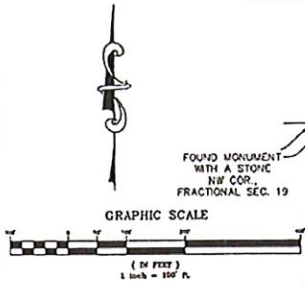


**TRACT 1**

# BOUNDARY SURVEY

OF A PARCEL OF LAND BEING PART OF THE SOUTH HALF 1/2, FRACTIONAL SECTION 19,  
TOWNSHIP 7 NORTH, RANGE 10 EAST, IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO.  
PREPARED FOR THE MCQUADES CO., L.P.A. AT  
THE REQUEST OF JULIE GORREL



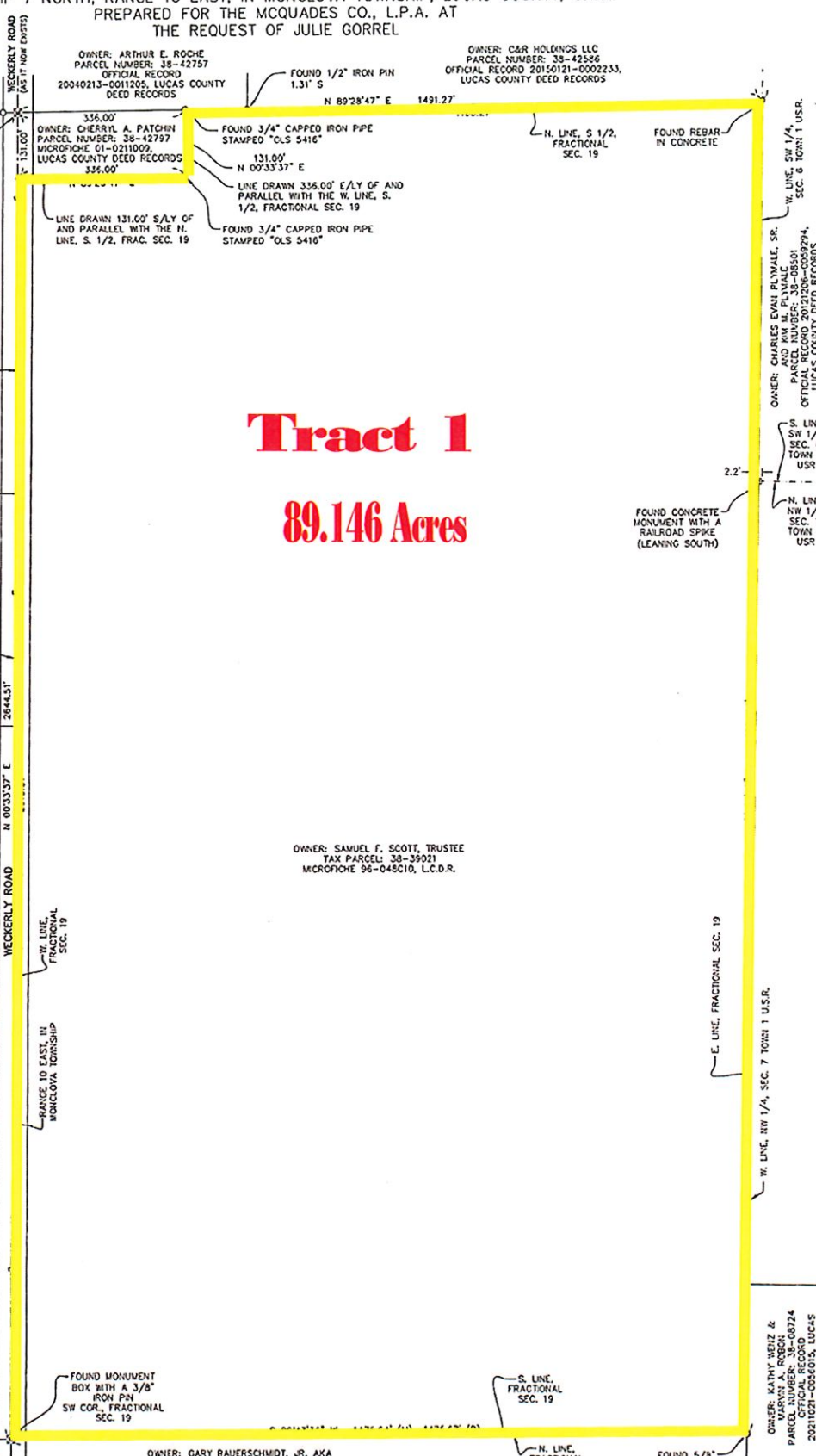
**NOTE:**  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ADDITIONAL INFORMATION THAT MIGHT BE DISCLOSED BY SUCH A REPORT.

**AREA SUMMARY:**  
GROSS 3,893,194 SQ. FT. OR 89.146 AC. ±  
EST. 75,427 SQ. FT. OR 1.731 AC. ±  
NET 3,607,787 SQ. FT. OR 87.415 AC. ±

**BASIS OF BEARING:**  
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), U.S. SURVEY FEET.

- LEGEND**
- SET CAPPED IRON -REBAR STAMPED "PS 7973"
  - ▲ SET MAG NAIL
  - FOUND IRON PIPE
  - FOUND IRON REBAR
  - FOUND MONUMENT BOX
  - FOUND DISK
  - ⚡ FOUND RAILROAD SPIKE

- SURVEY REFERENCES:**
- 1) SURVEY TITLED "BOUNDARY SURVEY - PARCELS OF LAND BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 9 EAST IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO", PREPARED BY FELLER FINCH & ASSOCIATES, INC., SIGNED BY DONALD EDWARD THORNTON PROFESSIONAL SURVEYOR #7827, SIGNED ON 6-24-2022, HAVING A PROJECT NUMBER OF 10509538 AND RECORDED IN LUCAS COUNTY ENGINEER'S SURVEY RECORDS NUMBER F-1637.
  - 2) SURVEY TITLED "PARCEL SPLIT SURVEY - PART OF THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWENTY-FOUR (24), TOWN SEVEN (7) NORTH, RANGE NINE (9) EAST, IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO.", PREPARED BY GARCIA SURVEYORS, INC., SIGNED BY DUANE E. HECK PROFESSIONAL SURVEYOR #7432, HAVING A SURVEY DATE OF 6/27/13 AND HAVING A PROJECT NUMBER OF 134501556.
  - 3) SURVEY TITLED "LOT SPLIT SURVEY - PART OF THE NE 1/4 OF SECTION 24, TWP. ROSE IN MONCLOVA TWP., LUCAS COUNTY, OHIO.", PREPARED BY BASELINE ENGINEERING & SURVEYING TEAM, SIGNED BY DOUGLAS P. MARTIN PROFESSIONAL SURVEYOR #7233, HAVING A SURVEY DATE OF JULY 2002, HAVING A DRAWING NUMBER OF 20028093 AND RECORDED IN LUCAS COUNTY ENGINEER'S SURVEY RECORDS NUMBER D-272.
  - 4) SURVEY TITLED "PROPOSED PARCEL SPLIT (MILLSTREAM DEVELOPMENT) PART OF THE SOUTHEAST 1/4, SECTION 24, TOWN 7 NORTH, RANGE 9 EAST, IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO.", PREPARED BY FELLER FINCH & ASSOCIATES, INC., SIGNED BY DUANE E. HECK PROFESSIONAL SURVEYOR #7432, SIGNED ON 3/11/05, HAVING A PROJECT NUMBER OF 10504750 AND RECORDED IN LUCAS COUNTY ENGINEER'S SURVEY RECORDS NUMBER F-646.
  - 5) SURVEY TITLED "SURVEY OF SECTION 24 T. 7 N. R. 9 E. MONCLOVA TWP., LUCAS COUNTY, OHIO.", PREPARED BY COUNTY ENGINEER, HAVING A DATE OF MAY-DECEMBER 1952, NOTES LOCATED IN F.B. NO. 570, PG. 2 & 11-13 AND RECORDED IN LUCAS COUNTY ENGINEER'S SURVEY RECORDS NUMBER SS-103.



**Tract 1**

**89.146 Acres**

OWNER: SAMUEL F. SCOTT, TRUSTEE  
TAX PARCEL: 38-39021  
MICROPHONE 96-045010, L.C.D.R.

OWNER: GARY BAUERSCHMIDT, JR. AKA GARY BAUERSCHMIDT, II AND SHANNAH BAUERSCHMIDT  
PARCEL NUMBER: 38-43063  
OFFICIAL RECORD 20206622-0024691,  
LUCAS COUNTY DEED RECORDS

1720 INDIAN WOOD CIRCLE, SUITE E  
MAUMEE, OH 43537  
PHONE: (419) 877-0400

**GARCIA SURVEYORS, INC.**  
TOLEDO - COLUMBUS - CLEVELAND - LIMA

REVISION TABLE:		
REV.	DESCRIPTION:	DATE:

JOB NUMBER: 244505611	DRAWING NAME: 244-05611FB00A1	UTILITY LOCATION TICKET #: ---
JOB NAME: SCOTT TRUST SURVEY	DRAWN BY: TAG	SCALE: 1" = 100'
CLIENT NAME: THE MCQUADES CO., L.P.A.	CHECKED BY: DCX	DATE: 4/23/2024
DESCRIPTION: BOUNDARY SURVEY	SURVEYED BY: COL	<b>SHEET 3 of 3</b>

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY PERFORMED UNDER MY SUPERVISION DURING MARCH, 2024.

