201300235830
Filed for Record in
OTTAWA COUNTY, OHIO
VIRGINIA M PARK, RECORDER
10-10-2013 At 10:55 am.
AMND DECLAR 212.00
OR Book 1482 Page 242 - 266

HARTUNG TITLE ORDER # 48842

FIRST AMENDMENT TO DECLARATION

CREATING AND ESTABLISHING A PLAN FOR

CONDOMINIUM OWNERSHIP

UNDER CHAPTER 5311 OF THE REVISED CODE OF OHIO

FOR

SAFE HARBOR STORAGE CONDOMINIUM

CERTIFICATE OF AUDITOR

A copy of this First Amendment to Declaration, with Drawings attached, was filed with this office on 10-10-13, 2013.

County Auditor

This instrument prepared by:
John A. Kocher, Attorney at Law
Port Clinton, Ohio 43452

FIRST AMENDMENT TO

DECLARATION OF CONDOMINIUM OWNERSHIP

FOR

SAFE HARBOR STORAGE CONDOMINIUM

THIS AMENDMENT TO DECLARATION is made and entered into this 4th day of October, 2013, by Safe Harbor Development Ltd, an Ohio limited liability company, (hereinafter referred to as "Declarant"), for the purpose of submitting certain property to condominium use and ownership in accordance with the provisions of Chapter 5311 of the Ohio Revised Code (herein referred to as the "Act").

WHEREAS, on January 11, 2012 Declarant filed with the Ottawa County Recorder, a Declaration of Condominium Ownership (herein referred to as the "Original Declaration") for Safe Harbor Storage Condominium with Original Declaration and Bylaws attached thereto, were recorded in Book 1389, Pages 326 through 436 of the Ottawa County Records, and which Original Declaration was accompanied by Drawings (herein referred to as the "Original Drawings") recorded in Book 60 of Plat Records, Pages 17 through 19 by which condominium ownership was established pursuant to the provisions of the Act for the Condominium Property (as defined in the Original Declaration); and

WHEREAS, pursuant to the provisions of the Act, Declarant reserved the option in the Original Declaration to expand the Condominium Property by

submitting any or all of the Additional Condominium Property (as defined in the Original Declaration) to the provisions of the Act; and

WHEREAS, Declarant, pursuant to the provisions of Article XIX of the Original Declaration, desires to amend the Original Declaration in accordance with the provisions of Section 5311.051 of the Act for the purpose of expanding the Condominium Property by adding thereto and making a part thereof a portion of the Additional Condominium Property.

NOW, THEREFORE, Declarant hereby declares as follows:

1. Declarant hereby submits to the provision of the Act that portion of the "Additional Condominium Property" which consists of the land described on Exhibit "A", attached hereto, subject to all existing non-exclusive easements, which contains Unit Nos. A-9, A-10, B-2, B-3, B-4, B-5, B-6, B-7 and B-8, and all other structures, improvements, and facilities that may hereafter be constructed or installed on the parcel herein and all easements, rights, and appurtenances thereunto belonging for the common use of the Unit Owners (as defined in the Original Declaration).

2. Unless otherwise specifically defined herein, all terms used herein shall have the respective meanings ascribed thereto in the Original Declaration.

3. Unless the context expressly otherwise requires, all references in the Original Declaration, in the By-Laws attached thereto, in the Original Drawings (as referred to in Subsection 3(c) hereof) are:

(a) to "Condominium Property" - shall mean and include as a part thereof the real estate originally declared into the condominium and the real estate added by the First Amendment; and

(b) to "Declaration" - shall mean and include as a part thereof the First Amendment to Declaration of Ownership; and

(c) to "Drawings" - shall mean and include as a part thereof the Supplemental Drawings, to be attached hereto as Exhibit "C" (which comprise the "Additional Drawings", as defined in the Original Declaration), and were prepared and certified by registered architects or registered engineers and registered surveyors, in accordance with Section 5311.07 of the Act; and

(d) to "Unit" - shall mean and include as a part thereof that part of the Condominium Property (as amended by Section 3(a) hereof) designated in Article V of the Original Declaration and delineated as such on the Drawings; and

4. The hereinbelow stated Articles and Sections only amend the stated respective Articles and Sections in the original Declaration so that they now read as written hereinbelow. The changes have been made to reflect the addition of nine (9) more Units to the Condominium.

