FOLLOWING TWELVE (12) COURSES: 1) N- 11° 22' 57"- W, 64.76' (FEET) TO A MAG NAIL SET;

2) N-1° 29' 48"-E, 16.60' (FEET) TO A MAG NAIL SET; 3) N-29° 47' 27"-E, 146.92' (FEET) TO A MAG NAIL SET; 4) N-61° 15' 11"-E. 192.63' (FEET) TO A MAG NAIL SET

5) N-55° 29' 30"-E, 498.09' (FEET) TO A MAG NAIL SET: 6) N-36° 05' 43"-E. 72.56' (FEET) TO A MAG NAIL SET

7) N-41° 41' 47"-E, 161.40' (FEET) TO A MAG NAIL SET; 8) N-26° 47' 22"-E. 48.44' (FEET) TO A MAG NAIL SET

9) N-39° 26' 24"-E, 126.34' (FEET) TO A MAG NAIL SET; 10) N-43° 54' 51"-E. 48.40' (FEET) TO A MAG NAIL SET 11) N-70° 28' 25"-E, 40.20' (FEET) TO A MAG NAIL SET;

12) N-44° 37' 47"-E, 69.77' (FEET) TO A POINT AT THE SOUTHWEST CORNER OF LOT 40 OF THE LAKERIDGE SUBDIVISION NO. 2 AS RECORDED IN PLAT CABINET "A", SLIDE 359, OF THE LOGAN COUNTY PLAT

THENCE WITH THE SOUTH LINE OF SAID LOT 40, S-70° 12' 48"-E. 78.15' (FEET) TO A MAG NAIL SET ON THE CENTERLINE OF AFOREMENTIONED STATE ROUTE 368, PASSING FOR REFERENCE A 3/4" DIAMETER IRON BEGINNING AT A CAP AND NAIL SET IN THE CENTERLINE OF STATE ROUTE 368 AT THE SOUTHWEST PIPE FOUND AT 0.1' (FOOT) BELOW GRADE AT 24.26' (FEET) AND ALSO PASSING FOR REFERENCE A 1.25" (INCH) DIAMETER IRON PIPE FOUND 0.1' (FOOT) BELOW GRADE ON THE RIGHT-OF-WAY LINE OF STATE

THENCE WITH THE CENTERLINE OF STATE ROUTE 368 AND A CURVE TO THE LEFT HAVING A RADIUS OF 381.30' (FEET) AND A DELTA ANGLE OF 4° 13' 22", AN ARC DISTANCE OF 28.10' (FEET), TO A MAG NAIL SET, THE CHORD OF WHICH BEARS, S-16° 14' 05"-W, 28.10' (FEET); THENCE CONTINUING WITH THE CENTERLINE OF STATE ROUTE 368, S-14° 07' 24"-W, 72.76' (FEET) TO A

MAG NAIL SET; THENCE WITH THE SOUTH LINE OF LOT 1 OF LAKERIDGE SUBDIVISION AS RECORDED IN PLAT CABINET "A", SLIDE 354 OF THE LOGAN COUNTY PLAT RECORDS, AND THE SOUTH LINE THEREOF PROJECTED WEST, S-69° 26' 06"-E, 110.87' (FEET) TO A POINT ON THE EXISTING SHORE LINE OF INDIAN LAKE, PASSING FOR REFERENCE AN IRON BAR SET ON THE RIGHT-OF-WAY LINE OF STATE ROUTE 368 AT 22.64' (FEET) AND ALSO PASSING FOR REFERENCE A 1" (INCH) DIAMETER IRON PIPE FOUND PROJECTING

0.6' (FEET) ABOVE GRADE AT 94.01' (FEET) THENCE WITH THE EXISTING SHORE LINE OF INDIAN LAKE THE FOLLOWING FIVE (5) COURSES: 1) S-20° 38' 23"-W, 32.28' (FEET) TO A POINT FROM WHICH AN IRON BAR SET FOR REFERENCE BEARS,

N-77° 36' 44"-W. 10.00' (FEET) 2) S-12° 23' 16"-W, 115.73' (FEET) TO A POINT FROM WHICH AN IRON BAR SET FOR REFERENCE BEARS, N-65° 19' 38"-W. 10.00' (FEET

3) S-24° 40' 22"-W, 86.43' (FEET) TO A POINT FROM WHICH AN IRON BAR SET FOR REFERENCE BEARS, N-53° 37' 28"-W. 10.00' (FEET) 4) S-36° 22' 32"-W, 115.99' (FEET) TO A POINT FROM WHICH AN IRON BAR SET FOR REFERENCE BEARS,

N-58° 48' 27"-W, 10.00' (FEET); 5) S-31° 11' 33"- W, 178.39' (FEET) TO A POINT ON THE NORTH LINE OF A PRIVATE CHANNEL FROM WHICH

AN IRON BAR SET FOR REFERENCE BEARS, N-58° 48' 27"-W, 10.00' (FEET); THENCE S-13° 15' 18"-W, 85.41' (FEET) TO A POINT ON THE SOUTH SIDE OF SAID PRIVATE CHANNEL FROM WHICH AN IRON BAR SET FOR REFERENCE BEARS, S-83° 47' 56"-W, 10.00' (FEET)

