201400245075
Filed for Record in
OTTAWA COUNTY, OHIO
VIRGINIA M PARK, RECORDER
11-10-2014 At 04:18 pm.
AMND DECLAR 224.00
OR Book 1525 Page 449 - 474

HARTUNG TITLE ORDER # 49735

THIRD 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 Third Amendment to Declaration, with Drawings attached, was filed with this office on Nov. 10, 2014.

County Auditor

L. Mulligan

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

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

THIS AMENDMENT TO DECLARATION is made and entered into this 10th day of November, 2014, 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); 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 929 through 963 of the Ottawa County Records and the Drawings in Book 63 of Plat Records, Pages 32 through —.

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. B-9, B-10, B-11, B-12, B-13, B-14, B-15 and B-16, 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 and Third Amendment; and

(b) to "Declaration" - shall mean and include as a part thereof the First, Second and Third 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 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, 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 twenty-five (25) 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 8 Units being declared herein for its proper identification are attached as Exhibit C.

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 in the Common Areas is based upon a par value of one, except B-9 and B-10 which have a par value of one and one-half (1.5), 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 B-9 and B-10. Notwithstanding any other provision in this Declaration, Units B-9 and B-10 have additional Limited Common Elements described on the Drawings as B-9-I and B-10-I, which are appurtenant to the respective Units.

The Unit Owners of B-9 and B-10 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 fence shall be in line with the front of the building and the rear fence shall be on line at the rear of the Units between LCE B-9 and B-10

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 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 10 day of November, 2014.

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 10th day of November, 2014.

NOTARY PUBLIC

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

NOTARIAL SEAL
STATE OF OHIO

CHARLA S. AMATO
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
June 08, 2018
Recorded in
Ottawa County

10.29.14

Exhibit A

KUSMER & ASSOCIATES, INC. Architects Engineers Surveyors

LEGAL DESCRIPTION FOR 0.4298 ACRE PARCEL
FOR SAFE HARBOR STORAGE CONDOMINIUM THIRD AMENDMENT
FOR UNITS B-9 - B-16
PARCEL B SIX (B6)

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 one hundred sixty-nine and sixty-five hundredths (169.65) feet along the north line of Safe Harbor Storage Condominium First Amendment (Plat Vol. 62, Pg. 24), Units B-3, B-5 and B-7 to the POINT OF BEGINNING;

4.) thence S 01° 51' 23" E one hundred forty-nine and fifty hundredths (149.50) feet along the west line of Safe Harbor Storage Condominium First Amendment (Plat Vol. 62, Pg. 24), Units B-7 and B-8 to a point;

5.) thence S 88° 08' 37" W one hundred twenty-five and twenty-three hundredths (125.23) feet to a point;

6.) thence N 01° 51' 23" W one hundred forty-nine and fifty-two hundredths (149.52) feet to a point;

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kusmer.associates@sbcglobal.net www.kusmerassociates.com

7.) thence N 88° 09′ 07″ E one hundred twenty-five and twenty-three hundredths (125.23) feet to the POINT OF BEGINNING.

Containing in all 0.4298 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 October, 2014.

November 4, 2014
Job No. 14154-S
WRK/blk

W Robert Kusmer
November 4, 2014

STATE OF OHIO
W. ROBERT KUSMER
6754
REGISTERED

Ottawa County Engineer

File: 14154a.leg

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	3.85
A-10	1	3.85
A-11	1	3.85
A-12	1	3.85
A-13	1	3.85
A-14	1	3.85
A-15	1	3.85
A-16	1	3.85
A-17	1	3.85
A-18	1	3.85
B-2	1	3.85
B-3	1	3.85
B-4	1	3.85
B-5	1	3.85
B-6	1	3.85
B-7	1	3.85
B-8	1	3.85
B-9	1.5	5.78
B-10	1.5	5.78
B-11	1	3.85
B-12	1	3.85
B-13	1	3.85
B-14	1	3.85
B-15	1	3.85
B-16	1	3.85

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 63, Pages 48 through 50.

