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OTTAWA COUNTY, OHIO
VIRGINIA M PARK, RECORDER
09-22-2020 At 02:05 pm.
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OR Book 1795 Page 221 - 247A

COPY

HARTUNG TITLE ORDER # 54744

THIRTEENTH 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 Thirteenth Amendment to Declaration, with Drawings attached, was filed with this office on September 22, 2020.

Jennifer J. Widmer
County Auditor D. Ball, dep

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

THIRTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR SAFE HARBOR STORAGE CONDOMINIUM

THIS AMENDMENT TO DECLARATION is made and entered into this 3rd day of September, 2020, 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 Bylaws attached thereto, which 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); First Amendment was recorded in Book 1482, Page 242 through 266 of the Ottawa County Records and the Drawings in Book 62 of Plat Records, Pages 24 through 26; and a Second Amendment was recorded in Book 1524, Pages 829

through 863 of the Ottawa County Records and the Drawings in Book 63 of Plat Records, Page 32 and a Third Amendment was recorded in Book 1525, Pages 449 through 474 of the Ottawa County Records and the Drawings in Book 63 of Plat Records, Pages 48 through 50 and a Fourth Amendment was recorded in Book 1570, Pages 401 through 423 and the Drawings in Book 64 of Plat Records, Pages 29 through 32; and a Fifth Amendment was recorded in Book 1601, Pages 526 through 550 and the Drawings in Book 65 of Plat Records, Pages 2 through 5; and a Sixth Amendment was recorded in Book 1651, Page 504 through 534 and the Drawings in Book 66 of Plat Records, Pages 17 through 22; and a Seventh Amendment that was recorded in Book 1683, Pages 669 through 693 and the Drawings in Book 67 of Plat Records, Pages 36 through 41; and an Eighth Amendment that was recorded in Book 1697, Page 118 through 144 and the Drawings in Book 67 of Plat Records, Pages 50 through 53; and a Ninth Amendment that was recorded in Book 1702, Page 183 through 249; and a Tenth Amendment that was recorded in Book 1702, Pages 250 through 327; and an Eleventh Amendment that was recorded in Book 1728, Pages 738 through 769 and the Drawings in Book 69 of Plat Records, Pages 13 through 16; and a Twelfth Amendment that was recorded in Book 1740, Pages 155 through 182 and the Drawings in Book 69 of Plat Records, Pages 35 through 38.

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, the Expansion Time was amended by the Ninth Amendment recorded in Book 1702, Pages 183 through 249; 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 as amended by the Tenth Amendment records in Book 1702, Pages 250 through 327.

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. E-1, E-2, E-3, E-4, E-5, E-6, E-7 and E-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, Second

Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment, Eleventh Amendment, Twelfth Amendment, and Thirteenth Amendment; and

(b) to "Declaration" - shall mean and include as a part thereof the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth and Thirteenth Amendments 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.

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 eight (8) 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, with some forty-five (45) 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 ninety-three (93) 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 93 Units (8 Units being declared herein) for its proper identification are attached as Exhibit B.

ARTICLE VI

COMMON AND LIMITED COMMON AREAS

Section 3. Undivided Interest. The undivided interest of each Unit being declared herein in the Common Elements is based upon a par value of one, except Units B-9, B-10, B-17, B-18, B-25, B-26, C-7, C-10, C-15, C-16, C-25, C-26, D-7, D-8, D-17, D-18, D-23, D-24, E-7, and E-8 which have a par value of one and one-half (1.5), and B-23 which has a par value of two (2), for the Units divided by the summation of all par values for each Unit within the condominium as shown on Exhibit B.

Section 5. Units with LCE Storage. Notwithstanding any other provision in this Declaration, Units B-9, B-10, B-17, B-18, B-23, B-25, B-26, C-7, C-10, C-15, C-16, C-25, C-26, D-7, D-8, D-17, D-18, D-23, D-24, E-7and E-8 have an additional Limited Common Element described on the Drawings as B-9-1, B-10-1, B-17-1, B-18-1, B-23-1, B-25-1, B-26-1, C-7-1, C-10-1, C-15-1, C-16-1, C-25-1, C-26-1, D-7-1, D-8-1, D-17-1, D-18-1, D-23-1, D-24-1, E-7-1 and E-8-1 which is appurtenant to the respective Unit. The drawings are reflected in Exhibit C.

