

ALTA/NSPS LAND TITLE SURVEY
PART OF OUTLOT 512 AND ALL OF OUTLOT 513
LOCATED IN THE CITY OF MASSILLON, STARK COUNTY, OHIO

CURRENT LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT GT OF OHIO, LTD., OHIO LIMITED LIABILITY COMPANY, THE GRANTOR, WHICH CLAIMS TITLE BY OR THROUGH DOCUMENTS RECORDED AS INSTRUMENT NUMBER 201912180049954; INSTRUMENT NUMBER 201701260004244 AND INSTRUMENT NUMBER 201911270046791, OF THE STARK COUNTY RECORDER'S OFFICE, FOR THE SUM OF ONE DOLLAR AND OTHER VALUABLE CONSIDERATION(\$1.00 & O.V.C.), RECEIVED TO ITS FULL SATISFACTION FROM

B&D POWER SOLUTIONS, LLC,

THE GRANTEE, WHOSE TAX MAILING ADDRESS WILL BE 15455 DALLAS PARKWAY, SUITE 600, ADDISON, TX 75001

GIVE, GRANT, BARGAIN, SELL AND CONVEY UNTO THE SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED PREMISES:

TRACT 1: SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK AND STATE OF OHIO:

KNOWN AS AND BEING O.L. 513 AND PART O.L. 512 IN THE CITY OF MASSILLON, STARK COUNTY, OHIO, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

THE TRUE POINT OF BEGINNING BEING AN EXISTING MONUMENT ON THE WEST LINE OF O.L. 512 AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ALBRECHT AVE. S.W., BEING A 30.00' NORTH HALF RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 45, PAGE 103, STARK COUNTY RECORDS.

THENCE N 2° 35' 42" E ALONG THE WEST LINE OF O.L. 512, A DISTANCE OF 855.12' TO A POINT;

THENCE S 88° 25' 35" E ALONG THE SOUTH LINE PRODUCED OF TRACTS PRESENTLY OWNED BY RUTH E. NELSON AS RECORDED IN OFFICIAL RECORD VOLUME 9, PAGE 258, FIRST SAVINGS AND LOAN COMPANY, AS RECORDED IN OFFICIAL RECORD VOLUME 489, PAGE 728, AND ALEXANDER A. PARIS, ET. AL., AS RECORDED IN OFFICIAL RECORD VOLUME 205, PAGE 364, A DISTANCE OF 1379.91' TO AN EXISTING IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF 9TH STREET S.W.;

THENCE S 21° 15' 25" W ALONG THE WEST RIGHT-OF-WAY LINE OF 9TH STREET S.W., AS RECORDED IN PLAT BOOK 45, PAGE 103, A DISTANCE OF 842.85' TO THE POINT OF CURVATURE TO THE RIGHT;

THENCE ALONG SAID CURVE WITH A RADIUS OF 100.00', A DELTA OF 70° 33' 57" AN ARC DISTANCE OF 123.16', AND A CHORD DISTANCE OF 115.52' BEARING S 56° 32' 24" W TO A POINT OF TANGENCY AND AN EXISTING MONUMENT;

THENCE N 88° 10' 37" W ALONG THE NORTH RIGHT-OF-WAY LINE OF ALBRECHT AVENUE S.W., A DISTANCE OF 1032.66' TO THE TRUE PLACE OF BEGINNING CONTAINING 24.3686 ACRES.

21.3770 ACRES ARE IN OUT LOT 512 AND 2.9916 ACRES ARE IN OUT LOT 513. PARCEL NO. 500198

PROPERTY ADDRESS: ALBRECHT AVE SW
MASSILLON OH 44647

TRACT 2: SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK AND STATE OF OHIO:

KNOWN AS, AND BEING PART OF THE PROPERTY DEEDED TO MASSILLON INDUSTRIAL PARK, INC. AS RECORDED IN DEED VOLUME 3879, PAGE 649 OF THE STARK COUNTY RECORDS AND BEING PART OF OUT LOT 512 IN THE CITY OF MASSILLON, COUNTY OF STARK, STATE OF OHIO AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND AT THE SOUTHWEST CORNER OF LOT 14123 IN SAID CITY OF MASSILLON; THENCE S 88° 23' 58" E AND WITH THE SOUTH LINE OF SAID LOT 14123, THE SOUTH LINE OF LOTS 14122 AND 14121 IN SAID CITY OF MASSILLON AND THE NORTH LINE OF SAID OUT LOT 512 A DISTANCE OF 2291.75 FEET TO A P.K. NAIL SET ON THE CENTERLINE OF 9TH STREET S.W., SAID LINE PASSING OVER A 5/8" IRON BAR FOUND AT 506.32 FEET AND A 3/4" IRON PIN FOUND AT 2259.32 FEET;