ARTICLE IV

BUILDING DESCRIPTION

Section 1. Storage Condominiums. Each storage building contains adjoining storage Units. The Units are constructed on a concrete slab being a minimum of six (6) inches thick. Each Unit shall contain a 70 amp electrical service except A-10 has 100 amp with no less than 4 wall outlets. Each Unit shall have high output fluorescent interior lighting and shall contain one natural gas infrared radiant overhead tube heater or forced air with thermostat. The Units may be of various sizes, but shall generally be approximately fifty (50) to fifty-five (55) feet deep, twenty (20) to thirty (30) feet wide, and twenty (20) feet high. Each Unit shall contain an insulated overhead door with an electrical opener. Each Unit shall also have one standard walk-in door.

Each Unit is constructed entirely of steel. The building shall be free standing construction with fire walls as may be required by the applicable building code. The exterior side walls shall contain approximately four (4) inches of insulation and the ceiling shall contain approximately six (6) inches of insulation.

ARTICLE V

UNITS

Section 1. Unit Designations. Each of the seventeen (17) units is designated on the Drawings by a building letter followed by a unit number. Therefore, for instance, Unit A-2 is Unit Number 2 which is located in Building A. The address of this building is 5686 East Harbor Road, Lakeside-Marblehead, Ohio 43440.

The unit designations for the 9 Units being declared herein for its proper identification are attached as Exhibit C.

ARTICLE VI

COMMON AND LIMITED COMMON AREAS

Section 3. Undivided Interest. The undivided interest of each Unit in the Common Areas is based upon a par value of one for each Unit divided by the summation of all par values for each Unit within the condominium as shown on Exhibit B.

ARTICLE XIV

GRANTS AND RESERVATIONS OF RIGHTS AND EASEMENTS

Section 12. Easements and Common Wall.

All of the easements provide access to, repair, replace, utilize, connect to and maintain the structures constructed for its intended purpose as stated on the drawings. The east wall of Unit A-9 is a common wall with the property to the east. In the event of any required maintenance thereon, the cost thereof shall be split between the Association and the then owner of the adjoining property.

Section 13. Non-Exclusive Access and Utility Easements. Attached hereto as Exhibit D are the legal descriptions for the non-exclusive easements for access and utilities granted for this condominium as well as any other owner of the land described in Exhibit E, being the future expansion, together with the right to install and maintain utilities as well as to connect thereto.

ARTICLE XIX

EXPANSIONS

Section 4. Legal Description. A legal description, of all additional property that, through exercise of Declarant's option, may be added to the Condominium Property by submission to the Condominium Act as part of this Condominium, is attached hereto and marked "Exhibit E", and referred to herein as "the additional property".

IN WITNESS WHEREOF, Safe Harbor Development Ltd, an Ohio limited liability company, has caused this instrument to be executed this 4th day of October, 2013.

SAFE HARBOR DEVELOPMENT LTD,
an Ohio limited liability company

Mark Montgomery, Member

STATE OF OHIO,
COUNTY OF OTTAWA, SS:

Before me, a Notary Public in and for said County, personally appeared the above named Safe Harbor Development Ltd, an Ohio limited liability company, by Mark Montgomery, Member, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Port Clinton, Ohio, this 4th day of October, 2013.

NOTARY PUBLIC

NOTARIAL SEAL
STATE OF OHIO

JOHN A. KOCHER
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.
Ottawa County

This instrument prepared by:
John A. Kocher, Attorney at Law
Port Clinton, Ohio 43452

09.24.13

EXHIBIT A

KUSMER & ASSOCIATES, INC. Architects Engineers Surveyors

LEGAL DESCRIPTION FOR 0.3183 ACRE PARCEL
FOR SAFE HARBOR STORAGE CONDOMINIUM FIRST AMENDMENT
FOR UNITS B-2 - B-8
PARCEL B ONE (B1)

Being a parcel of land situated in part of Lot Three (3), Section Four (4), Danbury Township, Ottawa County, Ohio Described as follows:

1.) Commencing at a found 1/2" iron rod, said point being on the intersection of the south right-of-ways of State Route 269/163 (E. Harbor Road) (R/W Varies) and the east line of Lot Three (3);