Daniel C. Koser  
 Professional Surveyor No. 7273

OWNER: CHARLES EVAN FLYVALE, SR. AND KIM M. FLYVALE  
 PARCEL NUMBER: 38-08501  
 OFFICIAL RECORD 20150294,  
 LUCAS COUNTY DEED RECORDS  
 W. LINE, SW 1/4, SEC. 6, TOWN 1, U.S.R.  
 N. LINE, SW 1/4, SEC. 7, TOWN 1, U.S.R.  
 W. LINE, SW 1/4, SEC. 7 TOWN 1 U.S.R.  
 OWNER: KATHY WEIZ & ARNOLD R. ROBERTS  
 PARCEL NUMBER: 38-08724  
 OFFICIAL RECORD 2021021-0026015, LUCAS COUNTY DEED RECORDS

Parcel ID: 38-42787

Owner: SCOTT SAMUEL F TR  
4925 WECKERLY RD

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 1  
Market Area: 2708R  
DTE #: 00050 - MONCLOVA TWP -A. W. LSD, PC

RESIDENTIAL/AGRICULTURAL

Tax Year: 2024  
LUC: 110 - CAUV-VAC

GENERAL INFORMATION

Topo: 1-Level  
Street: 1 - Paved  
Utilities: 21 - City Water / No Sewer  
Legal: 10 7 19 S 90.08 AC EXC N 131 FT W

Spec Use: 100-Vac Ag Land  
Traffic: 2-Secondary  
Corner Lot: No

ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
11/12/15	1-Owner	5-Doorhang	239-Informational Review	237	9
09/19/06	4-Vacland	6-Vacland	239-Informational Review	939	49



LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SOFT	AC	INFL1	INFL2
1	05-Rofw	0	0	88,993	2.043	1-None	1-None
2	04-Tillable			3,790,896	87.027		

Total SF: 3,879,889 Total AC: 89.07

PERMITS

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP
08/07/00	2001	AFFID	DEMO - Imp Demo	C - Closed Prmt	100

CONDO COMPLEX

COMPLEX #	COMPLEX NAME	YR DECLARED	# BLDGS	# UNITS
-----------	--------------	-------------	---------	---------

SALES/TRANSFER HISTORY

DATE	CONV.#	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
02/02/96	96200471	19	WD	8 - Unrevd	1 - Land	
06/30/94	94203053	19	OC	8 - Unrevd	1 - Land	
03/12/90	90101568	1	GW	8 - Unrevd	1 - Land	222,700
01/26/90	90200323	1	PC	8 - Unrevd	1 - Land	

VALUE HISTORY

CLASS	2024	2023	2022	2021	2020	2019	2018
100%	L 563,800	L 563,800	L 563,800	L 563,800	L 471,800	L 471,800	L 471,800
	B 563,800	B 563,800	B 563,800	B 563,800	B 471,800	B 471,800	B 471,800
35%	L 197,330	L 197,330	L 197,330	L 197,330	L 165,130	L 165,130	L 165,130
	B 197,330	B 197,330	B 197,330	B 197,330	B 165,130	B 165,130	B 165,130
	A 563,800	A 563,800	A 563,800	A 563,800	A 471,800	A 471,800	A 471,800
	T 563,800	T 563,800	T 563,800	T 563,800	T 471,800	T 471,800	T 471,800
	T 197,330	T 197,330	T 197,330	T 197,330	T 165,130	T 165,130	T 165,130
	CLASS 100%	CLASS 100%	CLASS 100%	CLASS 100%	CLASS 100%	CLASS 100%	CLASS 100%
	CLASS 35%	CLASS 35%	CLASS 35%	CLASS 35%	CLASS 35%	CLASS 35%	CLASS 35%

Parcel ID: 38-42787

Owner: SCOTT SAMUEL F TR  
4925 WECKERLY RD

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 1  
Assr #: 23025011

Market Area: 2708R  
DTE #: 00050 - MONCLOVA TWP.-A. W. LSD, PC

RESIDENTIAL/AGRICULTURAL  
Tax Year: 2024  
LUC: 110 - CAUV-VAC

**DWELLING INFORMATION**

Occupancy:  
Main SH:  
Attic:  
Basement:  
Construction:  
Fin Basement:  
Pot Complete:  
Style:  
Max SH:  
Grade:  
Condition:  
TLA:  
Year Built:  
Remodel Year:  
Eff Yr:  
Type:

**CONDO INFORMATION**

Complex #:  
Unit #:  
Condo Type:  
Level:  
View:

**INTERIOR CHARACTERISTICS**

Bedrooms:  
Total Rooms:  
HVAC:  
WB Fire Places:  
Gas Fire Places:  
Stacks:  
Full Baths:  
Half Baths:  
Additional Fixtures:

**DWELLING CALCULATIONS**

Effective Year:  
% Good:  
C & D:  
C & D Factor:  
Functional:  
Reason:  
Reason:  
Roll Pct:  
Roll Value:  
Adjusted Base:  
Plumbing:  
Basement:  
Heating:  
Attic:  
Other Features:  
Dwelling Subtotal:  
Base RCN:  
Local Multiplier:  
Dwelling RCN:  
Total RCN:  
RCN/SF:  
Base RCNLD:  
Additions RCNLD:  
Total RCNLD:  
RCNLD/SF:  
Pct Complete:  
Dwelling Factor:  
Dwelling Value:  
Condo Base Value:  
Condo Adj Value:

**OUTBUILDINGS & YARD ITEMS**

LINE CONDO CODE AREA CONDITION YEAR BUILT OBY VALUE

**DWELLING ADDITIONS**

LINE LOWER FIRST SECOND THIRD AREA YR BUILT

**MEMORANDUM**

2015 INF JFW 11/15  
99 RD ESMT\*  
2000 INF.RMV GAR MW 1/01\*2000 GAR RZD 50% 11/00 AMS\*98 ADJ UTL,AG LND 2/98 MJW\*  
2006 INF 9/06 MJW\*2003 INF 10/03 MJW\*2003 ADJ WTR 2-03 MJW\*2001 RZ GAR 7/01 AYE\*

**PARCEL ID: 3842787**  
 MARKET AREA: 2708R  
 SCOTT SAMUEL F TR  
 TAX YEAR: 2024

**ASSESSOR#: 23025011**  
 ROLL: RP\_OH  
 4925 WECKERLY RD  
 STATUS: Active

Authority	Project#	Project	Delinquent	Half	Full	Years Span
<b>Tax Year 2023</b>						
Lucas County	0000	T.A.S.D.-MOSQUITO	\$0.00	\$7.52	\$15.04	1950 / 2050
Total:				\$7.52	\$15.04	

**Deferred Special Assessments**

Project #	Project Name	AC Code	Grp Code	Amount (Estimate)	Important Note
1417G	DEFERRED W.S.L. 3010-1740L0596	75	County	\$97,768.19	See Note Below

**Regarding Deferred Special Assessments**

**Important Note:** The estimate representing original principal may be subject to additional interest: 1) Cost Recovery projects would need to be paid if and when the property connects (goes with the property) and 2) Deferred project costs remain until change in ownership or use (granted to owner). For actual amount due please contact the Sanitary Engineer's office at 419-213-2926.

8 fields, 358 acres in Lucas County, OH

TOWNSHIP/SECTION 7N 9E - 24, 25, 7N 10E - 18, 19, 30



**Legend**

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - High flood risk
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
  - Moderate flood risk
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Areas with Reduced Flood Risk due to Levee Zone X
  - Areas with Flood Risk due to Levee Zone X
- OTHER AREAS**
  - Area of Minimal Flood Hazard Zone X
  - Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

\* **HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

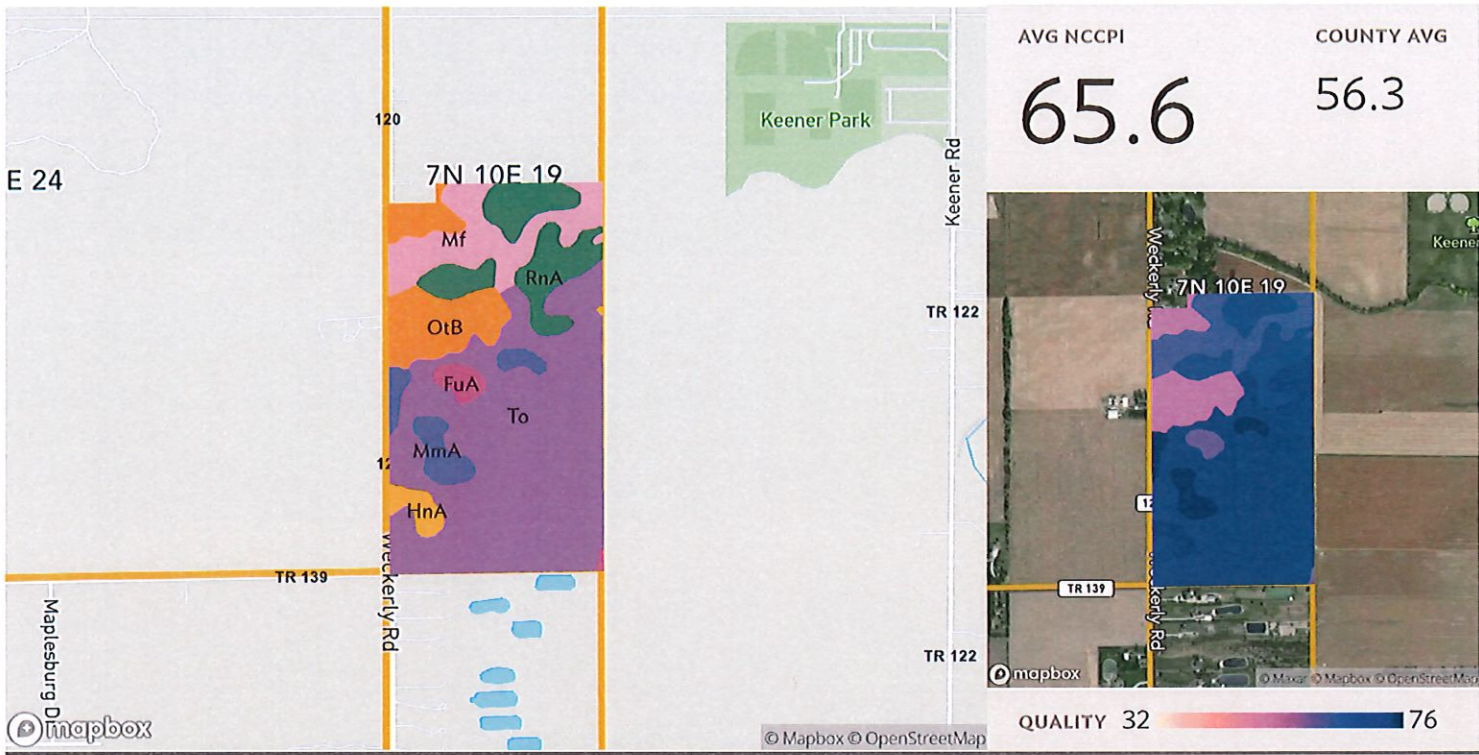
Source: FEMA National Flood Hazard Layer

**Field 1**

89 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	89.24	100.0%
			<b>89.24</b>	

8 fields, 358 acres in Lucas County, OH TOWNSHIP/SECTION 7N 9E - 24, 25, 7N 10E - 18, 19, 30



Source: NRCS Soil Survey

# Field 1

89 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI	
To	Toledo silty clay, 0 to 1 percent slopes	49.11	55.0%	3	67.7	
RnA	Rimer loamy fine sand, 0 to 3 percent slopes	11.31	12.7%	2	66.0	
Mf	Mermill loam	10.63	11.9%	2	63.3	
OtB	Ottokee fine sand, 0 to 6 percent slopes	10.22	11.5%	3	53.5	
MmA	Metamora sandy loam, 0 to 3 percent slopes	4.56	5.1%	2	75.0	
HnA	Haskins loam, 0 to 3 percent slopes	1.80	2.0%	2	69.2	
FuA	Fulton silty clay loam, 0 to 2 percent slopes	1.61	1.8%	3	60.0	
					<b>89.24</b>	<b>65.6</b>

8 fields, 358 acres in Lucas County, OH TOWNSHIP/SECTION 7N 9E - 24, 25, 7N 10E - 18, 19, 30



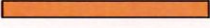








### Field 1

89 ac.