THENCE S 23° 54' 14" W AND WITH SAID CENTERLINE OF 9TH STREET S.W. A DISTANCE OF 1576.48 FEET TO A RAILROAD SPIKE FOUND AT AN ANGLE POINT IN SAID CENTERLINE, SAID LINE PASSING OVER A RAILROAD SPIKE FOUND AT 1130.02 FEET AND BEING THE CENTERLINE INTERSECTION OF INDUSTRIAL AVENUE S.W.;

THENCE N 88° 25' 34" W A DISTANCE OF 31.83 FEET TO A 5/8" IRON BAR SET ON THE WEST LINE OF 9TH STREET S.W. SAID POINT BEING THE TRUE PLACE OF BEGINNING FOR THE TRACT OF LAND HEREIN TO BE DESCRIBED;

THENCE CONTINUING N 88° 25' 34" W AND WITH THE NORTH LINE OF OUT LOT 513 IN SAID CITY OF MASSILLON A DISTANCE OF 213.81 FEET TO A 3/4" IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE PROPERTY NOW, OR FORMERLY OWNED BY KITCH'N COOK'D, INC.;

THENCE N 1° 34' 26" E AND WITH THE EAST LINE OF SAID KITCH'N COOK'D, INC. PROPERTY A DISTANCE OF 450.97 FEET TO A 5/8" IRON BAR SET ON THE SOUTH LINE OF SAID INDUSTRIAL AVENUE S.W.;

THENCE S 88° 24' 16" E AND WITH SAID SOUTH LINE OF INDUSTRIAL AVENUE S.W. A DISTANCE OF 99.96 FEET TO A 5/8" IRON BAR SET AT THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT;

THENCE EASTERLY ALONG AND WITH SAID SOUTH LINE OF SAID INDUSTRIAL AVENUE S.W. AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 730.74 FEET, A CENTRAL ANGLE OF 19° 44' 54", A CHORD OF 250.62 FEET, A CHORD BEARING OF S 78° 31' 49" E AND A TANGENT OF

127.19 FEET A DISTANCE OF 251.87 FEET TO A 5/8" IRON BAR SET AT THE POINT OF CURVATURE FOR THE SOUTHWEST CORNER ROUNDING OF THE INTERSECTION OF SAID INDUSTRIAL AVENUE AND SAID 9TH STREET S.W.;

THENCE SOUTHEASTERIY ALONG AND WITH SAID CORNER ROUNDING AND A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92° 33' 36", A CHORD OF 43.36 FEET, A CHORD BEARING OF S 22° 22' 34" E AND A TANGENT OF 31.37 FEET A DISTANCE OF 48.46 FEET TO A 5/8" IRON BAR SET AT THE POINT OF TANGENCY FOR SAID CURVE TO THE RIGHT;

THENCE S 23° 54' 14" W AND WITH SAID WEST LINE OF 9TH STREET S.W. A DISTANCE OF 385.76 FEET TO A 5/8" IRON BAR SET AT AN ANGLE POINT IN SAID WEST LINE OF 9TH STREET S.W.;

THENCE S 21° 15' 25" W AND CONTINUING WITH SAID WEST LINE OF 9TH STREET S.W., A DISTANCE OF 12.11 FEET TO SAID TRUE PLACE OF BEGINNING AND CONTAINING 3.034 ACRES OF LAND, MORE OR LESS, AS SURVEYED BY ROBERT P. HOOVER, OHIO REGISTRATION NO. 6155, IN MARCH OF 1996.

THE BASIS OF BEARING IS TAKEN FROM SAID DEED VOLUME 3879, PAGE 649 OF SAID STARK COUNTY RECORDS.

PARCEL NO. 500292

PROPERTY ADDRESS: 1049 INDUSTRIAL AVE SW
MASSILLON, OH 44647

TRACT 3:

PARCEL 1: SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK AND STATE OF OHIO:

KNOWN AS BEING PART OF OUT LOT NUMBER 512 IN SAID CITY OF MASSILLON; MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF OUT LOT NUMBER 513 OF SAID CITY OF MASSILLON; THENCE NORTH 88°25'34" WEST ALONG THE EXTENSION OF THE NORTH LINE OF SAID OUT LOT 513, A DISTANCE OF 19.82 FEET TO A ONE INCH DIAMETER IRON PIPE SET AND THE TRUE PLACE OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED;

1. THENCE CONTINUING NORTH 88°25'34" WEST A DISTANCE OF 100.00 FEET TO A THREE QUARTER INCH DIAMETER IRON PIPE FOUND AT THE SOUTHWEST CORNER OF A 2.0705 ACRE TRACT OF LAND NOW OR FORMERLY OWNED BY G. & P. PROTOS.

