

LMS SURVEYING LTD
Professional Commercial & Residential Land Surveys
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ALTA/NSPS Land Title Survey

Shoppes on South Main

Surveyor Certification

1111-1121 South Main Street
Bowling Green, OH 48402
County of Wood

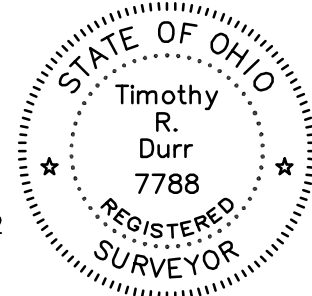
To: Bowling Green Equities LLC; Commercial Bank its successors and or assigns; Fidelity National Title Insurance Company; Island Abstract Inc. and Title # 2253610230.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 13, 14, 16 and 17 of Table A thereof. The field work was completed on August 14, 2022.

Timothy R. Durr
PLS #7788
in the State of Ohio

Date of Preliminary Plat: September 8, 2022
Date of Last Revision: October 14, 2022
Date of Final Plat: October 14, 2022

Surveyor:
LMS Surveying, LTD.
Job No. B-220860



Title Legal Description

FEE PARCEL:

Parcel 1A:

Situated in part of the northwest quarter of Section 31, TSN R11E, First Principal Meridian, City of Bowling Green, Center Township, Wood County, Ohio and being more particularly described as follows:

Commencing at a P.K. nail found at the northwest corner of said section 31, being the intersection of the centerlines of U.S. Route 25 and Gypsy Lane Road;

Thence South 88 deg 46 min 42 sec East, along the north line of said Section 31 and the centerline of Gypsy Lane Road, a distance of 85.02 feet to a point at its intersection with the east right of way line of U.S. Route 25;

Thence South 00 deg 00 min 03 sec West, along said east line, a distance of 177.00 feet an iron pin found at the northwest corner of a 13.47 acre tract conveyed to BG Main Street, LLC in Official Records Volume 2539, page 485, being also the southwest corner of lands conveyed to Five Way Developers, LLP in Deed Volume 775, Page 354 and the point of beginning of the parcel herein described;

Thence South 88 deg 46 min 42 sec East, along the south line of said Five Way Lands, a distance of 200.00 feet to an iron pin found at the southeast corner thereof;

Thence North 00 deg 00 min 03 sec East, along the east line of said Five Way Lands, a distance of 177.00 feet to a point at the northeast corner thereof in the north line of said Section 31 and the centerline of Gypsy Lane Road (passing through an iron pin found at 30.00 feet therefrom);

Thence South 88 deg 46 min 42 sec East, along the north line of said Section 31 and the centerline of Gypsy Lane Road, a distance of 550.000 feet to a point at the northwest corner of lands conveyed to Alan L. Kramer, Trustee in Deed Volume 775, Page 354;

Thence South 00 deg 00 min 03 sec West, along the west line of said Kramer lands (passing through an iron pin found at 30.00 feet), a distance of 830.00 feet to an iron pin set at the northeast corner of Inlot 6972 of Bowling Green Commons, Plat 1 recorded in Plat Cabinet 22, page 590-591;

Thence North 88 deg 46 min 42 sec West, along the north line of said inlot 6972, a distance of 584.00 feet to an iron pin set;

Thence North 00 deg 01 min 38 sec West, through said 13.47 acre tract, a distance of 171.10 feet to an iron pin set at a point of curvature;

Thence continuing through said 13.74 acre tract with the arc of a curve to the left, having a radius of 10.00 feet, a delta angle of 90 deg 00 min 00 sec, a chord distance of 14.14 feet which bears north 45 deg 01 min 38 sec west, an arc distance of 15.71 feet to an iron pin set at a point of tangency;

Thence South 89 deg 58 min 22 sec West, continuing through said 13.47 acre tract, a distance of 155.07 feet to an iron pin set in the east right of way line of U.S. Route 25;