Each Unit Owner of B-9, B-10, B-17, B-18, B-23, B-25, B-26, C-7, C-10, C-15, C-16, C-25, C-26, D-7, D-8, D-17, D-18, D-23, D-24, E-7and E-8 shall be subject to and bound by the following:

1. The LCE cannot be separated from Unit by sale in the future.

2. The Unit Owner shall have a separate insurance policy for liability that insures the Association as an additional insured, together with any requirement the Unit Owner may want for his personal property.

3. The Unit Owner shall be responsible for the maintenance of the LCE. In the event the Board determines in its sole discretion that it is not being maintained properly, the Board can remedy after 30 days' written notice to Unit Owner and issue a special assessment to the Unit Owner for the cost thereof.

4. The LCE shall be fenced. The design and materials shall be approved by the Declarant and the Board. The fence shall be installed by the Declarant and paid for by the Unit Owner at the closing of the sale of the Unit above specified. The fence shall be eight feet high so that all similar situated LCE's will be uniform in style, color, materials and height. The front fences shall be in line with the front of the building and the rear fence of each Unit shall be on line at the rear of each Unit.

5. The LCE shall not be used for flammable storage, hazardous materials, continuous noise or odor emitting, junk or animals or as otherwise determined by the Board to be nuisance. No commercial activity shall be permitted, including by way of example, so-called yard sales, repair services, maintenance, etc.

6. Permitted uses inside the fence will allow storage of trailers, jet skis, racking and/or containers designed for outside storage provided they do not exceed the elevation of the fence of 8 feet. Vehicles and boats that exceed eight feet in height shall be permitted provided they are currently licensed and operable. Nothing may be stored outside the fence past the face of the building.

7. No other alterations or changes in the LCE shall be permitted.

8. The Board shall have discretion to decide what is objectionable excepting the above defined allowable uses.

Section 6. LCE Air Conditioner. Unit Owners shall have the option of installing a limited common element air conditioner on the roof of the building

provided that the plans and specifications are approved in writing by the Board of Directors, and that the Unit Owners shall be responsible for all costs associated with the installation, maintenance, and operation of the air-conditioning unit, including the cost of the power thereto and the insurance therefor.

ARTICLE XIV

GRANTS AND RESERVATION OF RIGHTS AND EASEMENTS

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 to Unit Owners and Association as well as the Declarant and 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 3rd day of September, 2020.

SAFE HARBOR DEVELOPMENT LTD,
an Ohio limited liability company

Mark Montgomery, Member

08-14-2020

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 3rd day of September, 2020.

NOTARIAL SEAL
STATE OF OHIO

Sara J. Gottron
Notary Public
State of Ohio
Recorded in Ottawa County
My Commission Expires
March 21, 2022

NOTARY PUBLIC

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

EXHIBIT A

LEGAL DESCRIPTION
OF DECLARED PARCEL

LEGAL DESCRIPTION
For: SAFE HARBOR STORAGE CONDOMINIUM
THIRTEENTH AMENDMENT

Thirteenth Amendment
0.430 Acres

Being a part of Lot 03, Section 04, Danbury Township, Ottawa County, Ohio and being further bounded and described as follows:

Commencing from the intersection of the centerline of State Route 163/State Route 269, a.k.a. East Harbor Road (right of way varies) with the East line of said Lot 03, also being the Northeasterly corner of lands now or formerly owned by Safe Harbor Development LTD through Official Record Volume 1333, Page 939 of the Ottawa County Records;

Thence Southerly along the East line of said Safe Harbor lands, also being the East line of said Lot 03, South 01 degrees 34 minutes 53 seconds East, a distance of 940.69 feet to a point;

Thence Westerly along a line, South 88 degrees 20 minutes 35 seconds West, a distance of 64.91 feet to the **True Point of Beginning** of the parcel herein described;

1. Thence Southerly along a line, South 01 degrees 39 minutes 25 seconds East, a distance of 149.88 feet to a point
2. Thence Westerly along a line, South 88 degrees 20 minutes 35 seconds West, a distance of 125.00 feet to a point;
3. Thence Northerly along a line, North 01 degrees 39 minutes 25 seconds West, a distance of 149.88 feet to a point;
4. Thence Easterly along a line, North 88 degrees 20 minutes 35 seconds East, a distance of 125.00 feet to the **True Point of Beginning**, containing in all 0.430 acres of land more or less, subject however to all legal highways and prior easements of record.