THENCE CONTINUING WITH THE SHORE LINE OF SAID INDIAN LAKE, S-6° 12' 04"-E, 40.01' (FEET) TO A POINT AT THE NORTHEAST CORNER OF A 0.224 ACRE TRACT CONVEYED TO FREIDHELM LANGHART, ETAL., CO-TRUSTEES, AS RECORDED IN OFFICIAL RECORD 393, PAGE 14 OF THE LOGAN COUNTY

THENCE WITH THE NORTH LINE OF SAID FREIDHELM LANGHART'S 0.224 ACRE TRACT, S-75° 22' 52"- W, 209.63' (FEET) TO A MAG NAIL SET ON THE CENTERLINE OF AFOREMENTIONED STATE ROUTE 368, PASSING FOR REFERENCE A 5/8" DIAMETER IRON BAR FOUND 0.4' (FOOT) BELOW GRADE AT 15.85' (FEET), AND ALSO PASSING FOR REFERENCE A 5/8" DIAMETER IRON BAR WITH "GEESLIN" CAP FOUND AT GRADE ON THE RIGHT-OF-WAY LINE OF STATE ROUTE 368 AT 185.38'(FEET)

THENCE WITH THE CENTERLINE OF STATE ROUTE 368 THE FOLLOWING THREE (3) COURSES 1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 190.98' (FEET), A DELTA ANGLE OF 11° 40' 06", AN ARC DISTANCE OF 38.89' (FEET) TO A RAILROAD SPIKE FOUND 0.15' (FOOT) BELOW GRADE, THE CHORD OF WHICH BEARS, S-40 DEG, 57'09"-E, 38.83'(FEET)

2) S-46° 41' 02"-E. 90.87' (FEET) TO A RAILROAD SPIKE FOUND AT 0.15' (FOOT) BELOW GRADE: 3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 114.56' (FEET), A DELTA ANGLE OF 104° 28' 11", AN ARC DISTANCE OF 208 88' (FFFT) TO A MAG NAIL SET AT THE SOUTHWEST CORNER OF 0 254 A ACRE TRACT CONVEYED TO ROBERT D. BAYES, ETUX., BY DEED RECORDED IN OFFICIAL RECORD 268, PAGE 458 OF THE LOGAN COUNTY RECORDS, THE CHORD OF WHICH BEARS, S-5° 29' 31"-W,

181.13' (FEET) THENCE WITH THE SOUTH LINE OF SAID BAYES 0.254 ACRE TRACT, S-59 DEG 00'18" E, 110.57' (FEET) TO A POINT ON THE EXISTING SHORE LINE OF INDIAN LAKE, PASSING FOR REFERENCE AN 0.75" (INCH) DIAMETER IRON PIPE FOUND AT 25.26' (FEET), ALSO PASSING FOR REFERENCE THE RIGHT-OF-WAY LINE OF STATE ROUTE 368 AT 24.69' (FEET), AND ALSO PASSING FOR REFERENCE AN IRON BAR SET AT 100.57'

THENCE WITH THE SHORE LINE OF INDIAN LAKE THE FOLLOWING TEN (10) COURSES: 1) S-37° 30' 17"-W 59 74' (FFFT) TO A POINT

2) S-43° 29' 36"-W. 24.61' (FEET) TO A POINT 3) S-55° 50' 30"-W, 35.39' (FEET) TO A POINT FROM WHICH AN IRON BAR SET FOR REFERENCE BEARS, N-48° 46'49"-W 10 00' (FFFT) 4) S-60° 20' 03"-W. 43.88' (FEET) TO A POINT FROM WHICH AN IRON BAR SET FOR REFERENCE BEARS, N-

5) S-88° 55' 05"-W. 171.14' (FEET) TO A POINT FROM WHICH AN IRON BAR SET FOR REFERENCE BEARS. N-30° 52' 22"-W. 10.00' (FEET) 6) S-59° 07' 38"-W, 65.08' (FEET) TO A POINT FROM WHICH AN IRON BAR SET FOR REFERENCE BEARS, N 69° 11' 11"-W, 10.00' (FEET)

7) S-20° 48' 49"-W, 86.73' (FEET) TO A POINT FROM WHICH AN IRON BAR SET FOR REFERENCE BEARS, S-52° 21' 27"-W. 10.00' (FEET) 8) S-37° 38' 33"-E, 69.81' (FEET) TO A POINT FROM WHICH AN IRON BAR SET FOR REFERENCE BEARS,

S-71° 59' 05"-W. 10.00' (FEET 9) S-18° 00' 55"-E, 26.68' (FEET) TO A POINT FROM WHICH AN IRON BAR SET FOR REFERENCE BEARS, N-86° 31' 57"-W, 10.00' (FEET);

10) S-3° 28' 03"-W, 62.61' (FEET) TO A POINT AT THE NORTHEAST CORNER OF AFOREMENTIONED JAMES P. WOLF. IV. 1.358 ACRE TRACT THENCE WITH THE NORTH LINE OF SAID WOLF'S 1.358 ACRE TRACT. N-88° 59' 42"-W. 181.54' (FEET) TO A MAG NAIL FOUND AT GRADE ON THE CENTERLINE OF AFOREMENTIONED STATE ROUTE 368, PASSING FOR REFERENCE AN IRON BAR SET AT 24.50 (FEET) AND ALSO PASSING FOR REFERENCE AN IRON BAR