Thence North 00 deg 00 min 03 sec East, along said east right of way line, a distance of 51.50 feet to an iron pin set;

Thence North 89 deg 58 min 22 sec East, continuing through said 13.47 acre tract, a distance of 165.05 feet to an iron pin set;

Thence North 00 deg 01 min 38 sec West, continuing through said 13.47 acre tract, a distance of 239.11 feet to an iron pin set at a point of curvature;

Thence continuing through said 13.74 acre tract with the arc of a curve to the left, having a radius of 10.00 feet, a delta angle of 90 deg 00 min 00 sec, a chord distance of 14.14 feet which bears north 45 deg 01 min 38 sec west, an arc distance of 15.71 feet to an iron pin set at a point of tangency.

Title Legal Description Cont.

Thence South 89 deg 58 min 22 sec West, continuing through said 13.47 acre tract, a distance of 154.93 feet to an iron pin set in the east right of way line of U.S. Route 25;

Thence North 00 deg 00 min 03 sec East, along said east right of way line, a distance of 174.89 feet to the point of beginning, containing 11.8526 acres of land, more or less, of which 0.3788 acres lies with the current road right of way.

Subject to all legal highways, easement and restrictions of record.
The bearings referred to herein are based upon an assumed meridian and are used only for the purposes of describing horizontal angular measurement. Iron pins set are 5/8 inch diameter steel rebars with plastic caps bearing company name.

This legal description is based upon a land survey performed during November, 2001 by Poggeneyer Design Group, Inc. and was prepared by Guy W. Grisdale, Ohio Professional Surveyor No. 7579.

EASEMENT PARCELS:

Parcel 2:
Non-exclusive easement for the benefit of Parcels 1 and 2 as created by Agreement recorded in Wood County Record of Deeds Volume 561, page 682 of the Wood County, Ohio Records.

Parcel 3:
Non-exclusive easement for the benefit of Parcels 1 and 2 as created by Second Easement Agreement recorded in Wood County Official Records Volume 3170, page 472, of the Wood County, Ohio Records.

Parcel 4:
Non-exclusive easement for the benefit of Parcels 1 and 2 as created by Reciprocal Easement Agreement recorded in Wood County Official Records Volume 2614, page 270, of the Wood County, Ohio Records.

The above described parcel is the same parcel as described in Fidelity National Title Insurance Company, Commitment No. 2253610230, bearing an effective date of August 5, 2022.

Zoning Notes

Zoning Jurisdiction: City of Bowling Green, Ohio
Zoning Classification: B-2 (General Commercial District)

Building Setback Requirements:
Front-25'
Side-None
Rear-20'

Site Restrictions: Maximum Height-60'

Parking Requirements: Retail Sales or Services: 1 Space per 200 Square Feet of Floor Area: 104,107 Square Feet (Per Rent Roll) 104,107 / 200 = 520.53
*Please Note per email Dated August 03, 2022 from Jamie Kominek, Administrative Assistant, "We required parking using 'retails sales or service establishments.'"

Zoning information has been provided by a Zoning Report by THE PLANNING & ZONING RESOURCE COMPANY, dated August 8, 2022, Report No. 161199-1.

Surveyor's Note: Setback lines shown herein are based solely upon the information provided above, are to be used for reference purposes only and are subject to interpretation by the local zoning authority.

Flood Zone

By scaled map location and graphic plotting only, the subject property does not lie within a Special Flood Hazard Area according to the Flood Insurance Rate Map for the County of Wood, Community Panel No. 39173C02600 (Panel not printed).

Parking	Land Area
642 Regular Spaces 11 Handicapped Spaces 653 Total Spaces	516,249 Sq. Feet 11.8515 Acres

Notes Corresponding to Schedule B

Numbers correspond with Schedule B exception items contained in Fidelity National Title Insurance Company, Commitment No. 2253610230, bearing an effective date of August 5, 2022.