0.413 acres in Parcel Number 0141159215521004
0.017 acres in Parcel Number 0140467606665000

Thirteenth Amendment
0.430 Acres

The Grantor has gained title through Official Record Volume 1333, Page 939 of the Ottawa County records.

The above legal description is based on a land survey performed during August 2020, by DGL Consulting Engineers, LLC and was prepared by Peter J. Segaard, Ohio Professional Surveyor #7883.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

All references to "an iron pin set" are 5/8" diameter x 30" long iron pins with cap "DGL – PJS 7883"

Date: 8-25-2020

Peter J. Segaard, P.S.
Ohio Professional Surveyor #7883
DGL Consulting Engineers, LLC
3455 Briarfield Blvd, Suite E
Maumee, Ohio 43537
Phone: (419)535-1015, Ext 221

STATE OF OHIO
PETER J. SEGAARD S-7883
REGISTERED PROFESSIONAL SURVEYOR

Ronald P. Ortolani, PE, PS.
Description Approved 8-25-2020
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	Unit	Par Value	% Interest in Common Area	Unit	Par Value	% Interest in Common Area
A-9	1	.961	C-7	1.5	1.442	D-22	1	.961
A-10	1	.961	C-8	1	.961	D-23	1.5	1.442
A-11	1	.961	C-9	1	.961	D-24	1.5	1.442
A-12	1	.961	C-10	1.5	1.442	E-1	1	.961
A-13	1	.961	C-11	1	.961	E-2	1	.961
A-14	1	.961	C-12	1	.961	E-3	1	.961
A-15	1	.961	C-13	1	.961	E-4	1	.961
A-16	1	.961	C-14	1	.961	E-5	1	.961
A-17	1	.961	C-15	1.5	1.442	E-6	1	.961
A-18	1	.961	C-16	1.5	1.442	E-7	1.5	1.442
B-2	1	.961	C-17	1	.961	E-8	1.5	1.442
B-3	1	.961	C-18	1	.961			
B-4	1	.961	C-19	1	.961			
B-5	1	.961	C-20	1	.961			
B-6	1	.961	C-21	1	.961			
B-7	1	.961	C-22	1	.961			
B-8	1	.961	C-23	1	.961			
B-9	1.5	1.442	C-24	1	.961			
B-10	1.5	1.442	C-25	1.5	1.442			
B-11	1	.961	C-26	1.5	1.442			
B-12	1	.961	D-1	1	.961			
B-13	1	.961	D-2	1	.961			
B-14	1	.961	D-3	1	.961			
B-15	1	.961	D-4	1	.961			
B-16	1	.961	D-5	1	.961			
B-17	1.5	1.442	D-6	1	.961			
B-18	1.5	1.442	D-7	1.5	1.442			
B-19	1	.961	D-8	1.5	1.442			
B-20	1	.961	D-9	1	.961			
B-21	1	.961	D-10	1	.961			
B-22	1	.961	D-11	1	.961			
B-23	2	1.923	D-12	1	.961			
B-24	1	.961	D-13	1	.961			
B-25	1.5	1.442	D-14	1	.961			
B-26	1.5	1.442	D-15	1	.961			
C-1	1	.961	D-16	1	.961			
C-2	1	.961	D-17	1.5	1.442			
C-3	1	.961	D-18	1.5	1.442			
C-4	1	.961	D-19	1	.961			
C-5	1	.961	D-20	1	.961			
C-6	1	.961	D-21	1	.961			

EXHIBIT C

THIRTEENTH 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 Thirteenth Amendment to Declaration of Condominium Ownership of Safe Harbor Storage Condominium, by reference to Exhibit "C" hereto prepared and bearing the certified statements of Joshua J. O'Neil, PE No. 69263 and Peter J. Segaard, R.S. No. 7883 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 70, Pages 47-50 through _____.