SET AT 152.48' (FEET) AND ALSO PASSING FOR REFERENCE THE RIGHT-OF-WAY LINE OF STATE ROUTE 368 AT 158.91' (FEET); THENCE WITH THE CENTERLINE OF STATE ROUTE 368 AND A CURVE TO THE LEFT HAVING A RADIUS OF 409.11' (FEET), AN A DELTA ANGLE OF 2 DEG. 10'20", AN ARC DISTANCE OF 15.51' (FEET) TO A RAILROAD SPIKE FOUND AT 0.1' (FOOT) BELOW GRADE, THE CHORD OF WHICH BEARS, S-6° 00' 02"-W, 15.51' (FEET): THENCE CONTINUING WITH THE CENTERLINE OF STATE ROUTE 368, S-4° 56' 00"-W, 310.43' (FEET) TO THE

EXCEPTING THEREFROM (PARCEL NO. 43-019-17-01-003-002)

04' 55"-W. 10.00' (FEET)

PLACE OF BEGINNING;

A 0.063 ACRE TRACT, CONVEYED AS A 0.060 ACRE TRACT TO THE LOGAN COUNTY BOARD OF COUNTY COMMISSIONERS BY DEED RECORDED IN OFFICIAL RECORD 74, PAGE 877 OF THE LOGAN COUNTY RECORDS.

CONTAINING AFTER SAID EXCEPTION A TOTAL OF 25.519 ACRES, 1.900 ACRES OF WHICH IS WITHIN THE ROAD RIGHT-OF-WAY, APPROXIMATELY 16.957 ACRES OF WHICH IS A PART OF VIRGINIA MILITARY SURVEY 12276 AND APPROXIMATELY 8 562 ACRES OF WHICH IS A PART OF VIRGINIA MILITARY SURVEY 9968, BUT BEING SUBJECT TO THE RIGHTS OF ALL LEGAL HIGHWAYS AND ALL EASEMENTS OF RECORD BEING A PART OF AN ORIGINAL 91 ACRE TRACT CONVEYED TO THE THIRD NATIONAL BANK AND TRUST COMPANY, TRUSTEES FOR UMA CLARK WOLF, BY DEED RECORDED IN DEED VOLUME 311, PAGE 200 OF THE LOGAN COUNTY DEED RECORDS.

THE FOREGOING DESCRIPTION PREPARED BY AND IN ACCORDANCE WITH A SURVEY BY WILLIAM D. EDWARDS, PROFESSIONAL SURVEYOR NO. 7574, DECEMBER 5, 2000. ALL IRON BARS SET ARE 5/8 X 30 IRON RE-BAR WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574". THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED TRACT IS THE CENTERLINE OF STATE ROUTE 368 AS SHOWN ON PLAN L-28 (N-4° 56' 00"-E)

EXCEPTING THEREFROM THE FOLLOWING: (PARCEL NO. 43-019-17-01-003-008)

BEING SITUATE IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF STOKES AND BEING A PART OF VIRGINIA MILITARY SURVEY 9968 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING FOR REFERENCE AT A RAILROAD SPIKE FOUND 0.15' (FOOT) BELOW GRADE ON THE

CENTERLINE OF STATE ROUTE 368 (45' RIGHT-OF-WAY) AT P.C. STATION 79+11.8 AS SHOWN ON PLAN L28 ON FILE IN THE LOGAN COUNTY ENGINEERS OFFICE; THENCE WITH THE CENTERLINE OF STATE ROUTE 368 AND A CURVE TO THE RIGHT HAVING A RADIUS OF 190.98' (FEET) AND A DELTA ANGLE OF 11° 40' 06", AN ARC DISTANCE OF 38.89' (FEET) TO A MAG NAIL FOUND AT THE NORTHWEST CORNER OF A 0.224 ACRE TRACT CONVEYED TO FRIEDHELM LANGHARDT,

ETAL, CO-TRUSTEES, BY DEED RECORDED IN OFFICIAL RECORD 393, PAGE 14 OF THE LOGAN COUNTY RECORDS, SAID MAG NAIL FOUND BEING THE PRINCIPLE PLACE OF BEGINNING FOR THE TRACT HEREINAFTER DESCRIBED. THE CHORD OF WHICH COURSE BEARS N-40°57'09"-W. 38.83" (FEET): THENCE CONTINUING WITH THE CENTERLINE OF STATE ROUTE 368 AND A CURVE TO THE RIGHT HAVING THENCE CONTINUING WITH THE CENTERLINE OF STATE ROUTE 368 AND A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 22° 24' 32", AND A RADIUS OF 190.98' (FEET), AN ARC DISTANCE OF 74.69' (FEET) TO A

MAG NAIL SET, THE CHORD OF WHICH BEARS N-23° 54' 50"'-W, THENCE N-80° 21' 14"-E, 235.37' (FEET) TO A POINT ON THE SHORE LINE OF INDIAN LAKE, PASSING FOR