### Avg. Elevation

640.89 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	647.14 ft - 648.19 ft	0.04	0.05%
	646.10 ft - 647.14 ft	0.29	0.33%
	645.05 ft - 646.10 ft	0.70	0.78%
	644.01 ft - 645.05 ft	5.87	6.58%
	642.96 ft - 644.01 ft	11.63	13.03%
	641.92 ft - 642.96 ft	4.94	5.54%
	640.87 ft - 641.92 ft	8.84	9.91%
	639.83 ft - 640.87 ft	19.72	22.1%
	638.78 ft - 639.83 ft	37.19	41.67%



8 fields, 358 acres in Lucas County, OH TOWNSHIP/SECTION 7N 9E - 24, 25, 7N 10E - 18, 19, 30




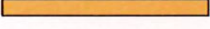







### Field 4

39 ac.

### Avg. Elevation

644.33 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	649.53 ft - 650.50 ft	0.09	0.24%
	648.56 ft - 649.53 ft	0.31	0.79%
	647.59 ft - 648.56 ft	2.09	5.33%
	646.62 ft - 647.59 ft	2.81	7.18%
	645.65 ft - 646.62 ft	3.80	9.7%
	644.67 ft - 645.65 ft	2.36	6.02%
	643.70 ft - 644.67 ft	8.39	21.41%
	642.73 ft - 643.70 ft	14.99	38.27%
	641.76 ft - 642.73 ft	4.33	11.06%

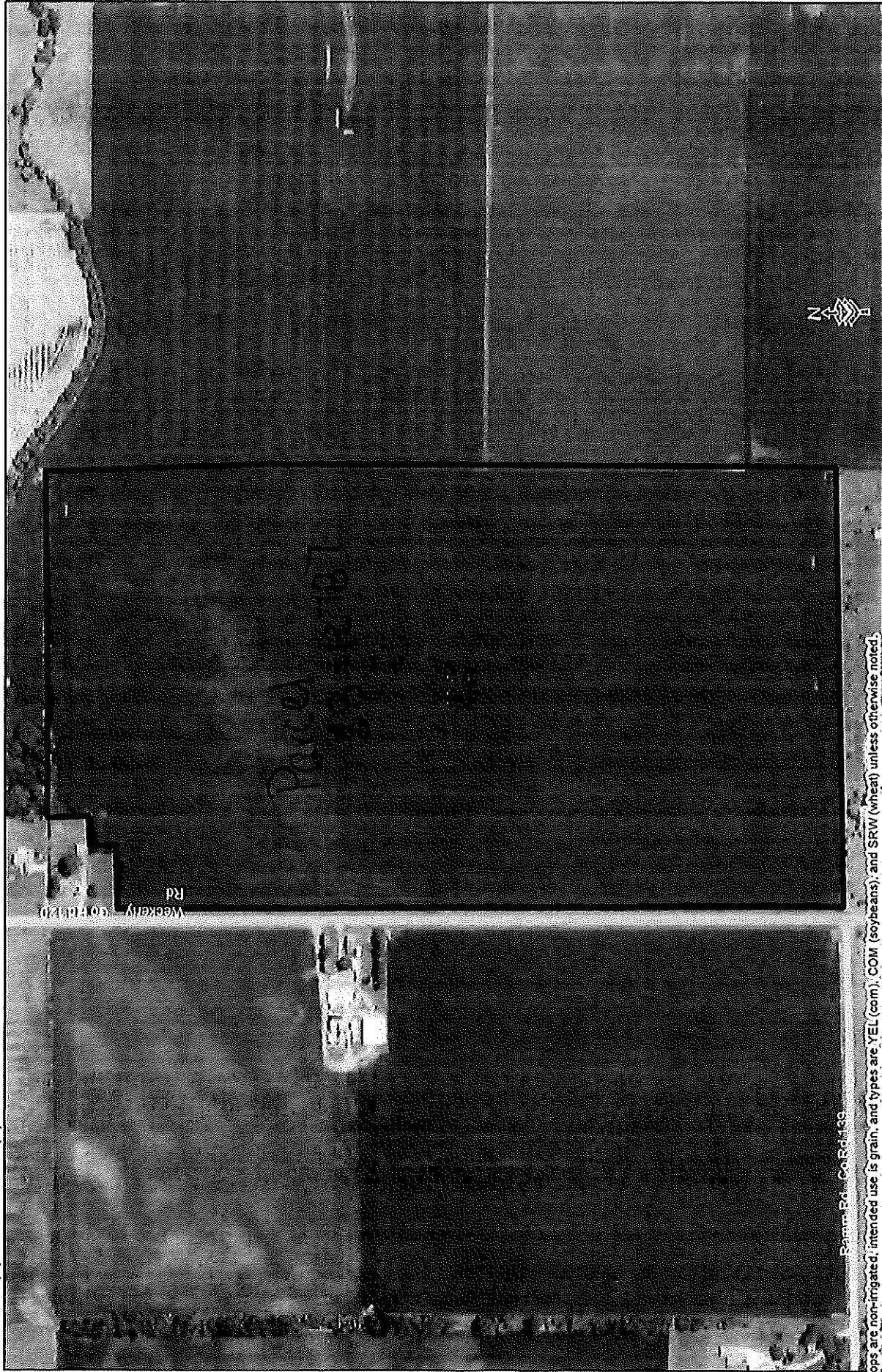


Lucas County, Ohio  
 8770 State Route 108  
 Wauseon, OH 43567  
 (P) 419-335-6061 (F) 855-842-7996

2024 Program Year

Map Created December 28, 2023

Farm 2170  
 Tract 792



Crops are non-irrigated, intended use is grain, and types are: YEL (corn), COM (soybeans), and SRW (wheat) unless otherwise noted.

Tract Cropland Total: 86.57 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination CPA-026 and attached maps for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

1:5,173

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

OHIO  
WEST LUCAS  
Form: FSA-156EZ  
See Page 2 for non-discriminatory Statements.

**FARM : 2170**  
Prepared : 6/11/24 12:58 PM CST  
Crop Year : 2024

Operator Name : SAND RIDGE FARMS LLC  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
86.57	86.57	86.57	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	86.57	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SOYBN

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	17.31	0.00	92	
Corn	34.63	0.00	145	
Soybeans	34.63	0.00	44	
<b>TOTAL</b>	<b>86.57</b>	<b>0.00</b>		

**NOTES**

[Empty box for notes]

Tract Number : 792  
Description : D6/2B  
FSA Physical Location : OHIO/WEST LUCAS  
ANSI Physical Location : OHIO/LUCAS  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : SAMUEL F SCOTT TRUST  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
86.57	86.57	86.57	0.00	0.00	0.00	0.00	0.0

OHIO  
 WEST LUCAS  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 2170  
 Prepared : 6/11/24 12:58 PM CST  
 Crop Year : 2024

Abbreviated 156 Farm Record

Tract 792 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	86.57	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

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*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20260-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# TRACT 2

# BOUNDARY SURVEY

OF A PARCEL OF LAND BEING PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 24,  
TOWNSHIP 7 NORTH, RANGE 9 EAST, IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO.  
PREPARED FOR THE MCQUADES CO., L.P.A. AT  
THE REQUEST OF JULIE GORREL

- SURVEY REFERENCES:**
- 1) SURVEY TITLED "BOUNDARY SURVEY - PARCELS OF LAND BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 9 EAST IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO," PREPARED BY FELLER FINCH & ASSOCIATES, INC., SIGNED BY DONALD EDWARD THORNTON PROFESSIONAL SURVEYOR #7827, SIGNED ON 6-24-2022, HAVING A PROJECT NUMBER OF 10509538 AND RECORDED IN LUCAS COUNTY ENGINEER'S SURVEY RECORDS NUMBER F-1637.
  - 2) SURVEY TITLED "PARCEL SPLIT SURVEY - PART OF THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWENTY-FOUR (24), TOWN SEVEN (7) NORTH, RANGE NINE (9) EAST, IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO," PREPARED BY GARCIA SURVEYORS, INC., SIGNED BY DUANE E. HECK PROFESSIONAL SURVEYOR #7432, HAVING A SURVEY DATE OF 6/27/13 AND HAVING A GARCIA SURVEYORS, INC. PROJECT NUMBER OF 134501556.
  - 3) SURVEY TITLED "LOT SPLIT SURVEY - PART OF THE NE 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 9 EAST, IN MONCLOVA TWP., LUCAS COUNTY, OHIO," PREPARED BY BASELINE ENGINEERING & SURVEYING TEAM, SIGNED BY DOUGLAS P. MARTIN PROFESSIONAL SURVEYOR #7233, HAVING A SURVEY DATE OF JULY 2002, HAVING A DRAWING NUMBER OF 20026093 AND RECORDED IN LUCAS COUNTY ENGINEER'S SURVEY RECORDS NUMBER D-272.
  - 4) SURVEY TITLED "PROPOSED PARCEL SPLIT (MILLSTREAM DEVELOPMENT) PART OF THE SOUTHEAST 1/4 SECTION 24, TOWN 7 NORTH, RANGE 9 EAST, IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO," PREPARED BY FELLER FINCH & ASSOCIATES, INC., SIGNED BY DUANE E. HECK PROFESSIONAL SURVEYOR #7432, SIGNED ON 3/11/05, HAVING A PROJECT NUMBER OF 10504750 AND RECORDED IN LUCAS COUNTY ENGINEER'S SURVEY RECORDS NUMBER F-646.
  - 5) SURVEY TITLED "SURVEY OF SECTION 24 T. 7 N., R. 9 E., MONCLOVA TWP., LUCAS COUNTY, OHIO," PREPARED BY COUNTY ENGINEER, HAVING A DATE OF MAY-DECEMBER 1962, NOTES LOCATED IN F.B. NO. 570, PG. 2 & 11-13 AND RECORDED IN LUCAS COUNTY ENGINEER'S SURVEY RECORDS NUMBER SS-103.