EXHIBIT D

NON-EXCLUSIVE EASEMENTS

LEGAL DESCRIPTION
For: SAFE HARBOR STORAGE CONDOMINIUM
EASEMENT E01

Easement E01
0.048 Acres

Being a part of Lot 03, Section 04, Danbury Township, Ottawa County, Ohio and being further bounded and described as follows:

Commencing from the intersection of the centerline of State Route 163/State Route 269, a.k.a. East Harbor Road (right of way varies) with the East line of said Lot 03, also being the Northeasterly corner of lands now or formerly owned by Safe Harbor Development LTD through Official Record Volume 1333, Page 939 of the Ottawa County Records;

Thence Southerly along the East line of said Safe Harbor lands, also being the East line of said Lot 03, South 01 degrees 34 minutes 53 seconds East, a distance of 940.69 feet to a point;

Thence Westerly along a line, South 88 degrees 20 minutes 35 seconds West, a distance of 13.00 feet to the **True Point of Beginning** of the Easement herein described;

1. Thence Southerly along a line, South 01 degrees 34 minutes 53 seconds East, a distance of 174.88 feet to a point;

2. Thence Westerly along a line, South 88 degree 20 minutes 35 seconds West, a distance of 12.00 feet to a point;

3. Thence Northerly along a line, North 01 degrees 34 minutes 53 seconds West, a distance of 174.88 feet to a point;

4. Thence Easterly along a line, North 88 degrees 20 minutes 35 seconds East, a distance of 12.00 feet to the **True Point of Beginning**, containing in all 0.048 acres of land more or less, subject however to all legal highways and prior easements of record.

0.048 acres in Parcel Number 0140467606665000

Easement E01
0.048 Acres

The Grantor has gained title through Official Record Volume 1333, Page 939 of the Ottawa County records.

The above legal description is based on a land survey performed during August 2020, by DGL Consulting Engineers, LLC and was prepared by Peter J. Segaard, Ohio Professional Surveyor #7883.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

LEGAL DESCRIPTION
For: SAFE HARBOR STORAGE CONDOMINIUM
EASEMENT E02

Easement E02
0.308 Acres

Being a part of Lot 03, Section 04, Danbury Township, Ottawa County, Ohio and being further bounded and described as follows:

Commencing from the intersection of the centerline of State Route 163/State Route 269, a.k.a. East Harbor Road (right of way varies) with the East line of said Lot 03, also being the Northeasterly corner of lands now or formerly owned by Safe Harbor Development LTD through Official Record Volume 1333, Page 939 of the Ottawa County Records;

Thence Southerly along the East line of said Safe Harbor lands, also being the East line of said Lot 03, South 01 degrees 34 minutes 53 seconds East, a distance of 940.69 feet to a point;

Thence Westerly along a line, South 88 degrees 20 minutes 35 seconds West, a distance of 25.00 feet to the **True Point of Beginning** of the Easement herein described;

1. Thence Southerly along a line, South 01 degrees 34 minutes 53 seconds East, a distance of 174.88 feet to a point;

2. Thence Westerly along a line, South 88 degree 20 minutes 35 seconds West, a distance of 164.68 feet to a point;

3. Thence Northerly along a line, North 01 degrees 39 minutes 25 seconds West, a distance of 45.00 feet to a point;

4. Thence Easterly along a line, North 88 degree 20 minutes 35 seconds East, a distance of 140.00 feet to a point;

5. Thence Northerly along a line, North 01 degrees 39 minutes 25 seconds West, a distance of 110.00 feet to a point;

6. Thence Westerly along a line, South 88 degree 20 minutes 35 seconds West, a distance of 140.00 feet to a point;

7. Thence Northerly along a line, North 01 degrees 39 minutes 25 seconds West, a distance of 19.88 feet to a point;

8. Thence Easterly along a line, North 88 degree 20 minutes 35 seconds East, a distance of 164.91 feet to the **True Point of Beginning**, containing in all 0.308 acres of land more or less, subject however to all legal highways and prior easements of record.