15. Easement to Northern Ohio Telephone Company, filed for record April 24, 1951, in Deed Volume 315, page 166, of the Wood County, Ohio Records.
AFFECTS THE SUBJECT PROPERTY - EASEMENT LOCATION CANNOT BE PLOTTED FROM THE INFORMATION PROVIDED IN THE DOCUMENT

16. Right-of-Way for Pipeline to the Board of County Commissioners of Wood County, Ohio, filed for record May 21, 1953, in Volume 331, Page 633 of the Wood County Records.
DOCUMENT REQUESTED

Assignment of Pipe Line Right-of-Way from the Board of County Commissioners of Wood County, Ohio to the City of Bowling Green, Ohio, filed for record March 26, 1976 in Volume 523, Page 270, of the Wood County Records.
DOCUMENT REQUESTED

17. Easement to Northern Ohio Telephone Company, filed for record November 13, 1967, in Deed Volume 454, page 647, of the Wood County, Ohio Records.
AFFECTS THE SUBJECT PROPERTY - EASEMENT LOCATION CANNOT BE PLOTTED FROM THE INFORMATION PROVIDED IN THE DOCUMENT

18. Agreement by and between the City of Bowling Green, Ohio and KM Bowling Green Development Company, filed for record July 13, 1978 in Volume 546, Page 816, of the Wood County Records.
AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

19. Terms and Conditions of the Easement Agreement recorded January 10, 1980 in Deed Volume 561, page 682, of the Wood County Records.
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

20. Right of Way to Columbia Gas of Ohio, Inc., filed for record April 23, 1987 and recorded in Volume 619, page 547, of the Wood County Records.
AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

21. Terms and Conditions of Reciprocal Easement Agreement recorded December 20, 2005 in Official Record Volume 2614, Page 270, of the Wood County Records.
AFFECTS AND BENEFITS THE SUBJECT PROPERTY AND ADDITIONAL LAND - BLANKET IN NATURE - ACCESS POINTS PLOTTED AND SHOWN HEREON

22. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record November 21, 2005, in Official Record Volume 2605, Page 524, of the Wood County, Ohio Records.
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

23. Easement and Right of Way to The City of Bowling Green, filed for record December 22, 2005, in Official Record Volume 2614, Page 1059, of the Wood County Records.
AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

24. Terms and Conditions of Reciprocal Easement Agreement recorded February 23, 2006 in Official Record Volume 2630, Page 241, of the Wood County Records.
AFFECTS AND BENEFITS THE SUBJECT PROPERTY AND ADDITIONAL LAND - BLANKET IN NATURE - ACCESS POINTS PLOTTED AND SHOWN HEREON

Consent to REA recorded February 23, 2006 in Official Record Volume 2630, Page 258, of the Wood County Records.
AFFECTS AND BENEFITS THE SUBJECT PROPERTY AND ADDITIONAL LAND - CONTAINS NO PLOTTABLE SURVEY ITEMS

27. Terms and Conditions of Second Easement Agreement recorded November 1, 2012 in Official Record Volume 3170, Page 472, of the Wood County Records.
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

28. Agreement by and between BG Main Street LLC, an Ohio limited liability company (landlord), Hbbett Sporting Goods, Inc. (tenant) and KHC New Markets Fund 9 COE, LLC, a Delaware limited liability company (lender), filed for record March 7, 2013 in Volume 3201, Page 133, of the Wood County Records. (as to Parcel 1 and 2)
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

29. Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on plat filed for record March 18, 2002, in Plat Volume 22, page 590, of the Wood County, Ohio Records.
DOCUMENT ILLLEGIBLE

31. Easement to The Toledo, Bowling Green and Southern Traction Company, filed for record July 7, 1930, in Deed Volume 214, Page 219, of the Wood County, Ohio Records.
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