Exhibit D

KUSMER & ASSOCIATES, INC. Architects Engineers Surveyors

LEGAL DESCRIPTION FOR 0.4298 ACRE PARCEL
FOR SAFE HARBOR STORAGE CONDOMINIUM THIRD AMENDMENT
FOR UNITS B-9 - B-16
PARCEL B SIX (B6)

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 one hundred sixty-nine and sixty-five hundredths (169.65) feet along the north line of Safe Harbor Storage Condominium First Amendment (Plat Vol. 62, Pg. 24), Units B-3, B-5 and B-7 to the POINT OF BEGINNING;

4.) thence S 01° 51' 23" E one hundred forty-nine and fifty hundredths (149.50) feet along the west line of Safe Harbor Storage Condominium First Amendment (Plat Vol. 62, Pg. 24), Units B-7 and B-8 to a point;

5.) thence S 88° 08' 37" W one hundred twenty-five and twenty-three hundredths (125.23) feet to a point;

6.) thence N 01° 51' 23" W one hundred forty-nine and fifty-two hundredths (149.52) feet to a point;

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7.) thence N 88° 09′ 07″ E one hundred twenty-five and twenty-three hundredths (125.23) feet to the POINT OF BEGINNING.

Containing in all 0.4298 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 October, 2014.

November 4, 2014
Job No. 14154-S
WRK/blk

W Robert Kusmer
November 4, 2014

W. ROBERT KUSMER 6754 REGISTERED SURVEYOR

File: 14154a.leg

KUSMER & ASSOCIATES, INC. Architects Engineers Surveyors

LEGAL DESCRIPTION FOR 0.0431 ACRE PARCEL
FOR SAFE HARBOR STORAGE CONDOMINIUM THIRD AMENDMENT
PARCEL B SEVEN (B7)
FOR A UTILITY EASEMENT

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 one hundred sixty-nine and sixty-five hundredths (169.65) feet to a point;

4.) thence S 01° 51' 23" E seventy-four and seventeen hundredths (74.17) feet to the POINT OF BEGINNNG;

5.) thence S 01° 51' 23" E fifteen (15.00) feet to a point;

6.) thence S 88° 08' 37" W one hundred twenty-five and twenty-three hundredths (125.23) feet to a point;

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

8.) thence N 88° 08' 37" E one hundred twenty-five and twenty-three hundredths (125.23) feet to the POINT OF BEGINNING.

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Containing in all 0.0431 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 October, 2014.

October 29, 2014
Job No. 14154-S
WRK/blk

W Robert Kusmer
October 29, 2014

W. ROBERT KUSMER 6754

File: 14154c.leg

KUSMER & ASSOCIATES, INC. Architects Engineers Surveyors

LEGAL DESCRIPTION FOR 0.0719 ACRE PARCEL
FOR SAFE HARBOR STORAGE CONDOMINIUM THIRD AMENDMENT
PARCEL B EIGHT (B8)
FOR AN INGRESS/EGRESS AND
UTILITY EASEMENT

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 one hundred sixty-nine and sixty-five hundredths (169.65) feet to a point;

4.) thence S 01° 51' 23" E one hundred forty-nine and fifty hundredths (149.50) feet to the POINT OF BEGINNNG;

5.) thence S 01° 51' 23" E twenty-five (25.00) feet to a point;

6.) thence S 88° 08' 37" W one hundred twenty-five and twenty-three hundredths (125.23) feet to a point;

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

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8.) thence N 88° 08′ 37″ E one hundred twenty-five and twenty-three hundredths (125.23) feet to the POINT OF BEGINNING.

Containing in all 0.0719 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 October, 2014.

October 29, 2014
Job No. 14154-S
WRK/blk

W Robert Kusmer
October 29, 2014

W. ROBERT KUSMER 6754

File: 14154d.leg

KUSMER & ASSOCIATES, INC. Architects Engineers Surveyors

LEGAL DESCRIPTION FOR 0.1100 ACRE PARCEL
FOR SAFE HARBOR STORAGE CONDOMINIUM THIRD AMENDMENT
PARCEL B NINE (B9)
UTILITY EASEMENT

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 a point;

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 thirty-two and twenty-five hundredths (32.25) feet to the POINT OF BEGINNING;

6.) thence S 01° 51' 23" E fifteen (15.00) feet to a point;

7.) thence S 88° 08' 37" W two hundred forty-seven and forty hundredths (247.40) feet to a point;

8.) thence N 01° 51' 23" W one hundred twenty-three and two hundredths (123.02) feet to a point;

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9.) thence N 88° 08′ 37″ E ten (10.00) feet to a point;

10.) thence S 01° 51′ 23″ E one hundred eight and two hundredths (108.02) feet to a point;

11.) thence N 88° 08′ 37″ E two hundred thirty-seven and forty hundredths (237.40) feet to the POINT OF BEGINNING.