0.308 acres in Parcel Number 0140467606665000

The Grantor has gained title through Official Record Volume 1333, Page 939 of the Ottawa County records.

The above legal description is based on a land survey performed during August 2020, by DGL Consulting Engineers, LLC and was prepared by Peter J. Segaard, Ohio Professional Surveyor #7883.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

LEGAL DESCRIPTION
For: SAFE HARBOR STORAGE CONDOMINIUM
EASEMENT E03

Easement E03
0.057 Acres

Being a part of Lot 03, Section 04, Danbury Township, Ottawa County, Ohio and being further bounded and described as follows:

Commencing from the intersection of the centerline of State Route 163/State Route 269, a.k.a. East Harbor Road (right of way varies) with the East line of said Lot 03, also being the Northeasterly corner of lands now or formerly owned by Safe Harbor Development LTD through Official Record Volume 1333, Page 939 of the Ottawa County Records;

Thence Southerly along the East line of said Safe Harbor lands, also being the East line of said Lot 03, South 01 degrees 34 minutes 53 seconds East, a distance of 940.69 feet to a point;

Thence Westerly along a line, South 88 degrees 20 minutes 35 seconds West, a distance of 189.91 feet to a point;

Thence Southerly along a line, South 01 degrees 39 minutes 25 seconds East, a distance of 64.88 feet to the **True Point of Beginning** of the Easement herein described;

1. Thence Easterly along a line, North 88 degree 20 minutes 35 seconds East, a distance of 125.00 feet to a point;

2. Thence Southerly along a line, South 01 degrees 39 minutes 25 seconds East, a distance of 20.00 feet to a point;

3. Thence Westerly along a line, South 88 degree 20 minutes 35 seconds West, a distance of 125.00 feet to a point;

4. Thence Northerly along a line, North 01 degrees 39 minutes 25 seconds West, a distance of 20.00 feet to the **True Point of Beginning**, containing in all 0.057 acres of land more or less, subject however to all legal highways and prior easements of record.

Easement E03
0.057 Acres

The Grantor has gained title through Official Record Volume 1333, Page 939 of the Ottawa County records.

The above legal description is based on a land survey performed during August 2020, by DGL Consulting Engineers, LLC and was prepared by Peter J. Segaard, Ohio Professional Surveyor #7883.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

LEGAL DESCRIPTION
For: SAFE HARBOR STORAGE CONDOMINIUM
EASEMENT E04

Easement E04
0.038 Acres

Being a part of Lot 03, Section 04, Danbury Township, Ottawa County, Ohio and being further bounded and described as follows:

Commencing from the intersection of the centerline of State Route 163/State Route 269, a.k.a. East Harbor Road (right of way varies) with the East line of said Lot 03, also being the Northeasterly corner of lands now or formerly owned by Safe Harbor Development LTD through Official Record Volume 1333, Page 939 of the Ottawa County Records;

Thence Southerly along the East line of said Safe Harbor lands, also being the East line of said Lot 03, South 01 degrees 34 minutes 53 seconds East, a distance of 940.69 feet to a point;

Thence Westerly along a line, South 88 degrees 20 minutes 35 seconds West, a distance of 64.91 feet to a point;

Thence Southerly along a line, South 01 degrees 39 minutes 25 seconds East, a distance of 19.88 feet to the **True Point of Beginning** of the Easement herein described;

1. Thence Easterly along a line, North 88 degree 20 minutes 35 seconds East, a distance of 15.00 feet to a point;

2. Thence Southerly along a line, South 01 degrees 39 minutes 25 seconds East, a distance of 110.00 feet to a point;

3. Thence Westerly along a line, South 88 degree 20 minutes 35 seconds West, a distance of 15.00 feet to a point;

4. Thence Northerly along a line, North 01 degrees 39 minutes 25 seconds West, a distance of 110.00 feet to the **True Point of Beginning**, containing in all 0.038 acres of land more or less, subject however to all legal highways and prior easements of record.