2.) thence S 01° 46' 51" E three hundred sixty and thirty-two hundredths (360.32) feet along the east line of Lot Three (3) to a point;

3.) thence S 88° 09' 07" W eighty-nine and sixty-five hundredths (89.65) feet to the POINT OF BEGINNING;

4.) thence S 01° 51' 23" E nineteen and forty-nine hundredths (19.49) feet to a point;

5.) thence N 88° 08' 37" E thirty-nine hundredths (0.39) feet to a point;

6.) thence S 01° 51' 23" E fifty-four and sixty-one hundredths (54.61) feet to a point;

7.) thence N 88° 08' 37" E twenty-four and sixty-one hundredths (24.61) feet to a point;

8.) thence S 01° 51' 23" E seventy-five and forty hundredths (75.40) feet to a point;

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9.) thence S 88° 08' 37" W one hundred five (105.00) feet to a point;

10.) thence N 01° 51' 23" W one hundred forty-nine and fifty hundredths (149.50) feet to a point;

11.) thence N 88° 09' 07" E eighty (80.00) feet to the POINT OF BEGINNING.

Containing in all 0.3183 acres, more or less, subject to all legal highways and easements.

All references are from Ottawa County deeds and records.

All set and found iron rods and pipes are 5/8", unless otherwise noted.

The bearings are assumed and for angular measurements only.

This legal description is based upon a field survey performed for Safe Harbor Condominium Storage Facility by W. Robert Kusmer PS # 6754 of Kusmer & Associates, Inc. in September, 2013.

September 25, 2013
Job No. 10083-S
WRK/eah

W Robert Kusmer
Sept 25, 2013

STATE OF OHIO
W. ROBERT KUSMER
6754
REGISTERED
SURVEYOR

David A Buthers PE PS
RESUBMITTED 10-3-13 mw
Ottawa County Engineer

File: 10083Q.leg

KUSMER & ASSOCIATES, INC. Architects Engineers Surveyors

LEGAL DESCRIPTION FOR 0.1164 ACRE PARCEL
FOR SAFE HARBOR STORAGE CONDOMINIUM FIRST AMENDMENT
FOR UNITS A-9 & A-10
PARCEL TEN (10)

Being a parcel of land situated in part of Lot Three (3), Section Four (4), Danbury Township, Ottawa County, Ohio Described as follows:

1.) Commencing at a found 1/2" iron rod, said point being on the intersection of the south right-of-ways of State Route 269/163 (E. Harbor Road)(R/W Varies)and the east line of Lot Three (3);

2.) thence N 87° 39' 55" W one hundred thirty-five and thirty-three hundredths (135.33) feet along the south right-of-way of State Route 269/163 (E. Harbor Road)(R/W Varies) to a point;

3.) thence S 01° 46' 51" E one hundred twenty-eight and eighty-one hundredths (128.81) feet along the east line of a parcel of land now or formerly owned by Margie Hoffman (OR 1437, Pg. 123) to a found 1/2" iron rod;

4.) thence S 88° 09' 07" W one hundred and four hundredths (100.04) feet along the south line of a parcel of land now or formerly owned by Margie Hoffman (OR 1437, Pg. 123) to a point;

5.) thence S 01° 46' 51" E ninety-nine and sixty hundredths (99.60) feet along the east line of a parcel of land now or formerly owned by Michael L. & Sandra L. Shepherd (Vol. 410, Pg. 938 and OR 1310, Pg. 135) to a found iron;

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6.) thence S 88° 09' 07" W thirty and forty-one hundredths (30.41) feet along the south line of a parcel of land now or formerly owned by Michael L. & Sandra L. Shepherd (OR 1310, Pg. 135) to the POINT OF BEGINNING;

7.) thence S 01° 51' 23" E one hundred twenty-nine (129.00) feet to a point;

8.) thence S 88° 09' 07" W thirty-nine and thirty-nine hundredths (39.39) feet to a point;

9.) thence N 01° 46' 51" W one hundred twenty-nine (129.00) feet along the east line of Safe Harbor Storage Condominium (Plat Vol. 60, Pg. 17) to a point;

10.) thence N 88° 09' 07" E thirty-nine and twenty-two hundredths (39.22) feet along the south line of a parcel of land now or formerly owned by Michael L. & Sandra L. Shepherd (OR 1310, Pg. 135) to the POINT OF BEGINNING.