32. Easement to The Toledo Bowling Green and Southern Traction Company, filed for record September 9, 1943, in Deed Volume 284, Page 421, of the Wood County, Ohio Records.
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

33. Easement to State of Ohio, filed for record August 24, 1950, in Deed Volume 311, Page 29, of the Wood County, Ohio Records.
REFERENCED PLAN NOT PROVIDED

36. Reciprocal Easement Agreement recorded November 8, 2001 in Deed Volume 780, Page 206 of the Wood County Records.
DOCUMENT ILLLEGIBLE

37. Reciprocal Easement and Operation Agreement recorded November 8, 2001 in Deed Volume 780, Page 229 of the Wood County Records.
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

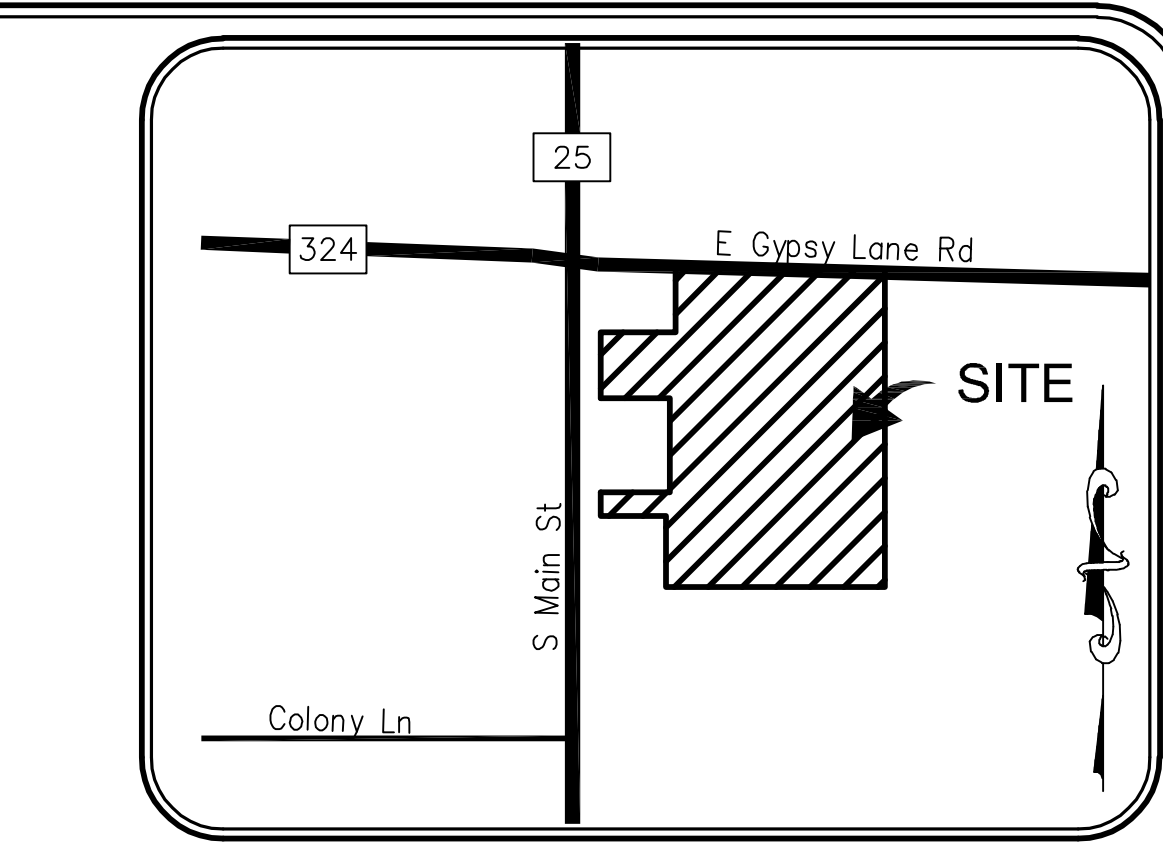
First Amendment to Reciprocal Easement and Operation Agreement was recorded July 23, 2002 in Official Record Volume 2085, Page 972, of the Wood County Records.
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