Easement E04
0.038 Acres

The Grantor has gained title through Official Record Volume 1333, Page 939 of the Ottawa County records.

The above legal description is based on a land survey performed during August 2020, by DGL Consulting Engineers, LLC and was prepared by Peter J. Segaard, Ohio Professional Surveyor #7883.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

EXHIBIT E

LEGAL DESCRIPTION

FOR EXPANDABLE PROPERTY

LEGAL DESCRIPTION
For: SAFE HARBOR STORAGE CONDOMINIUM
Future Expansion

Future Expansion area
24.912 Acres

A part of Lot 03, Section 04, Danbury Township, Ottawa County, Ohio and being further bounded and described as follows:

Parcel #1
Commencing from the intersection of the Northeast corner of lands now or formerly owned by Safe Harbor Development LTD through Official Record Volume 1333, Page 939 of the Ottawa County Records and by the centerline of State Route 163 and State Route 269, a.k.a. East Harbor Road (right of way varies), also being the intersection of said East Harbor Road and the East line of said Lot 03;

1. Thence Southerly along the East line of said Lot 03, South 01 degrees 34 minutes 53 seconds East, a distance of 1085.40 feet to a point;

2. Thence Westerly along a line, South 88 degrees 43 minutes 46 seconds West, a distance of 494.67 feet to a point;

3. Thence Northerly along a line, North 01 degrees 34 minutes 53 seconds West, a distance of 813.90 feet to a point;

4. Thence Easterly along a line, North 88 degrees 21 minutes 05 seconds East, a distance of 259.64 feet to a found 1/2 inch iron pin;

5. Thence Northerly along a line, North 01 degrees 34 minutes 53 seconds West, a distance of 99.60 feet to a point referenced by a found 1/2 inch iron pin 0.17 feet North, 0.11 feet West;

6. Thence Easterly along a line, North 88 degrees 21 minutes 05 seconds East, a distance of 100.04 feet to a point referenced by a found 1/2 inch iron pin 0.13 feet North, 0.10 feet East;

7. Thence Northerly along a line, North 01 degrees 34 minutes 53 seconds West, a distance 178.51 feet to a point on the centerline of said East Harbor Road, passing a found railroad spike at a distance of 142.33 feet;

Future Expansion area
24.912 Acres

8. Thence Easterly along the centerline of said East Harbor Road, South 87 degrees 27 minutes 59 seconds East, a distance of 135.33 feet to the **True Point of Beginning**, containing in all 10.336 acres of land more or less, of which 0.157 acres are within the right of way of said East Harbor Road, subject however to all legal highways and prior easements of record.

Parcel #2

A part of Lot 03, Section 04, Danbury Township, Ottawa County, Ohio and being further bounded and described as follows:

Commencing from the intersection of the Northeast corner of lands now or formerly owned by Safe Harbor Development LTD through Official Record Volume 1333, Page 939 of the Ottawa County Records and by the centerline of State Route 163 and State Route 269, a.k.a. East Harbor Road (right of way varies), also being the intersection of said East Harbor Road and the East line of said Lot 03;

Thence Southerly along the East line of said Lot 03, also being the Easterly line of said Safe Harbor Development LTD lands, South 01 degrees 34 minutes 53 seconds East, a distance of 1085.91 feet to the Northeasterly corner of lands now or formerly owned by Safe Harbor Development II LTD through Official Record Book 1728, Page 976 of the Ottawa County Records and the **True Point of Beginning;**

1. Thence continuing Southerly along the Easterly line of said Lot 03, also being the Easterly line of said Safe Harbor Development II LTD lands, South 01 degrees 35 minutes 21 seconds East, a distance of 756.87 feet to the Northeasterly corner of lands now or formerly owned by Paul R. Gerrard through Deed Book 402, Page 163 of the Ottawa county Records;

2. Thence proceeding Westerly along the Northerly line of said Gerard lands, South 88 degrees 45 minutes 16 seconds West, a distance of 1108.97 feet to the Southeasterly corner of lands now or formerly owned by The Marblehead Bank through Deed Book 417, Page 371 of the Ottawa County Records;
3. Thence Northerly along the Easterly line of said The Bank of Marblehead Lands, North 01 degrees 25 minutes 33 seconds West, a distance of 270.60 feet to a point;