**NOTE:**  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ADDITIONAL INFORMATION THAT MIGHT BE DISCLOSED BY SUCH A REPORT.

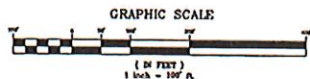
**AREA SUMMARY:**

GROSS	2,027,522 SQ. FT. OR	46.546 AC. ±
PRN	16,528 SQ. FT. OR	0.379 AC. ±
NET	2,010,994 SQ. FT. OR	46.167 AC. ±

**BASIS OF BEARING:**  
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), U.S. SURVEY FEET.

- LEGEND**
- SET CAPPED IRON REBAR STAMPED "PS 7973"
  - ▲ SET MAG NAIL
  - FOUND IRON PIPE
  - FOUND IRON REBAR
  - ⊗ FOUND MONUMENT BOX
  - ⊙ FOUND DISK

FOUND MONUMENT BOX WITH CONCRETE MONUMENT WITH A NAIL  
SW COR., SE 1/4, SEC. 24



I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY PERFORMED UNDER MY SUPERVISION DURING MARCH, 2024.

Daniel C. Kaiser  
Professional Surveyor No. 7973



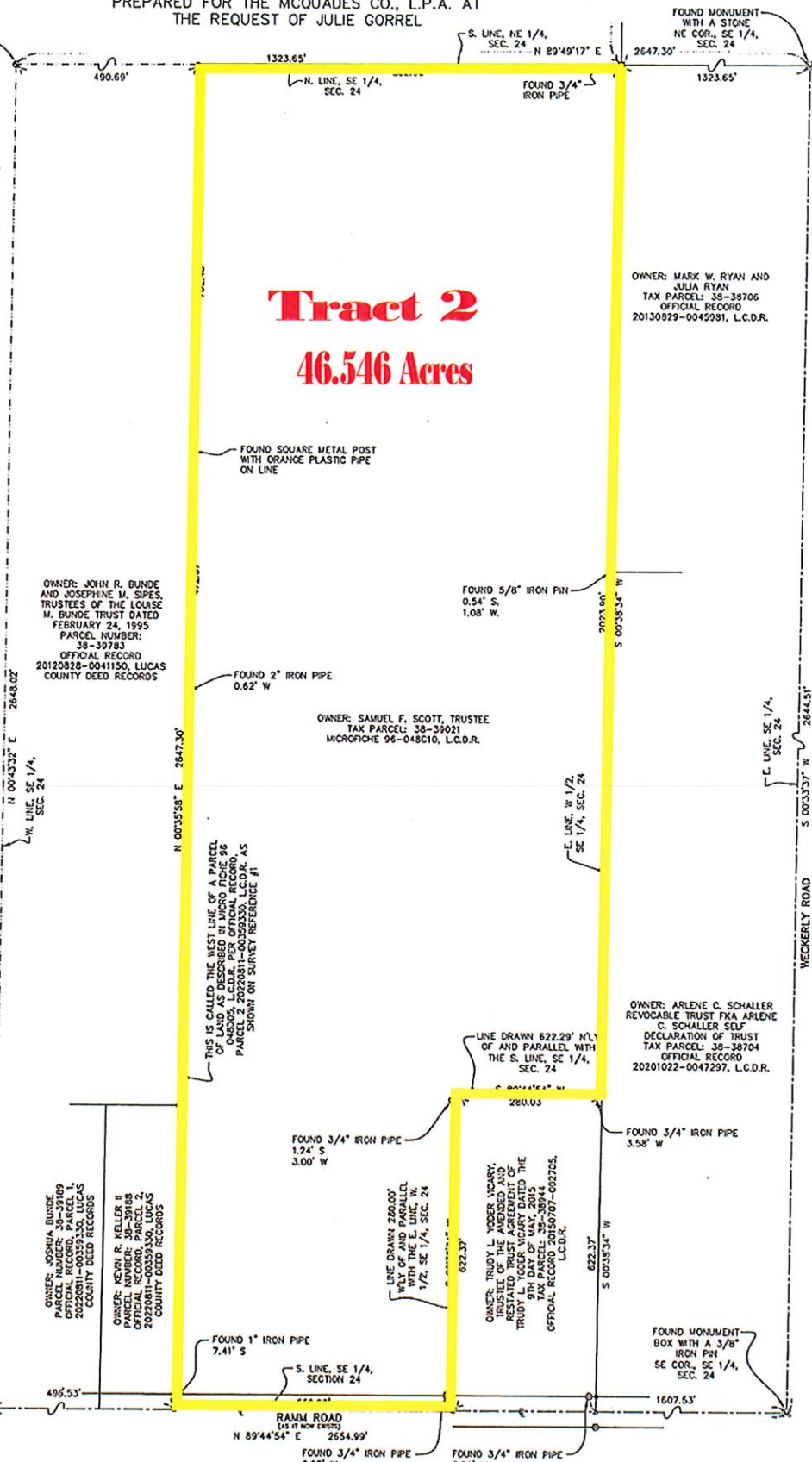
**REVISION TABLE:**

REV.	DESCRIPTION:	BY:	DATE:

1720 INDIAN WOOD CIRCLE,  
SUITE E  
MAUMEE, OH 43537  
PHONE: (419) 877-0400

**GARCIA SURVEYORS, INC.**  
TOLEDO - COLUMBUS - CLEVELAND - LIMA

JOB NUMBER: 244505511	DRAWING NAME: 244-05611FB00A1	UTILITY LOCATION TICKET #: ---
JOB NAME: SCOTT TRUST SURVEY	DRAWN BY: TAG	SCALE: 1" = 100'
CLIENT NAME: THE MCQUADES CO., L.P.A.	CHECKED BY: DCK	DATE: 4/23/2024
DESCRIPTION: BOUNDARY SURVEY	SURVEYED BY: CCL	<b>SHEET</b> 1 of 3



Parcel ID: 38-39021

Owner: SCOTT SAMUEL F TR ETAL  
9650 RAMM RD

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 1  
Market Area: 2702R  
DTE #: 00050 - MONCLOVA TWP -A. W. LSD, PC

RESIDENTIAL/AGRICULTURAL

Tax Year: 2024  
LUC: 110 - CAUV-VAC

GENERAL INFORMATION

Topo: 1-Level  
Street: 1 - Paved  
Utilities: 21 - City Water / No Sewer  
Legal: 9 7 24 SE 1/4 E 50 AC W 1/2 EXC E 280

Spec Use: 100-Vac Ag Land  
Traffic: 2-Secondary  
Corner Lot: No

ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
11/12/15	1-Owner	5-Doorhang	239-Informational Review	237	9
09/19/06	4-Vaclang	6-Vaclang	239-Informational Review	939	49



LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SOFT	AC	INFL1	INFL2
1	05-Rofw	0	0	16,945	.389	1-None	1-None
2	04-Tillable			1,986,815	45.611		

Total SF: 2,003,760 Total AC: 46

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP
------	-------	----------	---------	--------	--------

SALES/TRANSFER HISTORY

DATE	CONV.#	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
02/02/96	96200471	19	WD	8 - Unrevid	1 - Land	
06/30/94	94203053	19	QC	8 - Unrevid	1 - Land	

CONDO COMPLEX

COMPLEX #	COMPLEX NAME	YR DECLARED	# BLDGS	# UNITS
-----------	--------------	-------------	---------	---------

VALUE HISTORY

CLASS	2024	2023	2022	2021	2020	2019	2018
100%	L 248,800	L 248,800	L 248,800	L 248,800	L 207,200	L 207,200	L 207,200
	B 248,800	B 248,800	B 248,800	B 248,800	B 207,200	B 207,200	B 207,200
35%	L 87,080	L 87,080	L 87,080	L 87,080	L 72,520	L 72,520	L 72,520
	B 87,080	B 87,080	B 87,080	B 87,080	B 72,520	B 72,520	B 72,520
	T 87,080	T 87,080	T 87,080	T 87,080	T 72,520	T 72,520	T 72,520

Parcel ID: 38-39021  
 Owner: SCOTT SAMUEL F TR ETAL  
 9650 RAMM RD

KATIE MOLINE - LUCAS COUNTY AUDITOR  
 Card 1 of 1  
 Assr #: 23030007

RESIDENTIAL/AGRICULTURAL  
 Market Area: 2702R  
 DTE #: 00050 - MONCLOVA TWP -A. W. LSD, PC  
 LUC: 110 - CAUV-VAC  
 Tax Year: 2024

**DWELLING INFORMATION**

Occupancy:  
 Main SH:  
 Attic:  
 Basement:  
 Construction:  
 Fin Basement:  
 Pct Complete:

Style:  
 Max SH:  
 Grade:  
 Condition:  
 TLA:  
 Year Built:  
 Remodel Year:

Eff Yr:  
 Type:

**CONDO INFORMATION**

Complex #:  
 Unit #:

Condo Type:  
 Level:  
 View:

**INTERIOR CHARACTERISTICS**

Bedrooms:  
 Total Rooms:  
 HVAC:  
 WB Fire Places:  
 Gas Fire Places:  
 Stacks:

Full Baths:  
 Half Baths:  
 Additional Fixtures:

**DWELLING CALCULATIONS**

Effective Year:  
 % Good:  
 % Good Override:  
 C & D:  
 C & D Factor:  
 Functional:  
 Reason:  
 Economic:  
 Reason:

Adjusted Base:  
 Plumbing:  
 Basement:  
 Heating:  
 Attic:  
 Other Features:  
 Dwelling Subtotal:  
 Base RCN:  
 Local Multiplier:

Dwelling RCN:  
 Total RCN:  
 RCN/SF:  
 Base RCNLD:  
 Additions RCNLD:  
 Total RCNLD:  
 RCNLD/SF:  
 Pct Complete:  
 Dwelling Factor:  
 Dwelling Value:  
 Condo Base Value:  
 Condo Adj Value:

**OUTBUILDINGS & YARD ITEMS**

LINE CONDO CODE

AREA CONDITION YEAR BUILT

OBY VALUE

**DWELLING ADDITIONS**

LINE LOWER FIRST SECOND THIRD AREA YR BUILT

**MEMORANDUM**

2015 INF JFW 11/15  
 2006 INF 9/06 MJW\*2003 INF 10/03 MJW\*2003 ADJ UTIL 2-03 MJW\*



PARCEL ID: 3839021

MARKET AREA: 2702R  
SCOTT SAMUEL F TR ETAL  
TAX YEAR: 2024

ASSESSOR#: 23030007

ROLL: RP\_OH  
9650 RAMM RD  
STATUS: Active

Authority	Project#	Project	Delinquent	Half	Full	Years Span
<b>Tax Year 2023</b>						
Lucas County	0000	T.A.S.D.-MOSQUITO	\$0.00	\$2.87	\$5.74	1950 / 2050
Total:			\$0.00	\$2.87	\$5.74	

Deferred Special Assessments

Project #	Project Name	AC Code	Grp Code	Amount (Estimate)	Important Note
1431G	DEFERRED WSL-1010-1710-412140	75	County	\$12,509.97	See Note Below

Regarding Deferred Special Assessments

**Important Note:** The estimate representing original principal may be subject to additional interest: 1) Cost Recovery projects would need to be paid if and when the property connects (goes with the property) and 2) Deferred project costs remain until change in ownership or use (granted to owner). For actual amount due please contact the Sanitary Engineer's office at 419-213-2926.

8 fields, 358 acres in Lucas County, OH TOWNSHIP/SECTION 7N 9E - 24, 25, 7N 10E - 18, 19, 30



**Legend**

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
- High flood risk**
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
  - Moderate flood risk
    - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
    - Future Conditions 1% Annual Chance Flood Hazard Zone X
    - Areas with Reduced Flood Risk due to Levee Zone X
    - Areas with Flood Risk due to Levee Zone X
- OTHER AREAS**
  - Area of Minimal Flood Hazard Zone X
  - Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

\* **HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

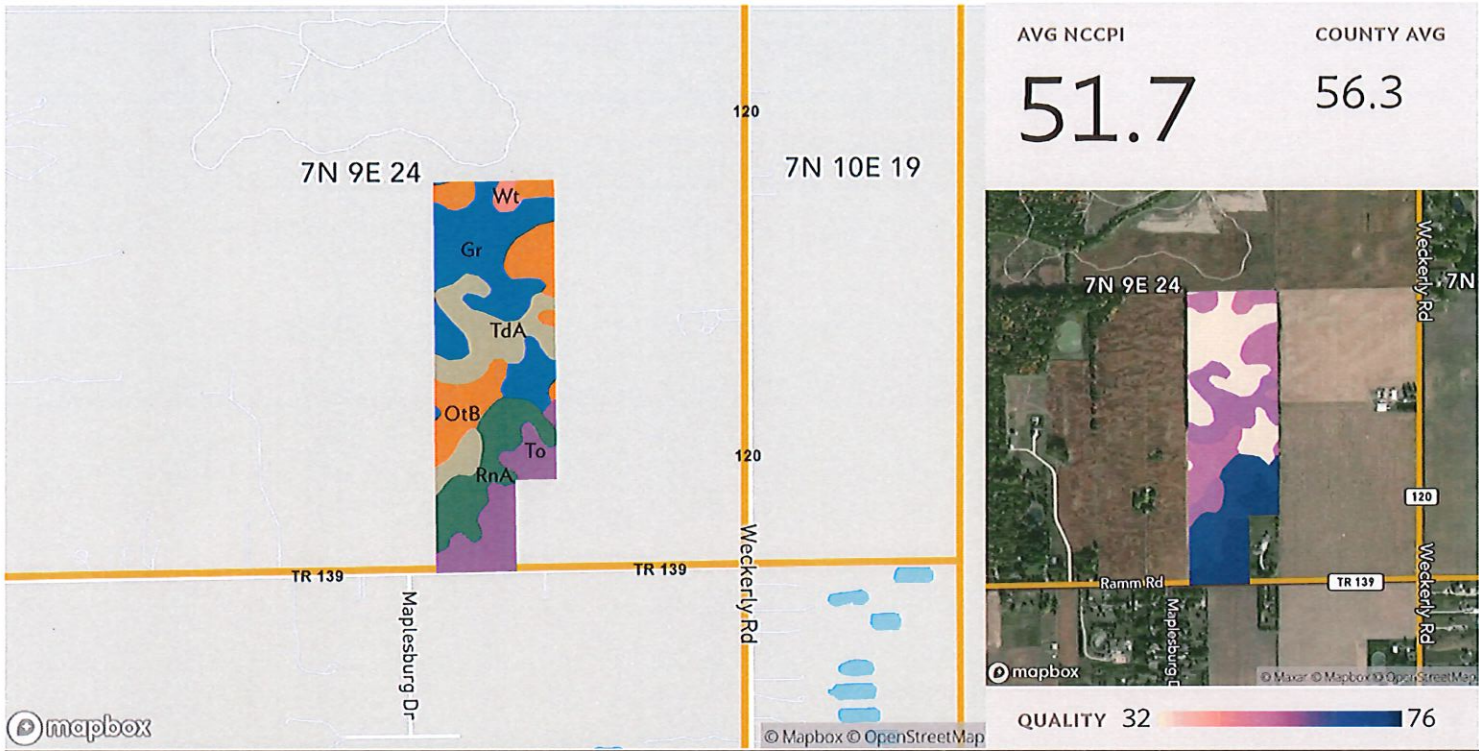
Source: FEMA National Flood Hazard Layer

**Field 2**

47 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	46.59	100.0%
			<b>46.59</b>	

8 fields, 358 acres in Lucas County, OH TOWNSHIP/SECTION 7N 9E - 24, 25, 7N 10E - 18, 19, 30



## Field 2

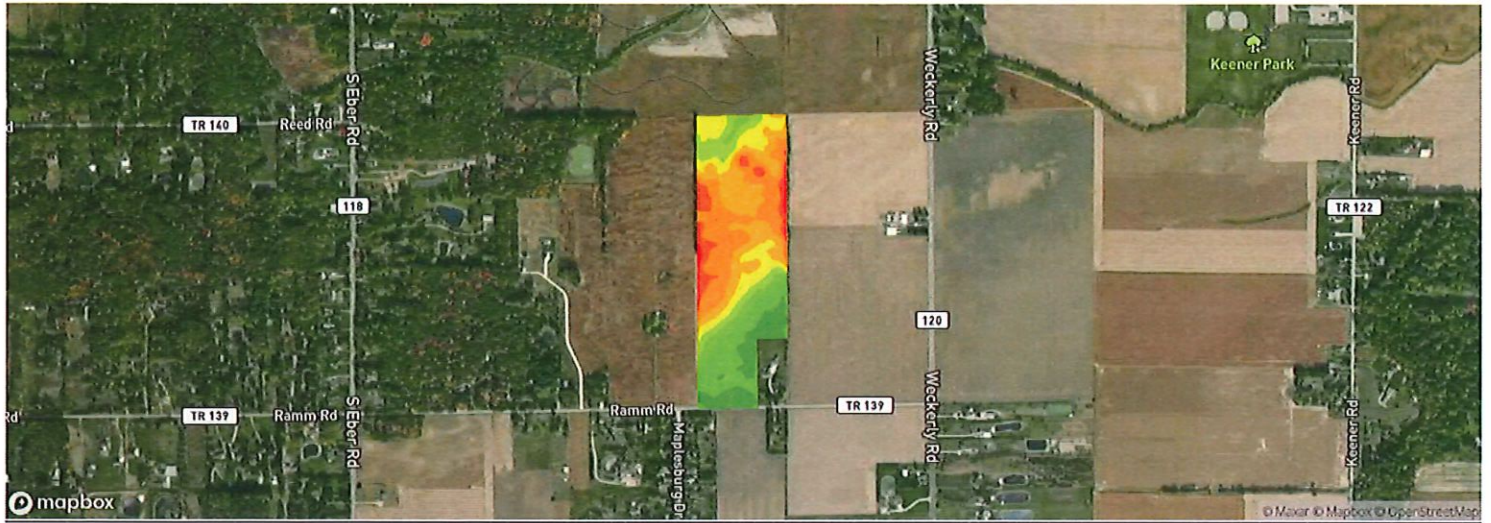
47 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ Gr	Granby loamy fine sand	14.18	30.4%	4	32.5
■ TdA	Tedrow fine sand, 0 to 3 percent slopes	8.70	18.7%	3	56.2
■ OtB	Ottokee fine sand, 0 to 6 percent slopes	8.69	18.7%	3	53.5
■ RnA	Rimer loamy fine sand, 0 to 3 percent slopes	7.20	15.5%	2	66.0
■ To	Toledo silty clay, 0 to 1 percent slopes	7.09	15.2%	3	67.7
■ Wt	Wauseon fine sandy loam	0.73	1.6%	3	50.4
					<b>46.59</b>
					<b>51.7</b>

8 fields, 358 acres in Lucas County, OH

TOWNSHIP/SECTION 7N 9E - 24, 25, 7N 10E - 18, 19, 30






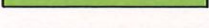
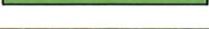
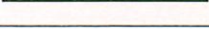



## Field 2

47 ac.