Containing in all 0.1100 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 October, 2014.

November 5, 2014
Job No. 14154-S
WRK/blk

W Robert Kusmer
November 5, 2014

W. ROBERT KUSMER 6754

File: 14154e.leg

KUSMER & ASSOCIATES, INC.
Architects Engineers Surveyors

LEGAL DESCRIPTION FOR 0.0769 ACRE PARCEL
FOR SAFE HARBOR STORAGE CONDOMINIUM THIRD AMENDMENT
PARCEL B TEN (B10)
UTILITY EASEMENT

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 fifty-one and thirteen hundredths (51.13) feet along the south right-of-ways of State Route 269/163 (E. Harbor Road)(R/W Varies) to a point;

3.) thence S 01° 46' 51" E two hundred thirty-two and seven hundredths (232.07) feet to a point;

4.) thence S 88° 13' 09" W fourteen (14.00) feet to the POINT OF BEGINNING;

5.) thence S 01° 46' 51" E five and forty-nine hundredths (5.49) feet to a point;

6.) thence S 88° 09' 07" W two hundred and forty-one hundredths (200.41) feet to a point;

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7.) thence S 01° 51′ 23″ E thirty-one and fifty-one hundredths (31.51) feet along the east line of Safe Harbor Storage Condominiums First Amendment (Plat Vol. 62, Pg. 24) to a point;

8.) thence S 88° 09′ 07″ W sixty-four and eighty-one hundredths (64.81) feet to a point;

9.) thence N 55° 30′ 30″ E seventy-six and ninety-six hundredths (76.96) feet to a point;

10.) thence N 88° 09′ 07″ E two hundred and forty-three hundredths (200.43) feet to a point;

11.) thence S 01° 46′ 51″ E four and fifty-one hundredths (4.51) feet to the POINT OF BEGINNING.

Containing in all 0.0769 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 October, 2014.

November 5, 2014
Job No. 14154-S
WRK/blk

STATE OF OHIO
W. ROBERT KUSMER
6754
REGISTERED SURVEYOR

W Robert Kusmer
November 5, 2014

File: 14154f.leg

Exhibit E

KUSMER & ASSOCIATES, INC. Architects Engineers Surveyors

LEGAL DESCRIPTION FOR 8.9089 ACRE PARCEL
FOR SAFE HARBOR STORAGE CONDOMINIUM THIRD 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 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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kusmer.associates@sbcglobal.net www.kusmerassociates.com

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) and Safe Harbor Storage Condominium First Amendment (Plat Vol. 62, Pg. 24), Units A-10 and A-9 to a point;

6.) thence N 01° 51' 23" W one hundred twenty-nine (129.00) feet along the east line of Safe Harbor Storage Condominium First Amendment (Plat Vol. 62, Pg. 24), Unit A-9to a point;

7.) thence N 88° 09' 07" E 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 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-2 - B-8 in Safe Harbor Storage Condominium First Amendment (Plat Vol. 62, Pg. 24) and Units B-9 - B-16 in the proposed Safe Harbor Storage Condominium Third Amendment 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 two hundred thirty and twenty-three hundredths (230.23) feet to a point;

10.) thence N 01° 51' 23" W one hundred forty-nine and fifty-two hundredths (149.52) feet to a point;

11.) thence N 88° 09' 07" E two hundred five and twenty-three hundredths (205.23) feet to the POINT OF BEGINNING.

Containing in all 0.7482 acres, more or less, subject to all legal highways and easements.

Containing in total 8.9089 (9.6571 acres - 0.7482 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 October, 2014.

November 4, 2014
Job No. 14154-S
WRK/balk

W Robert Kusmer
November 4, 2014

Description Approved 11-7-14
Ottawa County Engineer

STATE OF OHIO
W. ROBERT KUSMER
6754

File: 14154b.leg