4. Thence Westerly along the Northerly line of said The Bank of Marblehead Lands, South 88 degrees 44 minutes 27 seconds West, a distance of 399.62 feet to a point on the Westerly line of said Lot 03, Section 04, Danbury Township, also being the centerline of State Route 269 (varying right of way);

5. Thence Northerly along the Westerly line of said Lot 03, North 01 degrees 25 minutes 33 seconds West, a distance of 70.00 feet to the Southwesterly corner of lands now or formerly owned by

Optimus Development LLC through Official Record Book 1511, Page 980 of the Ottawa County Records;

6. Thence Easterly along the Southerly line of said Optimus development LLC lands, North 88 degrees 44 minutes 27 seconds East, a distance of 399.62 feet to the Southeasterly corner of said Optimus Development LLC lands;

7. Thence Northerly along the Easterly line of said Optimus Development LLC lands, North 01 degrees 25 minutesw 33 seconds West, a distance of 416.00 feet to a point on the Southerly line of lands now or formerly owned by Chapel On The Lake, INC through Official Record Book 1668, Page 687 of the Ottawa County Records;

8. Thence Easterly along the Southerly line of said Chapel On The Lake INC lands, and the Lands of said Safe Harbor Development LTD lands, North 88 degrees 44 minutes 27 seconds East, a distance of 1106.81 feet to the **True Point of Beginning**, containing in all 19.889 acres of land more or less, of which 0.064 acres are within the right of way of said State Route 269, subject however to all legal highways and prior easements of record

Excepting therefrom:

Safe Harbor Storage Condominium, Plat Volume 60, Page 17 (0.561 Acres) O.R.V. 1389, Page 326

Safe Harbor Storage Condominium First Amendment, Plat Volume 62, Page 24 (0.436 Acres) O.R.V. 1482, Page 242

Safe Harbor Storage Condominium Third Amendment, Plat Volume 63, Page 48 (0.430 Acres) O.R.V. 1525, Page 449

Safe Harbor Storage Condominium Fourth Amendment, Plat Volume 64, Page 29 (0.531 acres) O.R.V. 1570, Page 401

Safe Harbor Storage Condominium Fifth Amendment (Plat Volume 65, Page 2) (0.396 Acres)

Safe Harbor Storage Condominium Sixth Amendment (Plat Volume 66, Page 17) (0.620 Acres)

Safe Harbor Storage Condominium Seventh Amendment (Plat Volume 67, Page 36) (0.618 acres)

Safe Harbor Storage Condominium Eighth Amendment (Plat Volume 67, Page 50) (0.430 acres)

Safe Harbor Storage Condominium Eleventh Amendment (Plat Volume 69, Page 13) (0.362 acres)

Safe Harbor Storage Condominium Twelfth Amendment (Plat Volume69, Page 55) (0.499 acres)

Future Expansion area
24.912 Acres

Safe Harbor Storage Condominium Thirteenth Amendment (Unrecorded)(0.430 acres)(0.413 acres within PPN 0141159215521004 and 0.017 acres within PPN 0140467606665000)

After exceptions (Future Expansion): 24.912 Acres (5.040 acres within PPN 0141159215521004) (19.872 acres within PPN 0140467606665000)

The Grantor has gained title through Official Record Volume 1333, Page 939 and Official Record Volume 1728, Page 976 of the Ottawa County records.

The above legal description is based on a land survey performed during October, 2018, by DGL Consulting Engineers, LLC and was prepared by Peter J. Segaard, Ohio Professional Surveyor #7883.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

All references to "an iron pin set" are 5/8" diameter x 30" long iron pins with cap "DGL – PJS 7883"

P.S.

Date: 8-28-2020

Peter J. Segaard, P.S.
Ohio Professional Surveyor #7883
DGL Consulting Engineers, LLC
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Maumee, Ohio 43537
Phone: (419)535-1015, Ext 221

STATE OF OHIO
PETER
J.
SEGAARD
S-7883
REGISTERED
PROFESSIONAL SURVEYOR