## Avg. Elevation

647.18 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	651.30 ft - 652.43 ft	0.32	0.69%
	650.17 ft - 651.30 ft	3.28	7.03%
	649.05 ft - 650.17 ft	10.10	21.67%
	647.92 ft - 649.05 ft	9.01	19.33%
	646.79 ft - 647.92 ft	6.16	13.23%
	645.66 ft - 646.79 ft	4.01	8.6%
	644.54 ft - 645.66 ft	2.31	4.95%
	643.41 ft - 644.54 ft	6.28	13.48%
	642.28 ft - 643.41 ft	5.14	11.03%

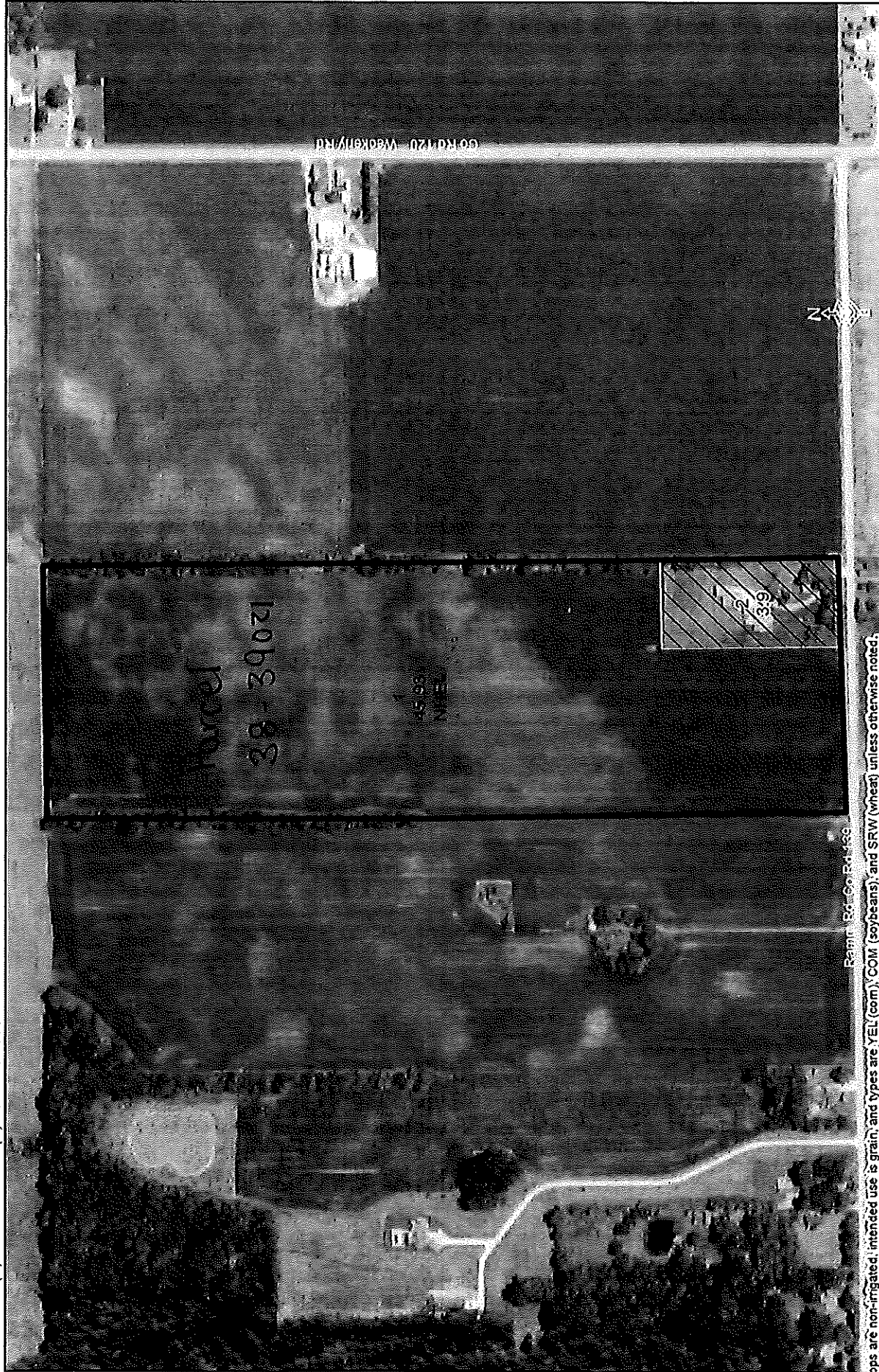


Lucas County, Ohio  
 8770 State Route 108  
 Wauseon, OH 43567  
 (P) 419-335-6061 (F) 855-842-7996

2024 Program Year

Map Created December 28, 2023

Farm 2168  
 Tract 791



Crops are non-irrigated; intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat), unless otherwise noted.

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination CPA-026 and attached maps for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Tract Cropland Total: 45.93 acres

Common Land Unit  
 / Non-Cropland CRP  
 Cropland Tract Boundary

1:5,116

Wetland Determination Identifiers  
 ● Restricted Use  
 ▽ Limited Restrictions  
 □ Exempt from Conservation  
 □ Compliance Provisions

OHIO  
WEST LUCAS



United States Department of Agriculture  
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 2168

Prepared : 6/11/24 12:57 PM CST

Crop Year : 2024

Operator Name : SAND RIDGE FARMS LLC  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
49.83	45.93	45.93	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	45.93		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	34.42	0.00	145	
Soybeans	11.48	0.00	50	
<b>TOTAL</b>	<b>45.90</b>	<b>0.00</b>		

NOTES

--

Tract Number : 791  
 Description : D6/1B  
 FSA Physical Location : OHIO/WEST LUCAS  
 ANSI Physical Location : OHIO/LUCAS  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : SAMUEL F SCOTT TRUST  
 Other Producers : None  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
49.83	45.93	45.93	0.00	0.00	0.00	0.00	0.0

OHIO  
 WEST LUCAS  
 Form: FSA-156EZ

**USDA** United States Department of Agriculture  
 Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM : 2168**  
 Prepared : 6/11/24 12:57 PM CST  
 Crop Year : 2024

Tract 791 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Ref Activity	SOD
0.00	0.00	45.93	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	34.42	0.00	145
Soybeans	11.48	0.00	50

**TOTAL** 45.90 0.00

**NOTES**

*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.escr.usda.gov/complaint\\_filing\\_cust.html](http://www.escr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

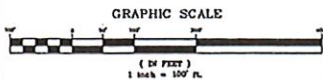
# TRACT 3



# BOUNDARY SURVEY

OF A PARCEL OF LAND BEING PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 24,  
TOWNSHIP 7 NORTH, RANGE 9 EAST, IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO.  
PREPARED FOR THE MCOUADES CO., L.P.A. AT  
THE REQUEST OF JULIE GORREL

FOUND MONUMENT BOX  
EMPTY - LOCATION  
CALCULATED FROM  
REFERENCE NAILS  
NE COR., NE 1/4, SEC. 24



- SURVEY REFERENCES:**
- 1) SURVEY TITLED "BOUNDARY SURVEY - PARCELS OF LAND BEING PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 9 EAST IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO," PREPARED BY FELLER FINCH & ASSOCIATES, INC., SIGNED BY DONALD EDWARD THORNTON PROFESSIONAL SURVEYOR #7827, SIGNED ON 6-24-2022, HAVING A PROJECT NUMBER OF 10509533 AND RECORDED IN LUCAS COUNTY ENGINEER'S SURVEY RECORDS NUMBER F-1637.
  - 2) SURVEY TITLED "PARCEL SPLIT SURVEY - PART OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION TWENTY-FOUR (24), TOWN SEVEN (7) NORTH, RANGE NINE (9) EAST, IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO," PREPARED BY GARCIA SURVEYORS, INC., SIGNED BY DUANE E. HECK PROFESSIONAL SURVEYOR #7432, HAVING A SURVEY DATE OF 6/27/13 AND HAVING A GARCIA SURVEYORS, INC. PROJECT NUMBER OF 134501556.
  - 3) SURVEY TITLED "LOT SPLIT SURVEY - PART OF THE NE 1/4 OF SECTION 24, T7N, R9E IN MONCLOVA TWP., LUCAS COUNTY, OHIO," PREPARED BY BASELINE ENGINEERING & SURVEYING TEAM, SIGNED BY DOUGLAS P. MARTIN PROFESSIONAL SURVEYOR #7233, HAVING A SURVEY DATE OF JULY 2002, HAVING A DRAWING NUMBER OF 20028093 AND RECORDED IN LUCAS COUNTY ENGINEER'S SURVEY RECORDS NUMBER D-272.
  - 4) SURVEY TITLED "PROPOSED PARCEL SPLIT (MILLSTREAM DEVELOPMENT) PART OF THE SOUTHWEST 1/4, SECTION 24, TOWN 7 NORTH, RANGE 9 EAST, IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO," PREPARED BY FELLER FINCH & ASSOCIATES, INC., SIGNED BY DUANE E. HECK PROFESSIONAL SURVEYOR #7432, SIGNED ON 3/11/05, HAVING A PROJECT NUMBER OF 10504750 AND RECORDED IN LUCAS COUNTY ENGINEER'S SURVEY RECORDS NUMBER F-646.
  - 5) SURVEY TITLED "SURVEY OF SECTION 24 T. 7 N., R. 9 E., MONCLOVA TWP., LUCAS COUNTY, OHIO," PREPARED BY COUNTY ENGINEER, HAVING A DATE OF MAY-DECEMBER 1962, NOTES LOCATED IN F.B. NO. 570, PG. 2 & 11-13 AND RECORDED IN LUCAS COUNTY ENGINEER'S SURVEY RECORDS NUMBER SS-103.

**NOTE:**  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ADDITIONAL INFORMATION THAT MIGHT BE DISCLOSED BY SUCH A REPORT.