40. Terms and Conditions of Reciprocal Easement Agreement recorded February 23, 2006 in Official Record Volume 2630, Page 241, of the Wood County Records.
AFFECTS AND BENEFITS THE SUBJECT PROPERTY AND ADDITIONAL LAND - BLANKET IN NATURE - ACCESS POINTS PLOTTED AND SHOWN HEREON

Consent to REA recorded February 23, 2006 in Official Record Volume 2630, Page 258, of the Wood County Records.
AFFECTS AND BENEFITS THE SUBJECT PROPERTY AND ADDITIONAL LAND - CONTAINS NO PLOTTABLE SURVEY ITEMS

43. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in Declaration of Covenants and Restrictions regarding Outparcel by RSC-Bowling Green, LLC, a Georgia limited liability company, filed for record September 24, 2020, in Volume 3807, Page 873, of the Wood County, Ohio Records.
AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE

NOTE: Above document Schedule B legal description was left blank.



Vicinity Map
Not to Scale

General Notes

- There is direct access to the subject property via South Main Street & East Gypsy Lane Road, each a public right of way.
- The address of the site is 1111-1121 South Main Street, Bowling Green, OH.
- The location of utilities shown on the survey are from observed evidence or above ground appurtenances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subterranean uses.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- At the time of survey there was no evidence of the property being used as a cemetery, burial ground or grave site.
- Building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.

Encroachment Statement

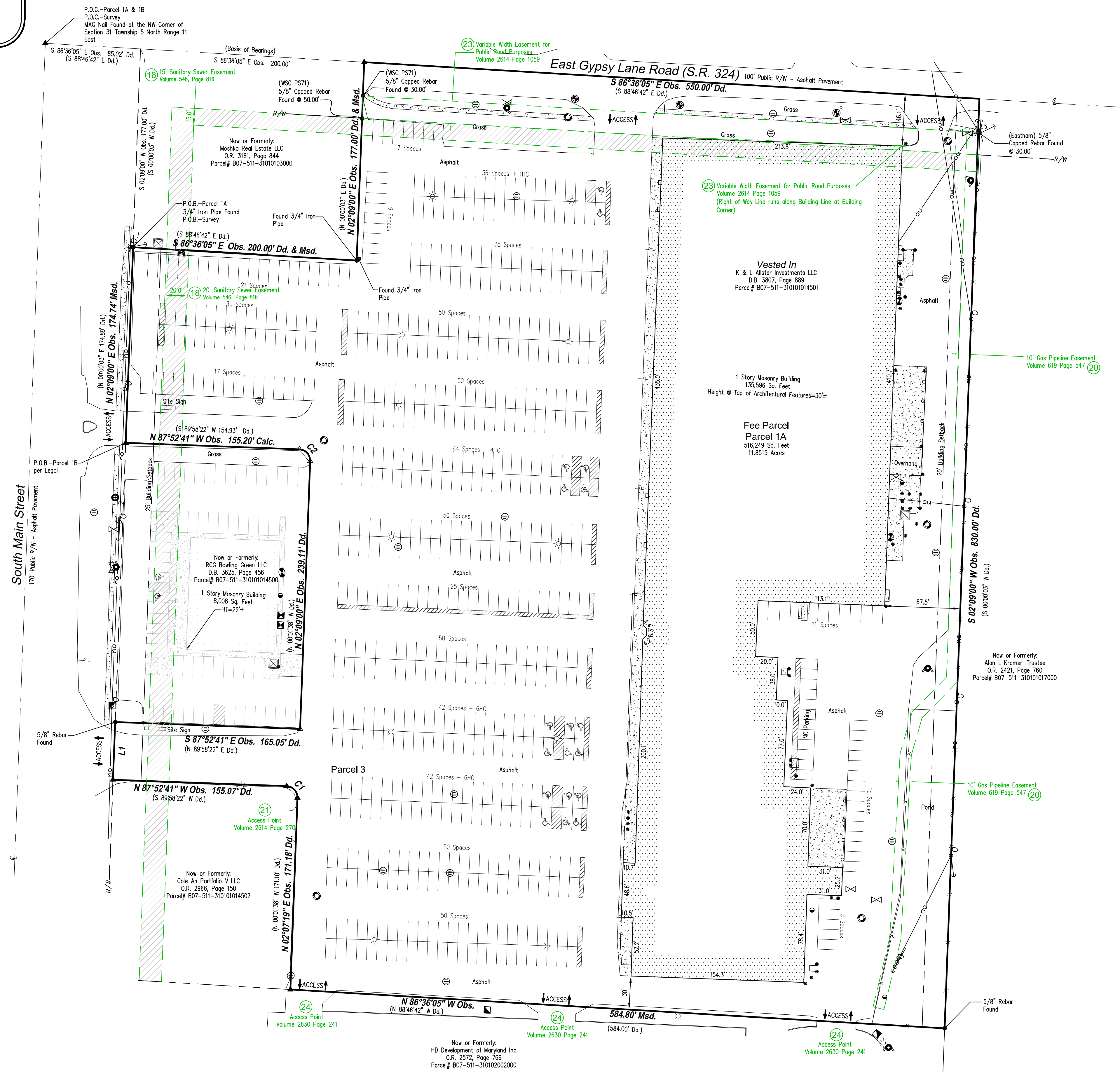
At the time of survey, there were no visible encroachments on the subject property.