2. THENCE NORTH 1°34'26" EAST ALONG THE WEST LINE OF SAID PROTOS TRACT A DISTANCE OF 450.43 FEET TO A THREE-QUARTER INCH DIAMETER IRON PIPE FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL AVENUE SOUTHWEST, AND AT THE NORTHWEST COMER OF SAID PROTOS TRACT;

3. THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INDUSTRIAL AVENUE SOUTHWEST ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2008.22 FEET, A TANGENT OF 25.00 FEET, A CHORD OF 49.96 FEET, A DISTANCE OF 49.96 FEET TO A POINT OF TANGENCY.

4. THENCE SOUTH 88°24'16" EAST AND CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INDUSTRIAL AVENUE SOUTHWEST A DISTANCE OF 50.04 FEET TO A ONE INCH DIAMETER IRON PIPE SET.

5. THENCE SOUTH 1°34'26" WEST THROUGH SAID PROTOS TRACT, A DISTANCE OF 451.01 FEET AND RETURNING TO THE TRUE PLACE OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1.0352 ACRES AS SURVEYED BY DENNIS D. FULK, REGISTERED SURVEYOR NUMBER 6167, OF MASSILLON, OHIO, IN JANUARY OF 1984. THIS LEGAL DESCRIPTION IS BASED UPON SAID SURVEY.

PARCEL NO. 500188

PROPERTY ADDRESS: 1125 INDUSTRIAL AVENUE SW
MASSILLON, OH 44647

PARCEL 2: SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK AND STATE OF OHIO:

CITY OF MASSILLON, COUNTY OF STARK AND STATE OF OHIO, AND KNOWN AS BEING PART OF OUT LOT NUMBER 512 IN SAID CITY OF MASSILLON; MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF OUT LOT NUMBER 513 OF SAID CITY OF MASSILLON; THENCE NORTH 88°25'34" WEST ALONG THE EXTENSION OF THE NORTH LINE OF SAID OUT LOT NUMBER 513 A DISTANCE OF 19.82 FEET TO A ONE-INCH DIAMETER IRON PIPE SET AND THE TRUE PLACE OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED;

1. THENCE NORTH 1°34'26" EAST THROUGH A 2.0705 ACRE TRACT OF LAND NOW OR FORMERLY OWNED BY G. & P. PROTOS A DISTANCE OF 451.01 FEET TO A ONE-INCH DIAMETER IRON PIPE SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL AVENUE, S.W.;

2. THENCE SOUTH 88°24'16" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INDUSTRIAL AVENUE, SOUTH WEST A DISTANCE OF 100.00 FEET TO A THREE-QUARTER INCH DIAMETER IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID PROTOS TRACT;

3. THENCE SOUTH 1°34'26" WEST ALONG THE EAST LINE OF SAID PROTOS TRACT A DISTANCE OF 450.97 FEET TO A THREE-QUARTER INCH DIAMETER IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID PROTOS TRACT;

4. THENCE NORTH 88°25'34" WEST ALONG THE NORTH LINE OF SAID OUT LOT NUMBER 513 AND ITS EXTENSION A DISTANCE OF 100.00 FEET AND RETURNING TO THE TRUE PLACE OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1.0353 ACRES AS SURVEYED BY DENNIS D. FULK, REGISTERED SURVEYOR NUMBER 6176, OF MASSILLON, OHIO, IN JANUARY OF 1984. THIS LEGAL DESCRIPTION IS BASED UPON SAID SURVEY.