REFERENCE AN IRON BAR SET ON THE RIGHT-OF-WAY LINE OF STATE ROUTE 368 AT 22.54' (FEET) AND ALSO PASSING FOR REFERENCE A 5/8" DIAMETER IRON BAR SET AT GRADE AT 225.37' (FEET): [HENCE WITH THE SHORE LINE OF INDIAN LAKE, S-13°15'18"-W, 15.00' (FEET) TO A POINT FROM WHICH A 5/8" DIAMETER IRON BAR WITH "EDWARDS" CAP FOUND AT GRADE BEARS S-83°47' 56"-W. 10.00' (FEET): THENCE CONTINUING WITH THE SHORE LINE OF SAID INDIAN LAKE S-6° 12' 04"-E, 40.01' (FEET) TO A POINT AT THE NORTHEAST CORNER OF AFOREMENTIONED LANGHARDT'S 0.224 ACRE TRACT: FHENCE WITH THE NORTH LINE OF LANGHARDT'S 0.224 ACRE TRACT, S-75 DEG. 22'52"-W, 209.63' (FEET) TO THE PLACE OF BEGINNING, PASSING FOR REFERENCE A 5/8" DIAMETER IRON BAR WITH GEESLIN CAP FOUND AT GRADE AT 15.85' (FEET) AND ALSO PASSING FOR REFERENCE A 5/8" DIAMETER IRON BAR WITH GEESLIN CAP FOUND AT GRADE ON THE RIGHT-OF-WAY LINE OF STATE ROUTE 368 AT 185.38'

CONTAINING A TOTAL OF 0.326 ACRE, 0.038 ACRE OF WHICH IS WITHIN THE ROAD RIGHT-OF-WAY, BUT BEING SUBJECT TO THE RIGHTS OF ALL LEGAL HIGHWAYS AND ALL EASEMENTS OF RECORD. BEING A PART OF AN ORIGINAL 91 ACRE TRACT CONVEYED TO THE THIRD NATIONAL BANK AND TRUST COMPANY, TRUSTEES FOR UMA CLARK WOLF, BY DEED RECORDED IN DEED VOLUME 311, PAGE 200 OF THE LOGAN COUNTY DEED RECORDS:

THE FOREGOING DESCRIPTION PREPARED BY AND IN ACCORDANCE WITH A SURVEY BY WILLIAM D EDWARDS, PROFESSIONAL SURVEYOR NO. 7574, SEPTEMBER 10, 2001. ALL IRON BARS SET ARE 5/8"X30" IRON RE-BAR WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574". THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED TRACT IS THE NORTH LINE OF FRIEDHELM LANGHARDT'S 0.224 (GN10) ACRE TRACT PER A PRIOR SURVEY BY WILLIAM D. EDWARDS, PROFESSIONAL SURVEYOR NO. 7574, DATED DECEMBER 5, 2000 (S-75° 22' 52"-W).

ALSO EXCEPTING THEREFROM THE FOLLOWING: (PARCEL NO. 43-019-17-01-003-009)

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF STOKES, BEING PART OF VIRGINIA MILITARY SURVEY 9968 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

CORNER OF SALLY L. DIEHL'S 0.254 ACRE TRACT AS DESCRIBED IN D. B. VOL. 404 PAGE 861. THENCE WITH SAID DIEHL'S SOUTH LINE S. 59° 05' 37" E. 110.57 FEET TO THE SHORE LINE OF INDIAN LAKE, PASSING A 1/2 INCH IRON PIPE FOUND IN THE RIGHT OF WAY LINE OF SAID S R. 368 AT 25.29 FEET AND A 1/2 INCH IRON PIPE FOUND AT 92.71 FEET.

THENCE WITH SAID SHORE LINE S 37° 29' 20" W. 59.89 FEET TO A POINT THAT IS S. 52° 44' 51" E. 10.00 FEET FROM A 5/8 INCH IRON BAR SET. THENCE N. 52° 44' 51" W. 130.94 FEET TO A CAP AND NAIL SET IN THE CENTERLINE OF SAID S. R. 368. PASSING A 5/8 INCH IRON BAR SET AT 10.00 FEET AND A 5/8 INCH IRON BAR SET IN THE RIGHT OF WAY

FHENCE WITH SAID CENTERLINE N. 61° 36' 00" E. 44.67 FEET TO A RAILROAD SPIKE FOUND AT THE P.C. OF A 114 56 FOOT RADIUS CURVE TO THE LEFT (STATION 76 PLUS 03 80) AS SHOWN ON PLAN L-28 THENCE WITH SAID CENTERLINE ON A 114.56 FOOT RADIUS CURVE TO THE LEFT. A CENTRAL ANGLE OF

3° 46' 18", A CHORD OF N. 59° 42' 51" E. 7.54 FEET AND AN ARC DISTANCE OF 7.54 FEET TO THE PLACE OF CONTAINING 0.147 ACRE MORE OR LESS, OF WHICH 0.030 ACRE IS IN THE RIGHT OF WAY OF S. R. 368. THE ABOVE DESCRIBED 0.147 ACRE TRACT BEING PART OF THE THIRD NATIONAL BANK AND TRUST CO.'S (TRUSTEES FOR UMA CLARK WOLF) 75.9786 ACRE TRACT AS DESCRIBED IN D. B VOL. 311 PAGE

BEARINGS ARE BASED ON AN ASSUMED BEARING (N .61° 36' 00" E.) FOR THE CENTERLINE OF S. R. 368 IN THIS FIELD SURVEY BY LESLIE H. GEESLIN, REG. SURVEYOR 5248 ON MAY 16, 1997.

