201800277544
Filed for Record in
OTTAWA COUNTY, OHIO
VIRGINIA M PARK, RECORDER
07-05-2018 At 10:55 am.
AMND DECLAR 216.00
OR Book 1683 Page 669 - 693

COPY

HARTUNG TITLE ORDER # 53969

SEVENTH 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 Seventh Amendment to Declaration, with Drawings attached, was filed with this office on July 5, 2018.

Jo Ellen Regal
County Auditor D Ball, dep

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

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

THIS AMENDMENT TO DECLARATION is made and entered into this 25th day of June, 2018, 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.

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. C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25 and C-26, 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 and Seventh Amendment; and

(b) to "Declaration" - shall mean and include as a part thereof the First, Second, Third, Fourth, Fifth, Sixth and Seventh 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; 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 ten (10) 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 sixty-one (61) 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 61 Units (10 Units being declared herein) for its proper identification are attached as Exhibit B.

ARTICLE VI

COMMON AND LIMITED COMMON AREAS

Section 2. Limited Common Elements - Description. Those portions of the Common Elements that are labeled or designated "LCE" or "Limited Common Elements" on the Drawings, are Limited Common Elements. Exterior lights connected to a unit's electrical circuit and external components of the air conditioning system servicing a unit are Limited Common Elements. Each Unit will also have as Limited Common Elements, at least one area to be used as a parking space, which shall be located in front of the Unit's overhead door. All such Limited Common Elements are reserved for the exclusive use of the owners and occupants of the Unit(s) designated to be served by the same.

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 and C-26 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 and C-26 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 and C-26-1, which is appurtenant to the respective Unit.

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 and C-26 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 25th day of June, 2018.

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 25th day of June, 2018.

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

06.19.18

EXHIBIT A

LEGAL DESCRIPTION
OF DECLARED PARCEL

LEGAL DESCRIPTION
For: SAFE HARBOR STORAGE CONDOMINIUM
SEVENTH AMENDMENT

Seventh Amendment
0.618 Acres

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 Safe Harbor lands and the East line of said Lot 03, South 01 degrees 34 minutes 53 seconds East, a distance of 587.70 feet to a point;

Thence Westerly along a line, South 88 degrees 20 minutes 35 seconds West, a distance of 315.17 feet to the Northwest corner of the condominium property of Safe Harbor Storage Condominium Sixth Amendment as recorded in Plat Volume 66, Page 17 of the Ottawa County Records and 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 150.00 feet to a point;

2. Thence Westerly along a line, South 88 degrees 20 minutes 35 seconds West, a distance of 179.69 feet to a point on the Easterly line of lands now or formerly owned by Chapel On The Lake, Inc. through Official Record Volume 780, Page 528 of the Ottawa County Records;

3. Thence Northerly along the Easterly line of said Chapel On The Lake, Inc. lands and also the Easterly line of lands now or formerly owned by Safe Harbor Development LTD through Official Record Volume 1368, Page 961 of the Ottawa County Records, and also the Easterly line of lands now or formerly owned by Sharon A. Leis-Scagnetti through Official Record Volume 713, Page 4 of the Ottawa County Records, North 01 degrees 34 minutes 53 seconds West, a distance of 150.00 feet to a point;

4. Thence Easterly along a line, North 88 degrees 20 minutes 35 seconds East, a distance of 179.49 feet to the **True Point of Beginning**, containing in all 0.618 acres of land more or less, subject however to all legal highways and prior easements of record.

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 November 2015, 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: 6 · 7 · 2018

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. Osborn, PE, PS.
DESCRIPTION APPROVED 6-8-2018
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
A-9	1	1.471	B-24	1	1.471
A-10	1	1.471	B-25	1.5	2.206
A-11	1	1.471	B-26	1.5	2.206
A-12	1	1.471	C-1	1	1.471
A-13	1	1.471	C-2	1	1.471
A-14	1	1.471	C-3	1	1.471
A-15	1	1.471	C-4	1	1.471
A-16	1	1.471	C-5	1	1.471
A-17	1	1.471	C-6	1	1.471
A-18	1	1.471	C-7	1.5	2.206
B-2	1	1.471	C-8	1	1.471
B-3	1	1.471	C-9	1	1.471
B-4	1	1.471	C-10	1.5	2.206
B-5	1	1.471	C-11	1	1.471
B-6	1	1.471	C-12	1	1.471
B-7	1	1.471	C-13	1	1.471
B-8	1	1.471	C-14	1	1.471
B-9	1.5	2.206	C-15	1.5	2.206
B-10	1.5	2.206	C-16	1.5	2.206
B-11	1	1.471	C-17	1	1.471
B-12	1	1.471	C-18	1	1.471
B-13	1	1.471	C-19	1	1.471
B-14	1	1.471	C-20	1	1.471
B-15	1	1.471	C-21	1	1.471
B-16	1	1.471	C-22	1	1.471
B-17	1.5	2.206	C-23	1	1.471
B-18	1.5	2.206	C-24	1	1.471
B-19	1	1.471	C-25	1.5	2.206
B-20	1	1.471	C-26	1.5	2.206
B-21	1	1.471			
B-22	1	1.471			
B-23	2	2.942			

EXHIBIT C

SEVENTH 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 Seventh 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 67, Pages 36 through 41.