Containing in all 0.1164 acres, more or less, subject to all highways and easements.

All references are from Ottawa County deeds and records.

All set and found iron rods and pipes are 5/8", unless otherwise noted.

The bearings are assumed and for angular measurements only.

This legal description is based upon a field survey performed for Safe Harbor Condominium Storage Facility by W. Robert Kusmer PS # 6754 of Kusmer & Associates, Inc. in September, 2013.

W Robert Kusmer
10/2/2013

W. ROBERT KUSMER 6754 REGISTERED SURVEYOR

File: 10083M.leg

David A. Butchon PE/PS
DESCRIPTION REVIEWED 10-3-13 MLW
Ottawa County Engineer

EXHIBIT B

The Condominium Unit, Par Value and the percentage of undivided fractional interest in the Condominium Units being declared into the Condominium are as follows:

Unit	Par Value	% Interest in Common Area
A-9	1	5.88
A-10	1	5.88
A-11	1	5.88
A-12	1	5.88
A-13	1	5.88
A-14	1	5.88
A-15	1	5.88
A-16	1	5.88
A-17	1	5.88
A-18	1	5.88
B-2	1	5.88
B-3	1	5.88
B-4	1	5.88
B-5	1	5.88
B-6	1	5.88
B-7	1	5.88
B-8	1	5.88

EXHIBIT C

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP
SAFE HARBOR STORAGE CONDOMINIUM

REFERENCE TO DRAWINGS

The particulars of the land, buildings and other improvements, including, but not limited to, the layout, location, designation, dimensions of each Unit, the layout, locations and dimensions of the Common Areas and Facilities and the location and dimensions of all appurtenant easements or encroachments are shown graphically on the set of Drawings incorporated in the First Amendment to Declaration of Condominium Ownership of Safe Harbor Storage Condominium, by reference to Exhibit "C" hereto prepared and bearing the certified statements of Albert T. Zamora, PE #53397 and W. Robert Kusmer, Registered Surveyor 6754 as required by the Condominium Act of the State of Ohio. Such set of drawings are filed in the Plat Map Records of the Office of the Recorder of Ottawa County, Ohio, in Book 62, Pages 24 through 26.

EXHIBIT D

KUSMER & ASSOCIATES, INC. Architects Engineers Surveyors

LEGAL DESCRIPTION FOR 0.0466 ACRE PARCEL
FOR SAFE HARBOR STORAGE CONDOMINIUM FIRST AMENDMENT
FOR A UTILITY EASEMENT
PARCEL B TWO (B2)

Being a parcel of land situated in part of Lot Three (3), Section Four (4), Danbury Township, Ottawa County, Ohio Described as follows:

1.) Commencing at a found 1/2" iron rod, said point being on the intersection of the south right-of-ways of State Route 269/163 (E. Harbor Road)(R/W Varies)and the east line of Lot Three (3);

2.) thence S 01° 46' 51" E three hundred sixty and thirty-two hundredths (360.32) feet along the east line of Lot Three (3) to a point;

3.) thence S 88° 09' 07" W sixty-four and sixty-five hundredths (64.65) feet to a point;

4.) thence S 01° 51' 23" E fifty and seventy-eight hundredths (50.78) feet to the POINT OF BEGINNING;

5.) thence S 01° 51' 23" E forty-five and thirty-eight hundredths (45.38) feet to a point;

6.) thence S 88° 08' 37" W five (5.00) feet to a point;

7.) thence N 01° 51' 23" W seven (7.00) feet to a point;

8.) thence S 88° 08' 37" W one hundred (100.00) feet to a point;

9.) thence N 01° 51' 23" W fifteen (15.00) feet to a point;

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10.) thence N 88° 08' 37" E eighty-seven and thirteen hundredths (87.13) feet to a point;

11.) thence N 01° 51' 23" W twenty-three and thirty-eight hundredths (23.38) feet to a point;

12.) thence N 88° 08' 37" E seventeen and eighty-eight hundredths (17.88) feet to the POINT OF BEGINNING.