ALSO EXCEPTING THEREFROM: (PARCEL NO. 43-019-17-01-003-010)

LYING IN VIRGINIA MILITARY SURVEY 9968, STOKES TOWNSHIP, LOGAN COUNTY, OHIO. BEING OUT OF THE ORIGINAL LAKERIDGE PROPERTIES, LTD, 25.193 ACRE TRACT, OFFICIAL RECORD 600, PAGE 902 AS DEEDED AND DESCRIBED IN THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

P C. STATION 76+03.80, PLAN L-28 (LOGAN COUNTY ENGINEER'S RECORDS). THENCE. WITH THE CENTERLINE OF OHIO ROUTE 368. S 61°-36'-00" W. A DISTANCE OF 44.63 FEET TO A MAG NAIL FOLIND AT THE TRUE POINT OF REGINNING THENCE, WITH THE SOUTHWESTERLY LINE OF THE VERNON J. ARNOLD, JR. AND KAREN M. ARNOLD,

BEGINNING AT A RAILROAD SPIKE FOUND ON THE CENTER-LINE OF OHIO ROUTE 368 (45 FEET WIDE), AT

0.147 ACRE TRACT (O.R. 609, PG. 57), S 52°-44'-51"E, A DISTANCE OF 130.94 FEET TO A POINT, PASSING A 5/8 INCH IRON ROD FOUND AT 24.71 FEET AND A 5/8 INCH IRON ROD SET AT 124.12 FEET. THENCE, WITH THE SHORELINE OF INDIAN LAKE, AS LOCATED ON DECEMBER 5, 2000, BY WILLIAM D. EDWARDS, P.S. 7574. THE FOLLOWING THREE COURSES S 44°-02'-01"W, A DISTANCE OF 24.61 FEET TO A POINT.

S 55°-28'-12"W, A DISTANCE OF 35.39 FEET TO A POINT S 60°-42'-21"W. A DISTANCE OF 10.30 FEET TO A POINT. THENCE, N 52°-44'-51" W, A DISTANCE OF 143.40 FEET TO A MAG NAIL SET ON THE CENTER-LINE OF OHIO

ROUTE 368, PASSING 5/8 INCH IRON RODS SET AT 10.00 FEET AND 118.70 FEET. THENCE, WITH THE CENTER-LINE OF OHIO ROUTE 368, N 61°-36'-00"E, A DISTANCE OF 74.09 FEET TO THE POINT OF BEGINNING. CONTAINING 0.216 ACRE, OF WHICH 0.038 ACRE IS WITHIN THE HIGHWAY RIGHT-OF-WAY

THE BASIS FOR BEARINGS IS THE CENTER-LINE OF OHIO ROUTE 368, BEING S 61°-36'-00"W, AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING CO., INC. ON MARCH 3, 2004.

ALSO EXCEPTING THEREFROM: (PARCEL NO. 43-019-17-01-003-011)

BEING SITUATE IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF STOKES, AND BEING A PART (GN26) OF VIRGINIA MILITARY SURVEYS 9968 AND 12276, AND BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING FOR REFERENCE AT A RAILROAD SPIKE FOUND ON THE CENTERLINE OF STATE ROUTE 368 (45' RIGHT-OF-WAY) AT CENTERLINE STATION 73+75.6: THENCE WITH THE CENTERLINE OF STATE ROUTE 368 N-61 DEG. 36'40"-E, 10.13' (FEET) TO A MAG NAIL SET AT THE PRINCIPLE PLACE OF BEGINNING FOR THE TRACT HEREINAFTER DESCRIBED;

THENCE CONTINUING WITH THE CENTERLINE OF STATE ROUTE 368 N-61°36'40"-E, 98.79' (FEET) TO A MAG NAIL FOUND AT THE SOUTHWEST CORNER OF A 0.216 ACRE TRACT CONVEYED TO JEFFREY L. HERTIG BY DEED RECORDED IN OFFICIAL RECORD 728, PAGE 445, OF THE LOGAN COUNTY RECORDS; THENCE WITH THE SOUTHERLY LINE OF SAID HERTIG'S TRACT, S-52°44'11"-E, 143.49' (FEET) TO A POINT ON THE SHORE LINE OF INDIAN LAKE, PASSING FOR REFERENCE AN IRON BAR SET AT 133.49' (FEET) AND ALSO PASSING FOR REFERENCE A 5/8" DIAMETER IRON BAR WITH "LEE" CAP FOUND ON THE RIGHT-OF-WAY LINE OF STATE ROUTE 368 AT 24.70' (FEET);

THENCE WITH THE SHORE LINE OF SAID INDIAN LAKE THE FOLLOWING TWO (2) COURSES: 1. S-60°20'03"-W, 33.58' (FEET) TO A POINT FROM WHICH AN IRON BAR SET FOR REFERENCE BEARS N-1°04' 55"-W 10 00' (FFFT) 2. S-88°55'05"-W, 95.27' (FEET) TO A POINT

THENCE N-52°44'11"-W, 96.34' (FEET) TO THE PLACE OF BEGINNING, PASSING FOR REFERENCE AN IRON BAR SET AT 10.00' (FEET) AND ALSO PASSING FOR REFERENCE AN IRON BAR SET ON THE RIGHT-OF-WAY LINE OF STATE ROUTE 368 AT 71.64' (FEET).