PARCEL NO.; 500189

PROPERTY ADDRESS: 1115 INDUSTRIAL AVENUE SW
MASSILLON, OH 44647

NOTES RELATING TO SCHEDULE "B", PART II TITLE COMMITMENT FILE NO. 58687

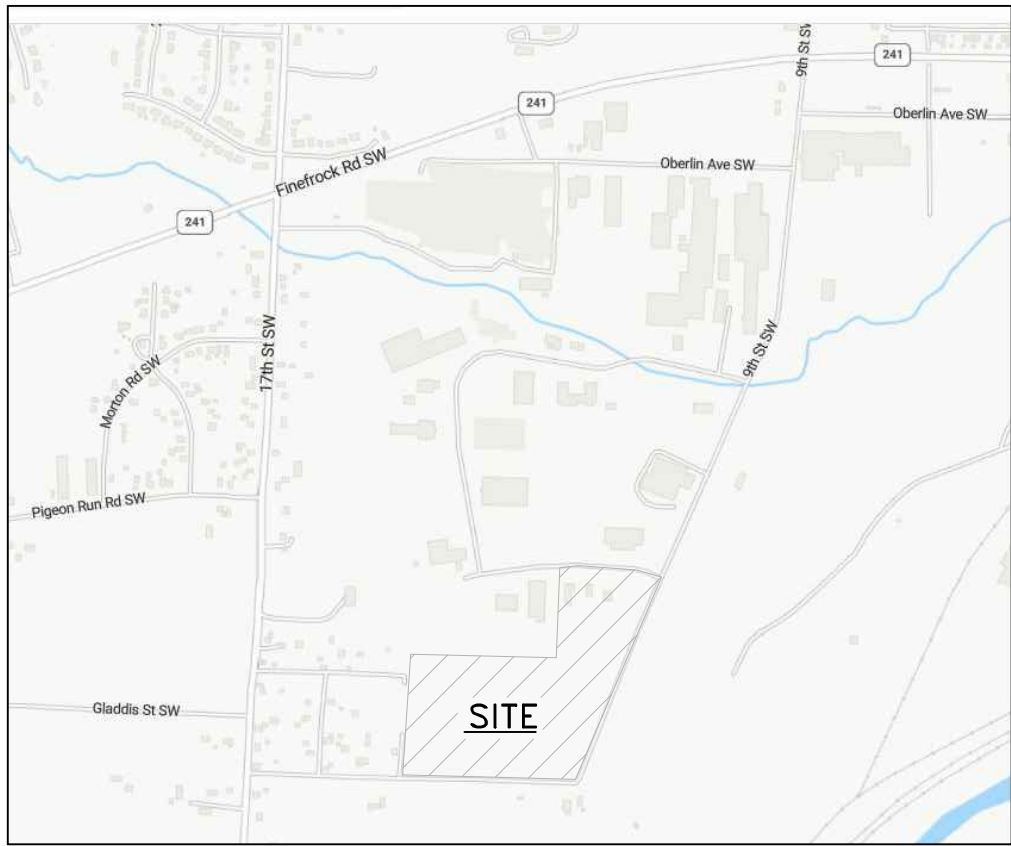
EFFECTIVE DATE OF TITLE COMMITMENT IS OCTOBER 18, 2022 AT 3:26 PM.

ITEMS 1, 2, 26-29, 35-39, AND 45-47 ARE NOT SURVEY RELATED.