EXHIBIT D

NON-EXCLUSIVE EASEMENTS

LEGAL DESCRIPTION
For: SAFE HARBOR STORAGE CONDOMINIUM
EASEMENT C8

Easement C8
0.013 Acres

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 the centerline of said East Harbor Road and the East line of said Lot 03;

Thence Southerly along the East line of said Safe Harbor lands and the East line of said Lot 03, South 01 degrees 34 minutes 53 seconds East, a distance of 587.70 feet to a point;

Thence Westerly along a line, South 88 degrees 20 minutes 35 seconds West, a distance of 315.17 feet to the **True Point of Beginning** of the easement herein described;

1. Thence Westerly along a line, South 88 degrees 20 minutes 35 seconds West, a distance of 179.49 feet to a point;

2. Thence Northerly along a line, North 01 degree 34 minutes 53 seconds West, a distance of 3.21 feet to a point;

3. Thence Easterly along a line, North 88 degrees 21 minutes 05 seconds East, a distance of 179.49 feet to a point;

4. Thence Southerly along a line, South 01 degrees 39 minutes 25 seconds East, a distance of 3.18 feet to the **True Point of Beginning**, containing in all 0.013 acres of land more or less, subject however to all legal highways and prior easements of record.

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

Easement C8
0.013 Acres

The above legal description is based on a land survey performed during May, 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.

LEGAL DESCRIPTION
For: SAFE HARBOR STORAGE CONDOMINIUM
EASEMENT C9

Easement C9
0.078 Acres

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 the centerline of said East Harbor Road and the East line of said Lot 03;

Thence Southerly along the East line of said Safe Harbor lands and the East line of said Lot 03, South 01 degrees 34 minutes 53 seconds East, a distance of 587.70 feet to a point;

Thence Westerly along a line, South 88 degrees 20 minutes 35 seconds West, a distance of 315.17 feet to a point;

Thence Southerly along a line, South 01 degree 39 minutes 25 seconds East, a distance of 63.00 feet to the **True Point of Beginning** of the easement herein described;

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

2. Thence Westerly along a line, South 88 degrees 20 minutes 35 seconds West, a distance of 169.50 feet to a point;

3. Thence Northerly along a line, North 01 degree 39 minutes 25 seconds West, a distance of 20.00 feet to a point;

4. Thence Easterly along a line, North 88 degrees 20 minutes 35 seconds East, a distance of 169.50 feet to the **True Point of Beginning**, containing in all 0.078 acres of land more or less, subject however to all legal highways and prior easements of record.

Easement C9
0.078 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 May, 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.

LEGAL DESCRIPTION
For: SAFE HARBOR STORAGE CONDOMINIUM
EASEMENT C10

Easement C10
0.102 Acres

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 the centerline of said East Harbor Road and the East line of said Lot 03;

Thence Southerly along the East line of said Safe Harbor lands and the East line of said Lot 03, South 01 degrees 34 minutes 53 seconds East, a distance of 587.70 feet to a point;

Thence Westerly along a line, South 88 degrees 20 minutes 35 seconds West, a distance of 315.17 feet to a point;

Thence Southerly along a line, South 01 degree 39 minutes 25 seconds East, a distance of 150.00 feet to the **True Point of Beginning** of the easement herein described;

1. Thence Southerly along a line, South 01 degrees 39 minutes 25 seconds East, a distance of 24.81 feet to a point;

2. Thence Westerly along a line, South 88 degrees 25 minutes 07 seconds West, a distance of 179.66 feet to a point;

3. Thence Northerly along a line, North 01 degree 34 minutes 53 seconds West, a distance of 24.57 feet to a point;

4. Thence Easterly along a line, North 88 degrees 20 minutes 35 seconds East, a distance of 179.69 feet to the **True Point of Beginning**, containing in all 0.102 acres of land more or less, subject however to all legal highways and prior easements of record.

Easement C10
0.102 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 May, 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.

EXHIBIT E

LEGAL DESCRIPTION

FOR EXPANDABLE PROPERTY

LEGAL DESCRIPTION
For: SAFE HARBOR STORAGE CONDOMINIUM
Future Expansion

Future Expansion area
6.744 Acres

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

Beginning 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
6.744 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.

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 (unrecorded) (0.618 acres)

After exceptions (Future Expansion): 6.744 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, 2016, by DGL Consulting Engineers, LLC and was prepared by Peter J. Segaard, Ohio Professional Surveyor #7883.

<u>NOTE:</u> 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"

Future Expansion area
6.744 Acres

P.S.

Date: 6.22.2018

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