Containing in all 0.0466 acres, more or less, subject to all highways and easements.

All references are from Ottawa County deeds and records.

All set and found iron rods and pipes are 5/8", unless otherwise noted.

The bearings are assumed and for angular measurements only.

This legal description is based upon a field survey performed for Safe Harbor Condominium Storage Facility by W. Robert Kusmer PS # 6754 of Kusmer & Associates, Inc. in September, 2013.

September 25, 2013
Job No. 10083-S
WRK/eah

STATE OF OHIO
W. ROBERT KUSMER
6754
REGISTERED
SURVEYOR

W Robert Kusmer
9/25/2013

File: 10083P.leg

KUSMER & ASSOCIATES, INC. Architects Engineers Surveyors

LEGAL DESCRIPTION FOR 0.1687 ACRE PARCEL
FOR SAFE HARBOR STORAGE CONDOMINIUM FIRST AMENDMENT
FOR INGRESS/EGRESS AND UTILITY EASEMENT
PARCEL B THREE (B3)

Being a parcel of land situated in part of Lot Three (3), Section Four (4), Danbury Township, Ottawa County, Ohio Described as follows:

1.) Commencing at a found 1/2" iron rod, said point being on the intersection of the south right-of-ways of State Route 269/163 (E. Harbor Road)(R/W Varies)and the east line of Lot Three (3);

2.) thence S 01° 46' 51" E three hundred sixty and thirty-two hundredths (360.32) feet along the east line of Lot Three (3) to a point;

3.) thence S 88° 09' 07" W twenty-five (25.00) feet to the POINT OF BEGINNING;

4.) thence S 01° 46' 51" E one hundred seventy-four and forty-eight hundredths (174.48) feet to a point;

5.) thence S 88° 08' 37" W one hundred forty-four and forty-two hundredths (144.42) feet to a point;

6.) thence N 01° 51' 23" W twenty-five (25.00) feet to a point;

7.) thence N 88° 08' 37" E one hundred nineteen and forty-five hundredths (119.45) feet to a point;

8.) thence N 01° 46' 51" W one hundred forty-nine and forty-eight hundredths (149.48) feet to a point;

9.) thence N 88° 09' 07" E twenty-five (25.00) feet to the POINT OF BEGINNING.

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Containing in all 0.1687 acres, more or less, subject to all highways and easements.

All references are from Ottawa County deeds and records.

All set and found iron rods and pipes are 5/8", unless otherwise noted.

The bearings are assumed and for angular measurements only.

This legal description is based upon a field survey performed for Safe Harbor Condominium Storage Facility by W. Robert Kusmer PS # 6754 of Kusmer & Associates, Inc. in September, 2013.

October 9, 2013
Job No. 10083-S
WRK/eah

W Robert Kusmer
10/9/2013

STATE OF OHIO
W. ROBERT KUSMER
6754
REGISTERED SURVEYOR

File: 10083N.leg

KUSMER & ASSOCIATES, INC. Architects Engineers Surveyors

LEGAL DESCRIPTION FOR 0.0499 ACRE PARCEL
FOR SAFE HARBOR STORAGE CONDOMINIUM FIRST AMENDMENT
FOR A UTILITY EASEMENT
PARCEL B FOUR (B4)

Being a parcel of land situated in part of Lot Three (3), Section Four (4), Danbury Township, Ottawa County, Ohio Described as follows:

1.) Commencing at a found 1/2" iron rod, said point being on the intersection of the south right-of-ways of State Route 269/163 (E. Harbor Road)(R/W Varies)and the east line of Lot Three (3);

2.) thence S 01° 46' 51" E three hundred sixty and thirty-two hundredths (360.32) feet along the east line of Lot Three (3) to a point;

3.) thence S 88° 09' 07" W fifty (50.00) feet to the POINT OF BEGINNING;

4.) thence S 01° 46' 51" E one hundred forty-nine and forty-eight hundredths (149.48) feet to a point;

5.) thence S 88° 08' 37" W fourteen and forty-five hundredths (14.45) feet to a point;

6.) thence N 01° 51' 23" W one hundred forty-nine and forty-nine hundredths (149.49) feet to a point;

7.) thence N 88° 09' 07" E fourteen and sixty-five hundredths (14.65) feet to the POINT OF BEGINNING.