- TRACT 1
3. EASEMENT/RIGHT OF WAY AS SHOWN IN DEED, DATED JANUARY 8, 1867, AND RECORDED IN VOLUME 95, PAGE 256, STARK COUNTY RECORDS.
- EXTINGUISHED PRIVATE DRIVE R/W - PERMANENT PUBLIC R/W CONSTRUCTED OVER EASEMENT AREA.
4. EASEMENT AGREEMENT TO JOHN ALBRECHT, DATED APRIL 7, 1926, AND RECORDED IN VOLUME 834, PAGE 415, STARK COUNTY RECORDS.
- DOES NOT AFFECT SUBJECT PROPERTIES - OVER CURRENT LANDS OF OTHERS.
5. EASEMENT TO THE OHIO PUBLIC SERVICE COMPANY, DATED JULY 28, 1927, AND RECORDED IN VOLUME 937, PAGE 485, STARK COUNTY RECORDS.
- DOES NOT AFFECT SUBJECT PROPERTIES - OVER CURRENT LANDS OF OTHERS.
6. EASEMENT TO THE OHIO PUBLIC SERVICE COMPANY, DATED FEBRUARY 28, 1928, AND RECORDED IN VOLUME 938, PAGE 158, STARK COUNTY RECORDS.
- POWER LINE EASEMENT ALONG LOWER WEST LINE O.L. 512 WITH AN UNDEFINED WIDTH - OVERHEAD LINEWORK SHOWN HEREON.
7. EASEMENT TO OHIO EDISON COMPANY, DATED JULY 26, 1956, AND RECORDED IN VOLUME 2449, PAGE 36, STARK COUNTY RECORDS.
- UTILITY POLE AND GUY WIRE EASEMENT - DIMENSIONS GIVEN IN DOCUMENT AND IS SHOWN HEREON FOR DISTANCE FROM POLE TO GUY WIRES.
8. EASEMENT TO OHIO EDISON COMPANY, DATED MAY 1, 1958, AND RECORDED IN VOLUME 2563, PAGE 520, STARK COUNTY RECORDS.
- 50' WIDE POWER LINE EASEMENT AT LOWER SE CORNER OF OL 512 AS IT CROSSES INTO OL 513 (CROSSING #1), AND ALONG UPPER EAST LINE OF OL 512 FROM THE NORTH LINE OF OL 513 TO INDUSTRIAL PARKWAY (CROSSING #3) AND IS SHOWN HEREON.
9. EASEMENT TO OHIO EDISON COMPANY, DATED DECEMBER 7, 1959, AND RECORDED IN VOLUME 2655, PAGE 600, STARK COUNTY RECORDS.
- 50' WIDE POWER LINE EASEMENT ALONG ENTIRE EAST LINE OF OL 513 AND IS SHOWN HEREON.
10. EASEMENT TO OHIO EDISON COMPANY, DATED APRIL 22, 1960, AND RECORDED IN VOLUME 2656, PAGE 251, STARK COUNTY RECORDS.
- UTILITY POLE AND GUY WIRE EASEMENT - LOCATION OF POLE AND GUYS WIRES DEFINED, BUT SUPERCEDED BY ITEM 14 BECAUSE POLE FALLS WITHIN THAT NEWER EASEMENT AREA AND ITS GUY WIRES WERE ABANDONED FOR POLE TO POLE ANCHORS AND SHOWN HEREON.
11. EASEMENT TO OHIO EDISON COMPANY, DATED JUNE 24, 1963, AND RECORDED IN VOLUME 2939, PAGE 195, STARK COUNTY RECORDS.
- DOES NOT AFFECT SUBJECT PROPERTIES - OVER CURRENT LANDS OF OTHERS.
12. EASEMENT TO OHIO EDISON COMPANY, DATED JULY 15, 1968, AND RECORDED IN VOLUME 3325, PAGE 711, STARK COUNTY RECORDS.
- (CROSSING #1) 50' WIDE EASEMENT - SEE EASEMENT AREA DEFINED IN ITEM 9 (CROSSING #1).
13. EASEMENT TO OHIO EDISON COMPANY, DATED FEBRUARY 17, 1970, AND RECORDED IN VOLUME 3449, PAGE 176, STARK COUNTY RECORDS.
- DOES NOT AFFECT SUBJECT PROPERTIES - OVER CURRENT LANDS OF OTHERS.
14. EASEMENT TO OHIO EDISON COMPANY, DATED JANUARY 28, 1970, AND RECORDED IN VOLUME 3468, PAGE 211, STARK COUNTY RECORDS.
- 50' WIDE POWER LINE EASEMENT ALONG SOUTH LINE OF OL 512/NORTH R/W OF ALBRECHT ST (CROSSING #1) AND ALONG WEST LINE OF OL 512 (CROSSING #2), AND A POWER POLE EASEMENT WITH GUY WIRES TO BE SET IN A GENERAL NORTHERLY DIRECTION AT UNDEFINED DISTANCES AND IS SHOWN HEREON.
15. EASEMENT TO OHIO EDISON COMPANY, DATED MARCH 3, 1975, AND RECORDED IN VOLUME 3840, PAGE 634, STARK COUNTY RECORDS.
- DOES NOT AFFECT SUBJECT PROPERTIES - OVER CURRENT LANDS OF OTHERS.
16. EASEMENT TO OHIO EDISON COMPANY, DATED JUNE 11, 1981, AND RECORDED IN VOLUME 4328, PAGE 601, STARK COUNTY RECORDS.
50' WIDE POWER LINE EASEMENT NEAR SW CORNER OF OL 512, CONNECTING ITEMS 8 AND 14 (CROSSING #1), AND A POWER POLE EASEMENT WITH GUY WIRES TO BE SET IN A GENERAL NORTHERLY DIRECTION AT UNDEFINED DISTANCES (CROSSING #2) AND IS SHOWN HEREON.
17. RIGHT WAY TO BELDEN & BLAKE OIL PRODUCTION, DATED MARCH 5, 1956, AND RECORDED IN VOLUME 108, PAGE 704, STARK COUNTY RECORDS.
- LOOSELY DEFINED GAS EASEMENT - DEFINED FURTHER IN FOLLOWING PARTIAL RELEASE.