CONTAINING 0.265 ACRE, 0.051 ACRE OF WHICH IS WITHIN THE ROAD RIGHT-OF-WAY, APPROXIMATELY 0.006 ACRE OF WHICH IS A PART OF VIRGINIA MILITARY SURVEY 12276 AND APPROXIMATELY 0.259 ACRE OF WHICH IS A PART OF VIRGINIA MILITARY SURVEY 9968, BUT BEING SUBJECT TO THE RIGHTS OF ALL LEGAL HIGHWAYS AND ALL EASEMENTS OF RECORD.

BEING A PART OF AN ORIGINALLY 25.193 ACRE TRACT CONVEYED TO LAKERIDGE PROPERTIES, LTD., BY DEED RECORDED IN OFFICIAL RECORD 600, PAGE 902, OF THE LOGAN COUNTY RECORDS. THE FOREGOING DESCRIPTION PREPARED BY AND IN ACCORDANCE WITH A SURVEY BY WILLIAM D. FDWARDS PROFESSIONAL SURVEYOR NO. 7574 AUGUST 4. 2005. ALL IRON BARS SET ARE 5/8'X30" IRON. RE-BAR WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574". THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED TRACT IS THE CENTERLINE OF STATE ROUTE 368 AS SHOWN OF PLAN L-28 IN THE LOGAN COUNTY MAP ROOM (N-61° 36' 40"-E). CONTAINING AFTER SAID EXCEPTIONS 24.565 ACRES

Encroachment Statement

SEE SHEET 4 FOR SIGNIFICANT OBSERVATIONS OBSERVED DURING THE COURSE OF THE SURVEY

General Notes

- THE SURVEY ON THE GROUND AS DEPICTED BY THIS PLAT WAS PERFORMED ON JANUARY 29, 2024 BY PERSONS LINDER DIRECT SUPERVISION OF MARK E. PATTERSON PLS #8617 BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED TRAVERSE EQUALS 0.0185' FOR A PRECISION RATIO OF 1:72.575 AND WAS NOT ADJUSTED FOR CLOSURE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET OUT IN OHIO, 4733-37-04, IN EFFECT AS OF THE DATE OF THIS SURVEY.
- DOCUMENTS REFERRED TO ON THIS SURVEY ARE RECORDS ON FILE IN THE OFFICE OF THE RECORDER OF LOGAN COUNTY, OHIO.
- LINES OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE WITH THE BOUNDARY LINES UNLESS OTHERWISE SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERN PROPERTY LINE (ALSO BEING THE CENTERLINE OF STATE ROUTE 368) AS DESCRIBED IN OFFICIAL RECORD 1403. PAGE 5099 AND OFFICIAL RECORD 1403. PAGE 5313 IN THE OFFICE OF THE RECORDER OF LOGAN COUNTY, OHIO. HELD BEARING S04°56'00"W AND SHOWN AS "HELD BEARING".
- IN REGARDS TO TABLE "A", ITEM 2, THE SUBJECT PROPERTY HAS A PRIMARY ADDRESS OF 8651 STATE ROUTE 368, HUNTSVILLE, OH 43324 AS PROVIDED BY THE CLIENT AND PER THE AUDITOR'S OFFICE OF LOGAN COUNTY, OHIO.
- IN REGARDS TO TABLE "A", ITEM 4, THE SUBJECT PROPERTY HAS A GROSS LAND AREA OF 8,138.362 SQUARE FEET OR 0.187 ACRES FOR TITLE PARCEL 1 AND 1,070,009.052 SQUARE FEET OR 24.564 ACRES FOR TITLE PARCEL 2 (24.565 ACRES RECORDED).
- IN REGARDS TO TABLE "A", ITEM 7(A), THE BUILDING DIMENSIONS SHOWN HEREON ARE BASED ON THE BUILDINGS EXTERIOR FOOTPRINT AT GROUND LEVEL.
- IN REGARDS TO TABLE "A", ITEM 7(B1), THE BUILDING AREA SHOWN HEREON IS BASED ON THE BUILDINGS EXTERIOR FOOTPRINT AT GROUND LEVEL.
- IN REGARDS TO TABLE "A", ITEM 7(C), THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND
- IN REGARDS TO TABLE "A", ITEM 9, THERE ARE 3 REGULAR PARKING SPACES & 1 HANDICAPPED PARKING SPACE, FOR A TOTAL OF 4 PARKING SPACES AT THE MAINTENANCE BUILDING AND THERE ARE VARIOUS ASPHALT OR GRAVEL PARKING
- AREAS THROUGH OUT THE SUBJECT PROPERTY AS SHOWN HEREON. IN REGARDS TO TABLE "A", ITEM NO. 10, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES AS DESIGNATED BY THE CLIENT WAS NOT PROVIDED TO THE SURVEYOR. AT
- COMMON WALLS ON TE SUBJECT PROPERTIES IN REGARDS TO TABLE "A", ITEM 14, THE NEAREST INTERSECTION OF STREET IS THAT OF STATE ROUTE 368 & TOWNSHIP ROAD 292 AND AS SHOWN.

THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF PARTY WALLS OR

- IN REGARDS TO TABLE "A", ITEM 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. IN REGARDS TO TABLE "A", ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT
- AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. IN REGARDS TO TABLE "A", ITEM 18, EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED

CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND

TO OR OBTAINED BY THE SURVEYOR ARE SHOWN HEREON.