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Containing in all 0.0499 acres, more or less, subject to all highways and easements.

All references are from Ottawa County deeds and records.

All set and found iron rods and pipes are 5/8", unless otherwise noted.

The bearings are assumed and for angular measurements only.

This legal description is based upon a field survey performed for Safe Harbor Condominium Storage Facility by W. Robert Kusmer PS # 6754 of Kusmer & Associates, Inc. in September, 2013.

October 9, 2013
Job No. 10083-S
WRK/eah

W Robert Kusmer
10/9/2013

STATE OF OHIO
W. ROBERT KUSMER
6754
REGISTERED
SURVEYOR

File: 10083T.docx

KUSMER & ASSOCIATES, INC. Architects Engineers Surveyors

LEGAL DESCRIPTION FOR 0.0481 ACRE PARCEL
FOR SAFE HARBOR STORAGE CONDOMINIUM FIRST AMENDMENT
FOR A UTILITY EASEMENT
PARCEL B FIVE (B5)

Being a parcel of land situated in part of Lot Three (3), Section Four (4), Danbury Township, Ottawa County, Ohio Described as follows:

1.) Commencing at a found 1/2" iron rod, said point being on the intersection of the south right-of-ways of State Route 269/163 (E. Harbor Road)(R/W Varies)and the east line of Lot Three (3);

2.) thence S 01° 46' 51" E three hundred sixty and thirty-two hundredths (360.32) feet along the east line of Lot Three (3) to a point;

3.) thence S 88° 09' 07" W thirteen (13.00) feet to the POINT OF BEGINNING;

4.) thence S 01° 46' 51" E one hundred seventy-four and forty-eight hundredths (174.48) feet to a point;

5.) thence S 88° 08' 37" W twelve (12.00) feet to a point;

6.) thence N 01° 46' 51" W one hundred seventy-four and forty-eight hundredths (174.48) feet to a point;

7.) thence N 88° 09' 07" E twelve (12.00) feet to the POINT OF BEGINNING.

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Containing in all 0.0481 acres, more or less, subject to all highways and easements.

All references are from Ottawa County deeds and records.

All set and found iron rods and pipes are 5/8", unless otherwise noted.

The bearings are assumed and for angular measurements only.

This legal description is based upon a field survey performed for Safe Harbor Condominium Storage Facility by W. Robert Kusmer PS # 6754 of Kusmer & Associates, Inc. in September, 2013.

W Robert Kusmer
10/9/2013

October 9, 2013
Job No. 10083-S
WRK/eah

STATE OF OHIO
W. ROBERT KUSMER
6754
REGISTERED
SURVEYOR

File: 10083AA.docx

EXHIBIT E

KUSMER & ASSOCIATES, INC. Architects Engineers Surveyors

LEGAL DESCRIPTION FOR 9.3388 ACRE PARCEL
FOR SAFE HARBOR STORAGE CONDOMINIUM FIRST AMENDMENT
FOR REMAINING PARCEL
(FUTURE EXPANSION)

Being a parcel of land situated in part of Lot Three (3), Section Four (4), Danbury Township, Ottawa County, Ohio Described as follows:

1.) BEGINNING at a found 1/2" iron rod, said point being on the intersection of the south right-of-ways of State Route 269/163 (E. Harbor Road) (R/W Varies) and the east line of Lot Three (3);

2.) thence S 01° 46' 51" E one thousand thirty-five and and seventy hundredths (1035.70) feet along the east line of Lot Three (3) to a found iron rod; passing at five hundred nineteen (519.00) feet a found iron rod on line;

3.) thence S 88° 31' 48" W four hundred ninety-four and sixty-seven hundredths (494.67) feet along the north line of a parcel of land now or formerly owned by Joseph & Marjorie Kobylski (Vol. 877, Pg. 159) to a point referenced by a found iron rod (0.05' S, 0.14' W);

4.) thence N 01° 46' 51" W six hundred eighty-four and ninety hundredths (684.90) feet along the east line of parcels of land now or formerly owned by Chapel on the Lake, Inc. (Vol. 780, Pg. 528), Safe Harbor Development LTD (OR 1368, Pg. 961) and Sharon A. Leis-Scagnetti (Vol. 713, pg. 004) to a point;