Basis of Bearings

The meridian for all bearings shown herein is South 86°36'05" East, as the north line of Section 31, as described in Official Record Volume 3332, Page 174, Wood County Records.

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Legend

- R/W - Right-of-Way
- C/L - Centerline
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- - Monumentation Found (as noted)
- - Concrete Monument Found
- ▲ - MAG Nail Found
- - 5/8" Rebar Set
- - Mag Nail Set
- △ - Encroachment
- ⊗ - Schedule B-Section II Item
- Obs. - Observed
- Calc. - Calculated
- Msd. - Measured
- Dd. - Deed (Reference)
- R - Radius
- A - Arc Length
- Δ - Delta Angle
- ChL - Chord Length
- ChB - Chord Bearing
- ⊗ - Water Valve
- ⊕ - Hydrant
- ⊕ - Water Meter
- ⊕ - Water Manhole
- ⊕ - Manhole
- ⊕ - Sanitary Manhole
- ⊕ - Clean Out
- ⊕ - Gas Valve
- ⊕ - Gas Meter
- ⊕ - Catch Basin (Square)
- ⊕ - Catch Basin (Round)
- ⊕ - Storm Manhole
- ⊕ - Utility Box
- ⊕ - Electric Manhole
- ⊕ - Telephone Manhole
- ⊕ - Transformer
- ⊕ - Electric Meter
- ⊕ - Power Pole
- ⊕ - Light Pole
- ⊕ - Guy Wire
- ⊕ - Sign
- ⊕ - Bollard
- ⊕ - Handicapped Space
- ou - Overhead Utility Line
- X - Fence
- ▨ - Concrete Area
- ▨ - No Parking Area
- ▨ - Building Area

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.71' Dd.	10.00' Dd.	90.0000° Dd.	N 42°52'41" W Obs. S 47°52'41" E Obs.	14.14' Dd.
C2	15.71' Dd.	10.00' Dd.	90.0000° Dd.	N 42°01'58" W Obs. S 42°01'58" E Obs.	14.14' Dd.

LINE BEARING	DISTANCE
L1 N 02°09'00" E Obs. (N 02°09'03" E Dd.)	51.50' Dd.

SCALE: 1" = xx'