IN REGARDS TO TABLE "A", ITEM 20A, THE AERIAL IMAGE SHOWN HEREON WAS OBTAINED

- BY A sUAS FLIGHT COMPLETED ON OCTOBER 15, 2021. THE LAND TITLE LINES SHOWN HEREON WERE DETERMINED BY USING THE DEED OF RECORD REFERENCED HEREON, THE RECOVERED MONUMENTS OF RECORD OR BY COMMON REPORT ARE CORRECT TO THE BEST OF MY KNOWLEDGE. NO STATEMENT OR CERTIFICATION IS MADE TO OWNERSHIP, OCCUPATION OR POSSESSION AS DETERMINED
- BY ANY FENCE LINES, IF SHOWN HEREON.
- NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE. ALL VISIBLE UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING
- AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON IS UNKNOWN TO THIS SURVEYOR. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL
- INFORMATION AND BELIEF.

JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE,

- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SITE THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO OH-368, BEING A PUBLIC STREET OR
- THE DESCRIBED PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO OVERLAPS, GAPS OR GORES.
- THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS.
- REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS MOBILE HOMES AS SHOWN HEREON ARE BY GRAPHIC PLOTTING ONLY. IMAGERY WAS USED TO DETERMINE THE APPROXIMATE SIZE AND LOCATION OF THE MOBILE HOMES.

ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION

THERE ARE 105 MOBILES HOMES ON SITE AS TO THE DATE OF THIS SURVEY. AVAILABLE PARKING FOR THE MOBILE HOMES IS IN SHARED ASPHALT OR GRAVEL AREAS.

Zoning Information

OBSERVED

NOT SHOWN

1,078,147 SQ. FT

24.751 ACRES

LOT, SEE SURVEY

LOT SEE SURVEY

GROUND LEVEL)

RREGULAR SHAPED

<1% (PERMANENT BUILDING

1 STORY / 14.8' AND 1 STORY / 10.6'

ONLY, AT GROUND LEVEL)

STATUS

RICHARD STEWART

8889 PRINCESS RI

LAKEVIEW, OH 4333

DEPARTMENT

937-367-4858

Contact info:

1,229 SQ. FT. AND 167 SQ. FT. TOTAL: 1,396 SQ. FT. (AT

4 STRIPED PARKING SPACES, INCLUDING 1 ADA SPACE;

AND SEVERAL ASPHALT OR GRAVEL PARKING AREAS

IRREGULAR SHAPED DATED: 2/6/2024

ZONING OFFICER, ZONING

THE EDGE GROUP LLC

THE EDGE GROUP LLC PROJECT #

PARCEL I AND PARCEL II ARE CONTIGUOUS WITH NO OVERLAP OR GAPS.

NO ZONING

REQUIRED

STATUS

ITEM

BUILDING SET-BACK SIDE

BUILDING SET-BACK REAR

MIN. LOT AREA

MIN. LOT WIDTH

BUILDING HEIGHT

BUILDING FOOTPRINT

BUFFERS, FENCING, WALLS

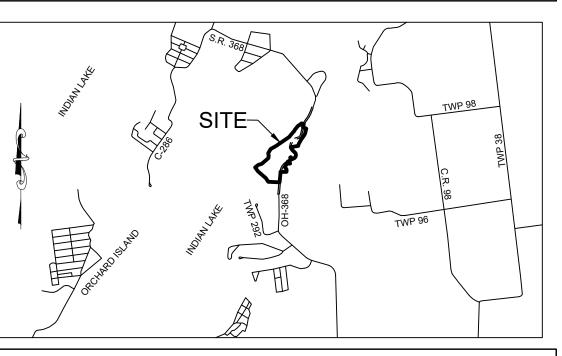
DENSITY

PARKING

& SCREENING

MIN. LOT FRONTAGE

BUILDING SET-BACK FRONT | N/A



Vicinity Map

Notes Corresponding to Schedule B

NUMBERS CORRESPOND WITH SCHEDULE 'B' EXCEPTION ITEMS CONTAINED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 38230369/CCHI2304445NT, COMMITMENT DATE OF JANUARY 4, 2024 AT 7:59 AM, REVISED FEBRUARY 21, 2024.

- RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND/OR OTHER CONDITIONS AS IOWN ON PLAT, OF RECORD IN PLAT VOLUME A, PAGE 353, A/K/A PLAT BOOK 4D, PAGES 43-45, RECORDER'S OFFICE, LOGAN COUNTY, OHIO.
- THIS MAP/PLAT IS BEING FURNISHED AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON SURVEYOR'S RESPONSE: NO MATTERS TO PLOT, ADJOINING PROPERTY - AS SHOWN.
- RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND/OR OTHER CONDITIONS AS SHOWN ON PLAT, OF RECORD IN PLAT VOLUME A, PAGE 359, A/K/A PLAT BOOK 4D, PAGE 49, RECORDER'S OFFICE, LOGAN COUNTY, OHIO.
- THIS MAP/PLAT IS BEING FURNISHED AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON. SURVEYOR'S RESPONSE: NO MATTERS TO PLOT, ADJOINING PROPERTY - AS SHOWN.
- EASEMENT FOR HIGHWAY PURPOSES TO STATE OF OHIO, OF RECORD IN DEED BOOK 145, PAGE 232, RECORDER'S OFFICE, LOGAN COUNTY, OHIO. SURVEYOR'S RESPONSE: EASEMENT LIES ON SUBJECT PROPERTY - AS SHOWN.
- RIGHT-OF-WAY FOR PIPELINE PURPOSES TO THE DAYTON POWER AND LIGHT COMPANY, OF RECORD IN DEED 17) BOOK 340, PAGE 792, RECORDER'S OFFICE, LOGAN COUNTY, OHIO. AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF EASEMENT AND/OR RIGHT OF WAY TO INDIANA GAS COMPANY, INC. AND VECTREN ENERGY DELIVERY OHIO, INC., OF RECORD IN OFFICIAL RECORD 662, PAGE 169, RECORDER'S OFFICE, LOGAN COUNTY, OHIO.
- SURVEYOR'S RESPONSE: EASEMENT LIES ON SUBJECT PROPERTY AS SHOWN. EASEMENT FOR UTILITY PURPOSES TO UNITED TELEPHONE COMPANY, OF RECORD IN DEED BOOK 343, PAGE 12, RECORDER'S OFFICE, LOGAN COUNTY, OHIO.
- SURVEYOR'S RESPONSE: EASEMENT LIES ON SUBJECT PROPERTY AS SHOWN. LECTRIC RIGHT OF WAY FOR ELECTRIC PURPOSES TO THE DAYTON POWER AND LIGHT COMPANY, OF RECORD IN DEED BOOK 169. PAGE 210. RECORDER'S OFFICE, LOGAN COUNTY, OHIO.
- SURVEYOR'S RESPONSE: EASEMENT LIES ON SUBJECT PROPERTY AS SHOWN. MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT FROM MCM OH LAKERIDGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO BERKELEY POINT CAPITAL LLC A DELAWARE LIMITED LIABILITY COMPANY, D/B/A NEWMARK, SECURING INDEBTEDNESS IN THE ORIGINAL PRINCIPAL AMOUNT OF \$9,381,000.00 DATED AS OF DECEMBER 30, 2021 AND RECORDED JANUARY 5, 2022, OF RECORD IN OFFICIAL RECORDS 1403, PAGE 5324, RECORDER'S OFFICE, LOGAN COUNTY, OHIO.
 - AS AFFECTED BY ASSIGNMENT OF SECURITY INSTRUMENT BY BERKELEY POINT CAPITAL LLC. A DELAWARE LIMITED LIABILITY COMPANY D/B/A NEWMARK. TO FEDERAL HOME LOAN MORTGAGE CORPORATION. AS AFFECTED BY ASSIGNMENT OF MULTIFAMILY MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY

AGREEMENT BY FEDERAL HOME LOAN MORTGAGE CORPORATION TO U.S. BANK TRUST COMPANY, NATIONAL

- ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE SECURITIES, INC., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2022-K141, RECORDED MAY 4, 2022, OF RECORD IN OFFICIAL RECORD 1406, PAGE 3706, RECORDER'S OFFICE, LOGAN COUNTY, OHIO. SURVEYOR'S RESPONSE: DOCUMENT MENTIONS SUBJECT PROPERTY - NOTHING TO PLOT
- THE FOLLOWING MATTERS AS SET FORTH ON SURVEY PREPARED BY POWER OF DESIGN ON BEHALF OF AMERICAN NATIONAL, UNDER THE DIRECTION OF MARK E. PATTERSON, PROFESSIONAL SURVEYOR NO. 8617, , AND KNOWN AS POD PROJECT NO. 24-164585: DATED JANUARY 31, 2024, LAST REVISED
- A. ENCROACHMENT OF DOCKS AND PIERS FROM THE LAND INTO THE AREA OF OR ONTO THE BED OF INDIAN ENCROACHMENT OF MOBILE HOME ONTO EASEMENT SET FORTH IN EXCEPTION NO. 17 HEREIN:
- ENCROACHMENT OF, OR RIGHTS OF OTHERS IN, UTILITY LINES, FACILITIES AND EQUIPMENT; AND **ENCROACHMENT OF GRAVEL AREA ONTO ADJOINING PROPERTY** SURVEYOR'S RESPONSE: AS SHOWN, DOCKS ARE NOT PERMANENT STRUCTURES. AS OF THE DATE OF

THE SURVEY, THE MAJORITY OF THE DOCKS HAVE BEEN REMOVED

Utility Notes

THE LOCATION OF UTILITIES SHOW HEREON ARE FROM OBSERVED EVIDENCE ON OR ABOVE GROUND APPURTENANCES ONLY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, WHICH MAY INDICATE UTILITIES LOCATED ON, OVER OR BENEATH THE SURVEYED PROPERTY

SITUATED IN THE STATE OF OHIO. COUNTY OF LOGAN, TOWNSHIP OF STOKES AND BEING A PART OF VIRGINIA MILITARY SURVEYS 9968 & 12276

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", AREAS OF MINIMUM FLOOD HAZARD, ZONE "X-0.2%", 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE "AE". WITH A (BFE) BASE FLOOD ELEVATION OR DEPTH (AREA OF SPECIAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39091C0155E BEARS AN EFFECTIVE DATE OF NOVEMBER 30, 2023 AND IS SHOWN IN SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV). NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY

Sheet 1 of 6