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5.) thence N 88° 09' 07" E two hundred twenty-nine and thirty-nine hundredths (229.39) feet along the south line of Safe Harbor Storage Condominium (Plat Vol. 60, Pg. 17) to a point;

6.) thence N 01° 51' 23" W one hundred twenty-nine (129.00) feet to a point;

7.) thence N 88° 09' 07" E thirty and forty-one hundredths (30.41) feet to a found iron rod;

8.) thence N 01° 46' 51" W ninety-nine and sixty hundredths (99.60) feet along the east line of a parcel of land now or formerly owned by Michael L & Sandra L. Shepherd (OR 1310, Pg. 135 & Vol. 410, Pg. 938) to a point;

9.) thence N 88° 09' 07" E one hundred and four hundredths (100.04) feet along the south line of a parcel of land now or formerly owned by Margie Hoffman (OR 1437, Pg. 123) to a found 1/2" iron rod;

10.) thence N 01° 46' 51" W one hundred seventy-eight and fifty-one hundredths (178.51) feet along the east line of a parcel of land now or formerly owned by Margie Hoffman (OR 1437, Pg. 123) to a point on the centerline of State Route 269/163 (E. Harbor Road)(R/W Varies);

11.) thence S 87° 39' 55" E one hundred thirty-five and thirty-three hundredths (135.33) feet along the centerline of State Route 269/163 (E. Harbor Road)(R/W Varies) to a point;

12.) thence S 01° 46' 51" E forty-nine and seventy hundredths (49.70) feet along the east line of Lot Three (3) to the POINT OF BEGINNING.

Containing in all 9.6571 acres, more or less, subject to all highways and easements.

Excepting Units B-1 - B-8 as described as follows:

Being a parcel of land situated in part of Lot Three (3), Section Four (4), Danbury Township, Ottawa County, Ohio Described as follows:

1.) Commencing at a found 1/2" iron rod, said point being on the intersection of the south right-of-ways of State Route 269/163 (E. Harbor Road) (R/W Varies) and the east line of Lot Three (3);

2.) thence S 01° 46' 51" E three hundred sixty and thirty-two hundredths (360.32) feet along the east line of Lot Three (3) to a point;

3.) thence S 88° 09' 07" W eighty-nine and sixty-five hundredths (89.65) feet to the POINT OF BEGINNING;

4.) thence S 01° 51' 23" E nineteen and forty-nine hundredths (19.49) feet to a point;

5.) thence N 88° 08' 37" E thirty-nine hundredths (0.39) feet to a point;

6.) thence S 01° 51' 23" E fifty-four and sixty-one hundredths (54.61) feet to a point;

7.) thence N 88° 08' 37" E twenty-four and sixty-one hundredths (24.61) feet to a point;

8.) thence S 01° 51' 23" E seventy-five and forty hundredths (75.40) feet to a point;

9.) thence S 88° 08' 37" W one hundred five (105.00) feet to a point;

10.) thence N 01° 51' 23" W one hundred forty-nine and fifty hundredths (149.50) feet to a point;

11.) thence N 88° 09' 07" E eighty (80.00) feet to the POINT OF BEGINNING.

Containing in all 0.3183 acres, more or less, subject to all legal highways and easements.

Containing in total 9.3388 (9.6571 acres - 0.3183 acres) acres of land, more or less, subject to all highways and easements.

0.1566 Acres in the right-of-way.

All references are from Ottawa County deeds and records.

All set and found iron rods and pipes are 5/8", unless otherwise noted.

The bearings are assumed and for angular measurements only.

This legal description is based upon a field survey performed for Safe Harbor Condominium Storage Facility by W. Robert Kusmer PS # 6754 of Kusmer & Associates, Inc. in September, 2013.

September 25, 2013
Job No. 10083-S
WRK/eah

W Robert Kusmer
Sept. 25, 2013

STATE OF OHIO
W. ROBERT KUSMER
6754
REGISTERED SURVEYOR

Dan H Burkhart PE PS
DESCRIPTION REVIEWED 10-3-13 MJW
Ottawa County Engineer

File: 10083L.leg