○ NOTE: PARTIAL RELEASE OF RIGHT OF WAY, DATED APRIL 22, 1975, AND RECORDED IN VOLUME 55, PAGE 52, STARK COUNTY RECORDS.
- 60' WIDE GAS EASEMENT EAST TO WEST WITHIN OL 512 (STRIP OF LAND #1) AND WITH A VARIABLE WIDTH (STRIP OF LAND #2)- 55' WIDE SOUTH FROM "STRIP #1" ALONG WEST PROPERTY LINE; 30' WIDE HEADING EAST FROM END OF 55' WIDE SECTION; 60' WIDE FROM END OF 30' WIDE SECTION HEADING NORTH 80' AND IS SHOWN HEREON.
18. RIGHT OF WAY TO LAKE REGION OIL, INC., DATED MARCH 16, 2007, AND RECORDED AS INSTRUMENT NO. 200704120019587, STARK COUNTY RECORDS.
- GAS EASEMENT TO LAKE REGION OIL, INC ONLY GRANTING PIPELINE R/W OVER PORTION OF PREVIOUS ITEM ALONG WEST PROPERTY LINE OF OL 512 AND IS SHOWN HEREON.
19. RESTRICTIONS DATED APRIL 30, 1990, AND RECORDED IN VOLUME 938, PAGE 315, STARK COUNTY RECORDS. NOTE: BUT, HOWEVER, DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED UPON DEE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC.
- LEGAL DESCRIPTION FOR ALL OF "TRACT 1" - 21.377 ACRES FROM OL 512 AND 2.9916 ACRES FROM OL 513 WITH A NOTE: "ANY BUILDING OR FACILITY BUILT ON SUBJECT PROPERTY SHALL BE APPROVED ON A SET OF FINAL DRAWINGS" BY MASSILLON INDUSTRIAL PARK, INC." - NOT SURVEY RELATED.
20. STATED IN TITLE WORK AS AN OIL AND GAS LEASE, VOLUME 148, PAGE 521 IS A DEED FROM KENT AND MARY CHASE TO JACOB UMBENHOWER FOR PARENT TRACT DATED AS MAY 8, 1848 BUT ACTUALLY IS MAY 8, 1878.
21. RESERVATION FOR MINERAL RIGHTS IN DEED DATED DECEMBER 1, 1887, RECORDED IN VOLUME 236, PAGE 96, STARK COUNTY RECORDS.
- EXCEPTION TO ITEM 20 - DOES NOT AFFECT SUBJECT PROPERTIES - OVER CURRENT LANDS OF OTHERS.
22. OIL AND GAS LEASE TO W. H. HAUPT CO., DATED JUNE 2, 1947, AND RECORDED IN VOLUME 88, PAGE 345, STARK COUNTY RECORDS
- BLANKET GAS AND OIL LEASE OVER PARENT TRACT FOR GAS EXPLORATION AND INSTALLATION OF WELLS AND TRANSMISSION LINES AND IS SHOWN HEREON.
23. OIL AND GAS LEASE TO LAKE REGION OIL, INC., DATED DECEMBER 21, 2009 AND RECORDED AS INSTRUMENT NO. 20091220052388, STARK COUNTY RECORDS.
- BLANKET GAS AND OIL LEASE OVER TRACT 1 FOR GAS INSTALLATION OF WELLS AND TRANSMISSION LINES AND IS SHOWN HEREON.
24. LEASE TO PHILIP SONNHALTER ET. AL., DATED DECEMBER 29, 1884, AND RECORDED IN VOLUME 4, PAGE 117, STARK COUNTY RECORDS.
- LEASE FOR R/W ACCESSING COAL MINE - EXTINGUISHED BECAUSE OF DISSOLUTION OF COAL MINE.
25. SAND AND STONE LEASE TO FRANK AND MAX KRACKER, DATED FEBRUARY 20, 1888, AND RECORDED IN VOLUME 4, PAGE 505, STARK COUNTY RECORDS.
- MINERAL RIGHTS LEASE FOR R/W ACCESSING QUARRY - EXTINGUISHED BECAUSE OF DISSOLUTION OF QUARRY.
30. EASEMENT TO THE OHIO PUBLIC SERVICE COMPANY, DATED FEBRUARY 28, 1928, AND RECORDED IN VOLUME 938, PAGE 158, STARK COUNTY RECORDS.
- SEE ITEM 6.
31. EASEMENT TO OHIO EDISON COMPANY, DATED JULY 15, 1977, AND RECORDED IN VOLUME 3988, PAGE 364, STARK COUNTY RECORDS.
- POWER LINE EASEMENT - POLES TO BE MAXIMUM 2' OUTSIDE OF ROAD R/W WITHIN MASSILLON INDUSTRIAL PARK, WITH GUY WIRES SET AS NECESSARY AND IS SHOWN HEREON.

VICINITY MAP
NO SCALE



32. RIGHT OF WAY TO BELDEN & BLAKE OIL PRODUCTION, DATED MARCH 5, 1956, AND RECORDED IN VOLUME 108, PAGE 704, STARK COUNTY RECORDS.
- SEE ITEM 17.
○ NOTE: PARTIAL RELEASE OF RIGHT OF WAY, DATED APRIL 22, 1975 AND RECORDED IN VOLUME 55, PAGE 52, STARK COUNTY RECORD.
- SEE ITEM 17.
33. OIL AND GAS LEASE TO W. H. HAUPT CO., DATED JUNE 2, 1947 AND RECORDED IN VOLUME 88, PAGE 345, STARK COUNTY RECORDS.
- SEE ITEM 22.
34. NON-DRILLING AND NON-SURFACE TRESPASS OIL AND GAS LEASE TO LAKE REGION OIL, INC., DATED DECEMBER 23, 2009 AND RECORDED AS INSTRUMENT NO. 200912290052692, STARK COUNTY RECORDS.
- LEASE EXPLICITLY FORBIDS THE INSTALLATION OF WELLS OR TRANSMISSION LINES OVER TRACT 2 AND IS SHOWN HEREON
40. EASEMENT TO THE OHIO PUBLIC SERVICE COMPANY, DATED FEBRUARY 28, 1928, AND RECORDED IN VOLUME 938, PAGE 158, STARK COUNTY RECORDS.
- SEE ITEM 6.
41. EASEMENT TO OHIO EDISON COMPANY, DATED JULY 15, 1977, AND RECORDED IN VOLUME 3988, PAGE 364, STARK COUNTY RECORDS.
- SEE ITEM 31.
42. RIGHT OF WAY TO BELDEN & BLAKE OIL PRODUCTION, DATED MARCH 5, 1956, AND RECORDED IN VOLUME 108, PAGE 704, STARK COUNTY RECORDS.
- SEE ITEM 17.
○ NOTE: PARTIAL RELEASE OF RIGHT OF WAY, DATED APRIL 22, 1975, AND RECORDED IN VOLUME 55, PAGE 52, STARK COUNTY RECORDS.
- SEE ITEM 17.
43. OIL AND GAS LEASE TO W. H. HAUPT CO., DATED JUNE 2, 1947 AND RECORDED IN VOLUME 88, PAGE 345, STARK COUNTY RECORD.
- SEE ITEM 22.
44. NON-DRILLING AND NON-SURFACE TRESPASS OIL AND GAS LEASE TO LAKE REGION OIL, INC. DATED JANUARY 22, 2010, AND RECORDED AS INSTRUMENT NO. 201001250002708, STARK COUNTY RECORDS.
- LEASE EXPLICITLY FORBIDS THE INSTALLATION OF WELLS OR TRANSMISSION LINES OVER TRACT 3 AND IS SHOWN HEREON