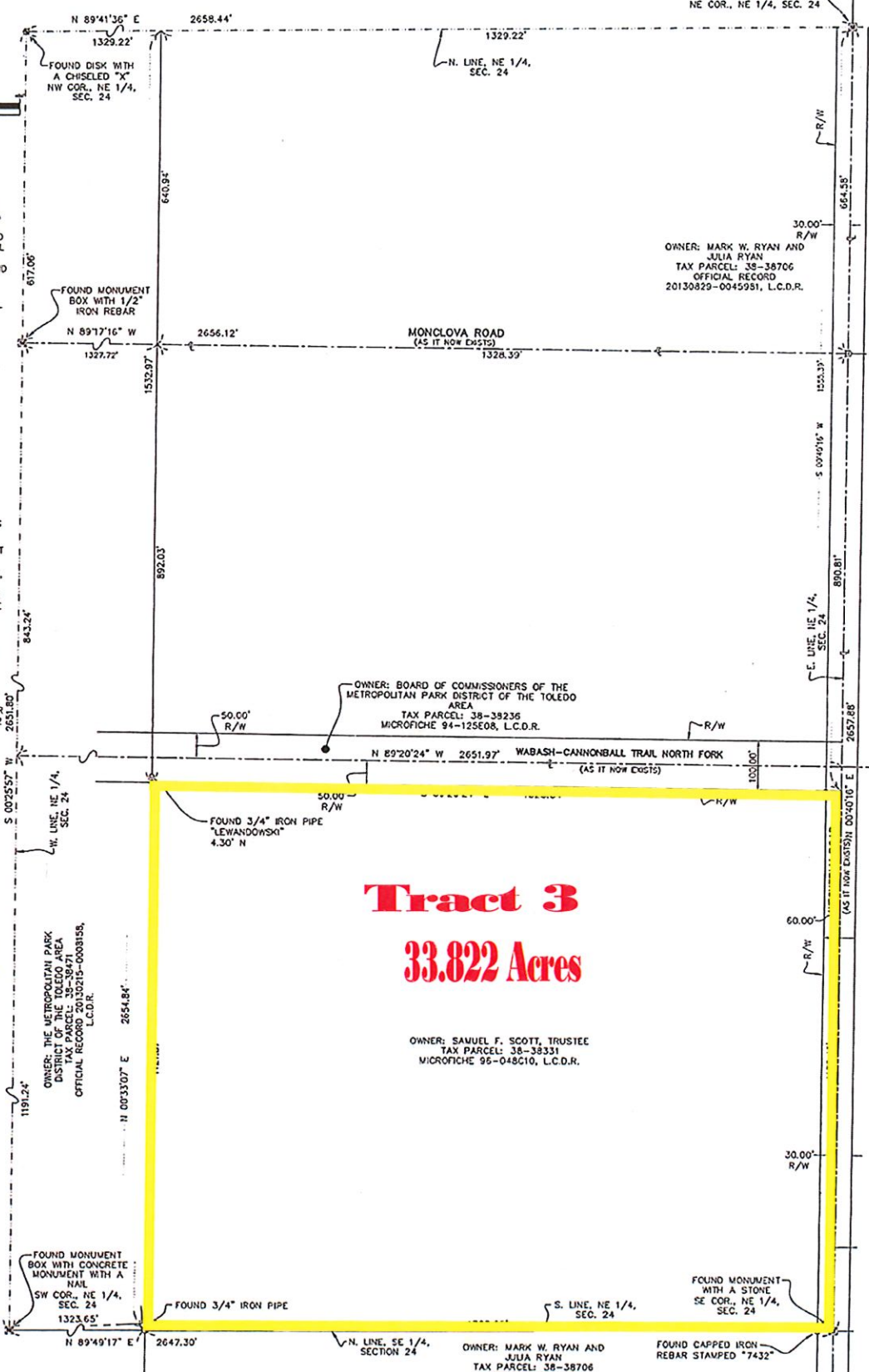
**AREA SUMMARY:**

GROSS	1,473,285 SQ. FT.	OR	33.822 AC. ±
PRO	33,091 SQ. FT.	OR	0.759 AC. ±
NET	1,440,204 SQ. FT.	OR	33.063 AC. ±

**BASIS OF BEARING:**  
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), U.S. SURVEY FEET.

**LEGEND**

- SET CAPPED IRON REDAR
- ▲ STAMPED "PS 7973"
- SET MAG NAIL
- FOUND IRON PIPE
- FOUND IRON REBAR
- ⊞ FOUND MONUMENT BOX
- ⊙ FOUND DISK



I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY PERFORMED UNDER MY SUPERVISION DURING MARCH, 2024.

Daniel C. Kaiser  
Professional Surveyor No. 7973



REVISION TABLE:		
REV.	DESCRIPTION:	DATE:

JOB NUMBER: 244505611	DRAWING NAME: 244-05611F000A1
JOB NAME: SCOTT TRUST SURVEY	DRAWN BY: TAC
CLIENT NAME: THE MCOUADES CO., L.P.A.	CHECKED BY: DCK
DESCRIPTION: BOUNDARY SURVEY	SURVEYED BY: CCL

**GARCIA SURVEYORS, INC.**  
TOLEDO - COLUMBUS - CLEVELAND - LIMA

UTILITY LOCATION TICKET #: ---	DATE: 4/23/2024
SCALE: 1" = 100'	DATE: 4/23/2024
<b>SHEET</b> 2 of 3	

Parcel ID: 38-38331

Owner: SCOTT SAMUEL F TR ETAL  
9005 WECKERLY RD

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 1  
Assr #: 23030028  
Market Area: 2702R  
DTE #: 00050 - MONCLOVA TWP -A. W. LSD, PC

RESIDENTIAL/AGRICULTURAL

Tax Year: 2024  
LUC: 110 - CAUV-VAC

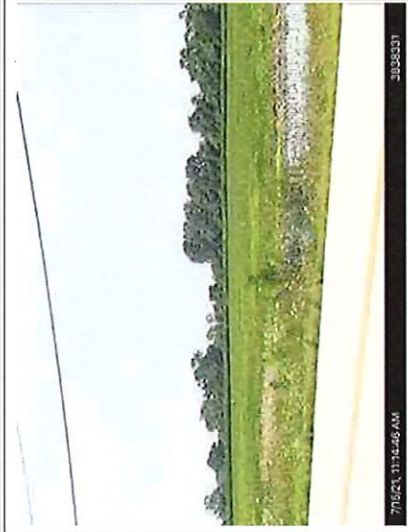
GENERAL INFORMATION

Topo: 1-Level  
Street: 1 - Paved  
Utilities: 21 - City Water / No Sewer  
Legal: 9 7 24 NE 1/4 TH T PT E 1/2 S OF FORMER R

Spec Use: 100-Vac Ag Land  
Traffic: 2-Secondary  
Corner Lot: No

ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
11/12/15	1-Owner	5-Doorhang	239-Informational Review	237	239
09/19/06	4-Vacland	6-Vacland	239-Informational Review	939	49



LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SOFT	AC	INFL1	INFL2
1	05-Rofw	0	0	42,166	.968	1-None	1-None
2	04-Tillable			1,431,512	32.863		

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP

CONDO COMPLEX

COMPLEX #	COMPLEX NAME	YR DECLARED	# BLDGS	# UNITS

Total SF: 1,473,678 Total AC: 33.831

SALES/TRANSFER HISTORY

DATE	CONV.#	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
02/02/96	96200471	19	WD	8 - Unrevd	1 - Land	
02/02/96	96200467	10	WD	8 - Unrevd	1 - Land	
06/30/94	94203053	19	QC	8 - Unrevd	1 - Land	
12/15/93	93205956	9	QC	8 - Unrevd	1 - Land	

VALUE HISTORY

CLASS	2024	2023	2022	2021	2020	2019	2018
100%	L 187,200	L 187,200	L 187,200	L 187,200	L 155,900	L 155,900	L 155,900
	B 187,200	B 187,200	B 187,200	B 187,200	B 155,900	B 155,900	B 155,900
	T 187,200	T 187,200	T 187,200	T 187,200	T 155,900	T 155,900	T 155,900
35%	L 65,520	L 65,520	L 65,520	L 65,520	L 54,570	L 54,570	L 54,570
	B 65,520	B 65,520	B 65,520	B 65,520	B 54,570	B 54,570	B 54,570
	T 65,520	T 65,520	T 65,520	T 65,520	T 54,570	T 54,570	T 54,570

Parcel ID: 38-38331

Owner: SCOTT SAMUEL F TR ETAL  
9005 WECKERLY RD

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 1  
Assr #: 23030028

RESIDENTIAL/AGRICULTURAL

Market Area: 2702R  
DTE #: 00050 - MONCLOVA TWP -A. W. LSD, PC  
LUC: 110 - CAUV-VAC

Tax Year: 2024

**DWELLING INFORMATION**

Occupancy:  
Main SH:  
Attic:  
Basement:  
Construction:  
Fin Basement:  
Pct Complete:  
Style:  
Max SH:  
Grade:  
Condition:  
TLA:  
Year Built:  
Remodel Year:  
Eff Yr:  
Type:

**CONDO INFORMATION**

Complex #:  
Unit #:  
Condo Type:  
Level:  
View:

**INTERIOR CHARACTERISTICS**

Bedrooms:  
Total Rooms:  
HVAC:  
WB Fire Places:  
Gas Fire Places:  
Stacks:  
Full Baths:  
Half Baths:  
Additional Fixtures:

**DWELLING CALCULATIONS**

Effective Year:  
% Good:  
% Good Override:  
C & D:  
C & D Factor:  
Functional:  
Reason:  
Economic:  
Reason:  
Roll Pct:  
Roll Value:  
Adjusted Base:  
Plumbing:  
Basement:  
Heating:  
Attic:  
Other Features:  
Dwelling Subtotal:  
Base RCN:  
Local Multiplier:  
Dwelling RCN:  
Total RCN:  
RCN/SF:  
Base RCNLD:  
Additions RCNLD:  
Total RCNLD:  
RCNLD/SF:  
Pct Complete:  
Dwelling Factor:  
Dwelling Value:  
Condo Base Value:  
Condo Adj Value:

**OUTBUILDINGS & YARD ITEMS**

LINE CONDO CODE AREA CONDITION YEAR BUILT OBJ VALUE

**DWELLING ADDITIONS**

LINE LOWER FIRST SECOND THIRD AREA YR BUILT

**MEMORANDUM**

2015 INF JFW 11/15  
2003 CMB W/46,AC ADJ\*99 RD ESMT\*  
2006 INF 9/06 MJW\*2003 INF 10/03 MJW\*

**PARCEL ID: 3838331**  
 MARKET AREA: 2702R  
 SCOTT SAMUEL F TR ETAL  
 TAX YEAR: 2024

**ASSESSOR#: 23030028**  
 ROLL: RP\_OH  
 9005 WECKERLY RD  
 STATUS: Active

Authority	Project#	Project	Delinquent	Half	Full	Years Span
<b>Tax Year 2023</b>						
Lucas County	0000	T.A.S.D.-MOSQUITO		\$2.19	\$4.38	1950 / 2050
	<b>Total:</b>		\$ .00	\$2.19	\$4.38	

**Deferred Special Assessments**

Project #	Project Name	AC Code	Grp Code	Amount (Estimate)	Important Note
1417G	DEFERRED W.S.L. 3010-1740L0596	75	County	\$42,761.43	See Note Below

**Regarding Deferred Special Assessments**

**Important Note:** The estimate representing original principal may be subject to additional interest: 1) Cost Recovery projects would need to be paid if and when the property connects (goes with the property) and 2) Deferred project costs remain until change in ownership or use (granted to owner). For actual amount due please contact the Sanitary Engineer's office at 419-213-2926.

8 fields, 358 acres in Lucas County, OH

TOWNSHIP/SECTION 7N 9E - 24, 25, 7N 10E - 18, 19, 30



**Legend**

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - High flood risk
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
  - Moderate flood risk
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Areas with Reduced Flood Risk due to Levee Zone X
  - Areas with Flood Risk due to Levee Zone X
- OTHER AREAS**
  - Area of Minimal Flood Hazard Zone X
  - Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

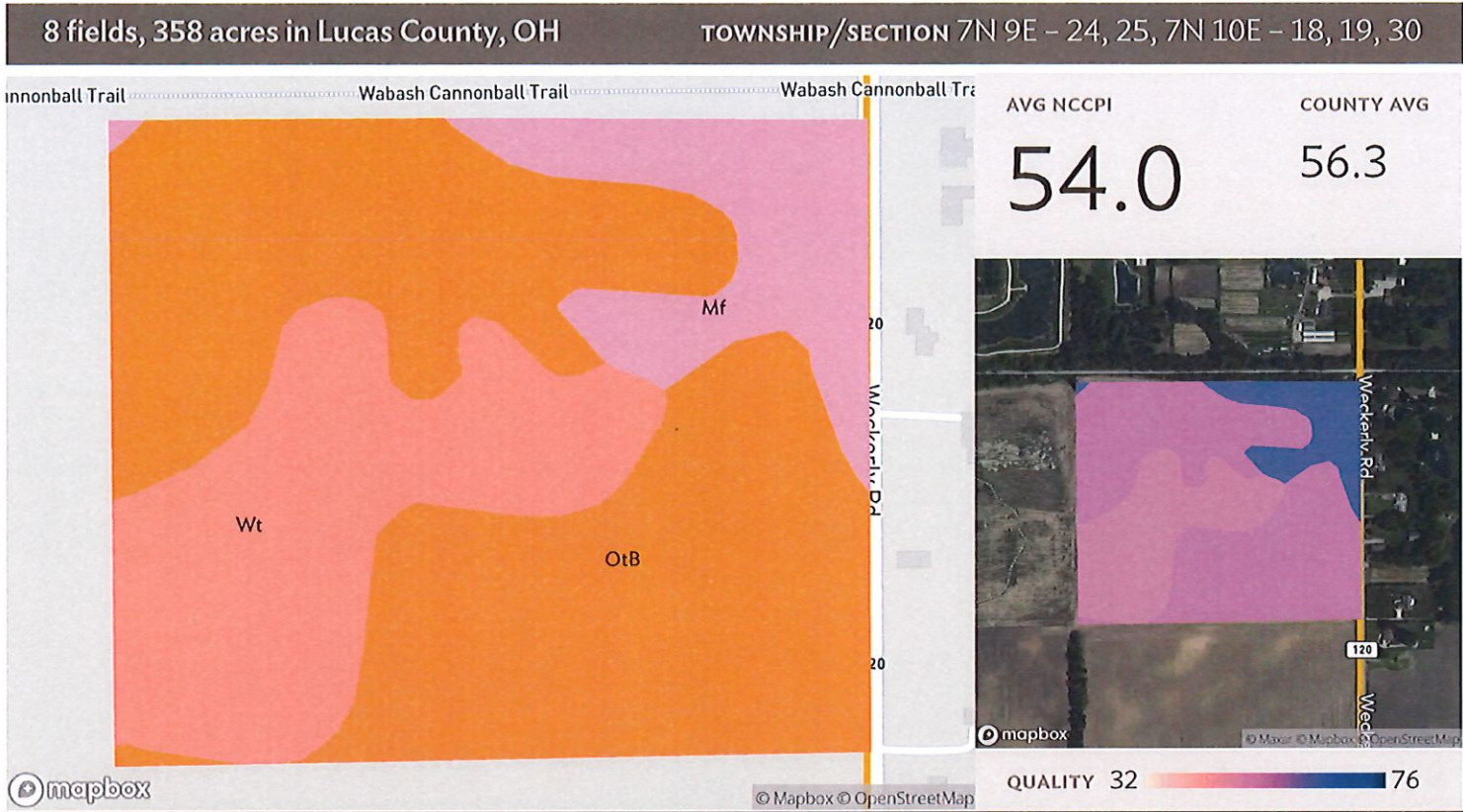
\* **HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

**Field 3**

33 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	33.48	100.0%
			<b>33.48</b>	



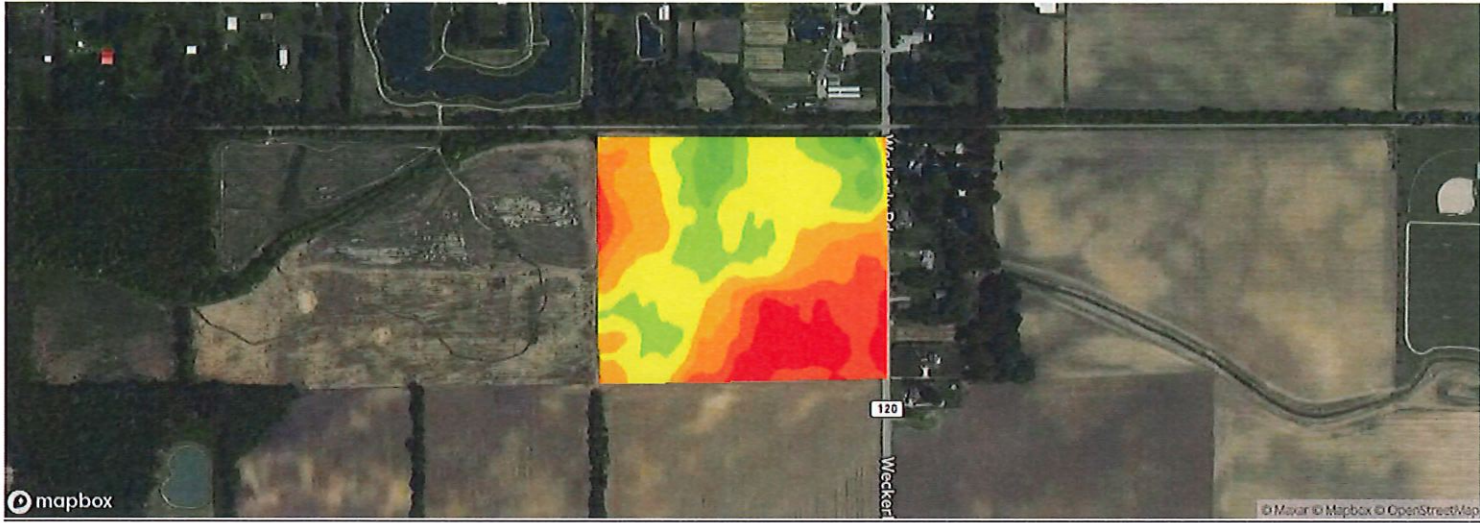
Source: NRCS Soil Survey

## Field 3

33 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ OtB	Ottokee fine sand, 0 to 6 percent slopes	20.06	59.9%	3	53.5
■ Wt	Wauseon fine sandy loam	8.94	26.7%	3	50.4
■ Mf	Mermill loam	4.48	13.4%	2	63.3
					<b>54.0</b>

8 fields, 358 acres in Lucas County, OH TOWNSHIP/SECTION 7N 9E - 24, 25, 7N 10E - 18, 19, 30



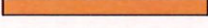








Field 3

33 ac.

Avg. Elevation

647.57 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	650.48 ft - 651.58 ft	3.46	10.35%
	649.38 ft - 650.48 ft	4.22	12.6%
	648.27 ft - 649.38 ft	3.39	10.14%
	647.17 ft - 648.27 ft	5.26	15.72%
	646.06 ft - 647.17 ft	10.09	30.13%
	644.96 ft - 646.06 ft	5.29	15.79%
	643.86 ft - 644.96 ft	1.53	4.57%
	642.75 ft - 643.86 ft	0.19	0.58%
	641.65 ft - 642.75 ft	0.04	0.11%



Lucas County, Ohio  
 8770 State Route 108  
 Wauseon, OH 43567  
 (P) 419-335-6061 (F) 855-842-7996

2024 Program Year

Map Created December 28, 2023

Farm 2169  
 Tract 778



Crops are non-irrigated, intended use is grain, and types are: YEL (corn), COM (soybeans), and SRW (wheat) unless otherwise noted.

Tract Cropland Total: 33.46 acres

1:4,800

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination CPA-026 and attached maps for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Common Land Unit

- ✓ Non-Cropland
- CRP
- Tract Boundary
- Cropland

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions



OHIO  
WEST LUCAS  
Form: FSA-156EZ



FARM : 2169  
Prepared : 6/11/24 12:58 PM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : SAND RIDGE FARMS LLC  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
33.80	33.46	33.46	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	33.46		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	24.45	0.00	145	
Soybeans	8.15	0.00	50	
<b>TOTAL</b>	<b>32.60</b>	<b>0.00</b>		

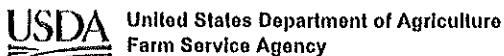
NOTES

Tract Number : 778  
Description : D6/1B  
FSA Physical Location : OHIO/WEST LUCAS  
ANSI Physical Location : OHIO/LUCAS  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : SAMUEL F SCOTT TRUST  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
33.80	33.46	33.46	0.00	0.00	0.00	0.00	0.0

OHIO  
WEST LUCAS  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2169  
Prepared : 6/11/24 12:58 PM CST  
Crop Year : 2024

Tract 778 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	33.46	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	24.45	0.00	145
Soybeans	8.15	0.00	50
<b>TOTAL</b>	<b>32.60</b>	<b>0.00</b>	

NOTES

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