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS PROVIDED BY THE UTILITY COMPANIES. O.U.P.S TICKETS A306202018 AND A306703554

THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPLETE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. HE DOES CERTIFY THEY ARE LOCATED AS ACCURATE AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

TWO WORKING DAYS BEFORE YOU DIG CALL THE OHIO UTILITIES PROTECTION SERVICE (OUPS) TOLL FREE 1-800-362-2764

CERTIFICATION

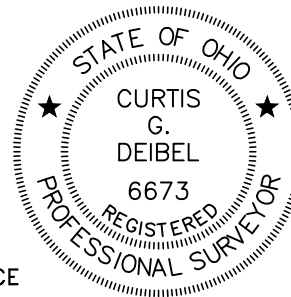
TO B&D POWER SOLUTIONS, LLC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6(a)(b), 7(a)(b)(c)(1), 8, 9, 10, 11(c)(b), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 29, 2023.

DATE OF PLAT OR MAP: MARCH 30, 2023

CURTIS G. DEIBEL #6673
MARCH 30, 2023

THIS BOUNDARY SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE



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WWW.DSIOHIO.COM

deibel
surveying
INC

ALTA/NSPS LAND TITLE SURVEY
PART OF OUTLOT 512 AND
ALL OF OUTLOT 513
LOCATED IN THE CITY OF MASSILLON,
STARK COUNTY, OHIO

SCALES	HORZ. 1" = 100'
PROJECT ID NO.	230313
SHEET NO.	OF
1	2

DATE: 03/30/2023	BY: APP'D	DATE: 04/11/23	BY: APP'D	DATE: 03/30/2023	BY: APP'D
DRAWN BY: B&D	A.D.	04/11/23	N.D.	DRAWN BY: B&D	A.D.
CHECKED BY: AD				CHECKED BY: AD	
APPROVED BY: CGD/AD				APPROVED BY: CGD/AD	
MS-201-L&D POWER SOL. ALTA-3-23				MS-201-L&D POWER SOL. ALTA-3-23	

ALTA/NSPS LAND TITLE SURVEY
PART OF OUTLOT 512 AND ALL OF OUTLOT 513
LOCATED IN THE CITY OF MASSILLON, STARK COUNTY, OHIO



BUILDING DETAIL:
Scale: 1" = 40'

- LEGEND:**
- 3/4" STEEL ROD W/DEIBEL CAP SET (UNLESS OTHERWISE NOTED)
 - MONUMENTATION FOUND (AS NOTED)
 - DENOTES RECORD INFORMATION
 - CL — CENTERLINE ROAD
 - RW — RIGHT-OF-WAY
 - OH — OVERHEAD UTILITY LINE
 - GAS — UNDERGROUND GAS LINE
 - W — UNDERGROUND WATER LINE
 - STM — UNDERGROUND STORM LINE
 - SAN — UNDERGROUND SANITARY LINE
 - FENCE (AS NOTED)
 - CURB INLET
 - SQUARE CATCH BASIN
 - STORM/SANITARY MANHOLE (AS NOTED)
 - WATER VALVE
 - WATERLINE MARKER
 - GAS LINE MARKER
 - GAS VALVE
 - GAS TEST NODE
 - FINISHED FLOOR
 - LIGHTED UTILITY POLE
 - GUY WIRE
 - UTILITY POLE
 - SIGN (AS NOTED)
 - FIRE HYDRANT
 - CONTROL POINT
 - FLOW LINE
 - BOLLARD
 - FIBER OPTIC MARKER
 - UNDERGROUND ELECTRIC MARKER
 - UNDERGROUND ELECTRIC BOX
 - MAILBOX

SOURCES USED:

- TAX MAP
— MASSILLON 081
- DEEDS (AS SHOWN)
- SURVEYS:
 - HAMMONTREE & ASSOCIATES — DATED 11/07/1974
 - SHISLER-HUNSINGER & HOOVER — DATED 12/1974
 - GARY E. LANE — DATED 06/1977
 - DENNIS D. FULK — DATED 01/1984
 - JAY T. DUNLAP — DATED 06/29/1989
 - ROBERT E. WAGONER — DATED 05/25/1990
 - CURTIS G. DEIBEL — DATED 04/19/1995
 - ROBERT P. HOOVER — DATED 03/1996
 - JERRY L. NICHOLS — DATED 03/04/2004
- STARK COUNTY GIS DATA
- PLATS:
 - O.R. GROVE'S — DATED 08/14/1875
 - DEDICATION PLAT
NINTH ST. S.W., FOURTEENTH ST. S.W.,
ALBRECHT AVE. S.W., & INDUSTRIAL AVE. S.W.
P.B. 45, PAGE 103
 - VACATION PLAT, PORTION OF INDUSTRIAL AVE. S.W.
P.B. 60, PAGE 77
 - REPLAT OF LOT 15098 & PT LOT 512 & DEDICATION
FOR SANITARY SEWER EASEMENT
INSTRUMENT #200402180010245
 - REPLAT OF OUTLOT 930
INSTRUMENT #202105280027255
 - 6. SANITARY SEWER EASEMENT OUTLOT 534
— DATED 01/26/1995
 - 7. ROAD NOTICE — DATED 05/15/1905
ROAD PETITION — DATED 05/22/1905



DATUM & BASIS OF BEARINGS
THE STARK COUNTY GEODETIC REFERENCE SYSTEM POINTS USED AS REFERENCE STATIONS TO ESTABLISH THE DATUM ARE DESIGNATED AS TUS194, TUS079, & PER117.
ALL BEARINGS SHOWN ARE BASED ON GRID NORTH. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.99990456.
THE STARK COUNTY GEODETIC REFERENCE SYSTEM IS BASED ON OHIO STATE PLANE COORDINATES, NORTH ZONE, NAD83 HORIZONTAL (1986 ADJUSTMENT).

- NOTES RELATING TO TABLE "A" ITEMS:**
2. SITE ADDRESS FROM THE STARK COUNTY AUDITOR WEBSITE.
 3. THE FLOOD ZONE CLASSIFICATION FROM THE FEWA WEBSITE IS ZONE X, AREA OF MINIMAL FLOODING; FIRM PANEL 39151C0193E, EFFECTIVE 9/29/2011.
 4. GROSS LAND AREA SHOWN ON THE SURVEY MAP.
 6. NO ZONING REPORT PROVIDED TO SURVEYOR.
 9. OBSERVED PARKING SPACES:
REGULAR SPACES = 21
HANDICAP SPACES = 0
TOTAL PARKING SPACES = 21
 16. NO EVIDENCE OF BUILDING CONSTRUCTION OR ADDITIONS OBSERVED DURING SURVEYOR FIELDWORK.
 17. NO PROPOSED CHANGES IN RIGHT OF WAY LINES. NO RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED DURING FIELDWORK.
 18. EASEMENTS DISCLOSED ARE SHOWN ON SURVEY MAP.

- NOTES:**
1. SEE SHEET 1 OF 2 FOR PROPERTY LEGAL DESCRIPTIONS, AND SCHEDULE "B" ITEMS.
 2. NO ENCROACHMENTS WERE OBSERVED DURING SURVEYOR FIELDWORK.
 3. NO OBSERVABLE EVIDENCE OF A CEMETERY OR BURIAL GROUND LOCATED ON PROPERTY.
 4. NO WETLAND MARKERS OBSERVED DURING SURVEYOR FIELDWORK.
 5. NO OBSERVABLE EVIDENCE OF PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 6. NO OBSERVED GAPS, GORES, OR OVERLAPS BETWEEN THE PROPERTY AND NEIGHBORING PROPERTIES RIGHT-OF-WAYS.

ALTA/NSPS LAND TITLE SURVEY			PART OF OUTLOT 512 AND ALL OF OUTLOT 513 LOCATED IN THE CITY OF MASSILLON, STARK COUNTY, OHIO		
REV	LTR	DESCRIPTION	DATE	BY	APP'D
A		DETAIL FOR DRAINAGE EASEMENT FROM P.B. 45, PG. 103	04/11/23	N.D.	A.D.
INFO@DSIOHIO.COM 1850 KIMBALL RD. S.E. CANTON, OHIO 44707 OFFICE (330)455-2999 FAX (330)455-3299 WWW.DSIOHIO.COM			deibel surveying INC		
SCALES			SHEET NO. OF		
HORIZ. 1" = 100'			230313 2		
PROJECT ID NO.			2		
230313			2		
SHEET NO. OF			2		
2			2		