

TRACT 4

BOUNDARY SURVEY

OF A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 6,
TOWNSHIP 1 UNITED STATES RESERVE, IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO.
PREPARED FOR THE MCOUADES CO., L.P.A. AT
THE REQUEST OF JULIE GORREL

FOUND CONCRETE MONUMENT
WITH AN IRON BOLT
NW COR., NW 1/4, SEC. 6

E. LINE, SW 1/4,
SEC. 31

FOUND 1" IRON PIPE
SE COR., SW 1/4,
SEC. 31

S. LINE, SW 1/4, SEC. 31
637.76' (D.) 636.50' (M.)

N. LINE, NW 1/4, SEC. 6

S 89°19'57" E 2418.07'

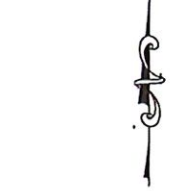
FOUND CAPPED 5/8" IRON REBAR
STAMPED "7432"

1147.41' (D.)
1145.14' (M.)

132.80'
S 89°10'29" W

FOUND STONE
NE COR., NW 1/4, SEC. 6

FOUND 1/2" IRON REBAR
1.44" S.
2.45' E.



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

Tract 4

39.175 Acres

- LEGEND**
- SET CAPPED IRON REBAR STAMPED "PS 7973"
 - ▲ SET MAG NAIL
 - FOUND IRON PIPE
 - FOUND IRON REBAR
 - ⊙ FOUND CONCRETE MONUMENT
 - ⊞ FOUND MONUMENT BOX
 - FOUND STONE
 - (D.) DEED DISTANCE
 - (M.) MEASURE DISTANCE
 - L.C.D.R. LUCAS COUNTY DEED RECORDS
 - O.R. OFFICIAL RECORD
 - M.F. MICROFILM

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.

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

PARCEL 5 AREA SUMMARY:

GROSS	1,706,472 SQ. FT. OR 39.175 AC. ±
PDN	18,615 SQ. FT. OR 0.427 AC. ±
NET	1,687,857 SQ. FT. OR 38.748 AC. ±

SURVEY REFERENCE

- GARCIA SURVEYORS, INC
DUANE E. HECK, P.S. 7432
JOB NO. 184503560
DATE: 12/14/2018

OWNER: REED FAMILY, LLC
PARCEL NUMBER: 38-06830
M.F. 01-713405, L.C.D.R.

OWNER: SAMUEL F. SCOTT
PARCEL NUMBER: 38-05948
O.R. 20071227-0075900, L.C.D.R.

OWNER: WESTHAVEN PROPERTY, LTD.
PARCEL NUMBER: 38-05741
O.R. 20181219-0056381, L.C.D.R.

N 00°48'04" E 2718.32'

FOUND 1 1/2" IRON PIPE
SE COR., FRACTIONAL SEC. 18

S 01°32'43" W 2714.65' (D.) 2714.64' (M.)

S 01°08'39" W 2711.90'

E. LINE, NW 1/4, SEC. 6

FOUND 1/4" IRON REBAR
1.22" S.
0.22" W.

207.05'
S 89°29'03" E

N 01°10'19" E 3066.50'
OWNER: IRIS STUDYWIN
PARCEL NUMBER: 38-06830
O.R. 20201125-0053867, L.C.D.R.

FOUND 1/4" IRON REBAR
0.18" N.
0.34" W.

30.00'
R/W

430.07'
620.07' (D.) 620.41' (M.)

FOUND MONUMENT BOX
WITH A STONE
SW COR., NW 1/4, SEC. 6

S. LINE, NW 1/4, SEC. 6
1160.28' (D.)
1160.93' (M.)

FOUND MONUMENT BOX
WITH 1 1/2" IRON PIN
CENTER OF SEC. 6

MONCLOVA ROAD
(AS IT NOW EXISTS)

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

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

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

Donal C. Kober
Professional Surveyor No. 7973



REVISION TABLE			
REV.	DESCRIPTION:	BY:	DATE:

JOB NUMBER: 244505612	DRAWING NAME: 244-05612FB00A1
JOB NAME: SCOTT TRUST SURVEY	DRAWN BY: LMB
CLIENT NAME: THE MCOUADES CO., L.P.A.	CHECKED BY: DCX
DESCRIPTION: BOUNDARY SURVEY	SURVEYED BY: COL

UTILITY LOCATION TICKET #: ---
SCALE: 1" = 100'
DATE: 4/29/2024
SHEET 4 of 4

GENERAL INFORMATION
 Topo: 1 - Paved
 Street: 21 - City Water / No Sewer
 Utilities: 1 6 NW 1/4 W 38.85 AC W 77.69 AC
 Legal: 100-Vac Ag Land
 2-Secondary
 Traffic: No
 Corner Lot: No

ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
09/18/06	4-Vacland	6-Vacland	239-Infomral Review	920	49

LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SOFT	AC	INFL1	INFL2
1	05-Rofw	0	0	20,299	.466	1-None	1-None
2	04-Tillable			1,672,007	38.384		

PERMITS

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP
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CONDO COMPLEX

COMPLEX #	COMPLEX NAME	YR DECLARED	# BLDGS	# UNITS
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SALES/TRANSFER HISTORY

DATE	CONV #	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
12/27/07	07208485	2	QC	8 - Unrevd	1 - Land	
01/02/07	07200015	4	AF	8 - Unrevd	1 - Land	
02/02/96	96200466	7	WD	8 - Unrevd	1 - Land	
12/15/93	93205962	8	QC	8 - Unrevd	1 - Land	

Total SF: 1,692,306 Total AC: 38.85

VALUE HISTORY

CLASS	2024	2023	2022	2021	2020	2019	2018
100%	L 215,000	L 215,000	L 215,000	L 215,000	L 179,900	L 179,900	L 179,900
	B 215,000	B 215,000	B 215,000	B 215,000	B 179,900	B 179,900	B 179,900
35%	L 75,250	L 75,250	L 75,250	L 75,250	L 62,970	L 62,970	L 62,970
	B 75,250	B 75,250	B 75,250	B 75,250	B 62,970	B 62,970	B 62,970
T	T 75,250	T 75,250	T 75,250	T 75,250	T 62,970	T 62,970	T 62,970



Parcel ID: 38-06948

Owner: SCOTT SAMUEL F, TRUSTEE
9132 MONCLOVA RD

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 1
Assr #: 23021010

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:
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:
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 OBY VALUE

LINE	LOWER	FIRST	SECOND	THIRD	AREA	YR BUILT
DWELLING ADDITIONS						

MEMORANDUM
2006 INF MJW 9/06*2003 INF 10/03 MJW*2003 ADJ UTIL 2-03 MJW*

PARCEL ID: 3806948
MARKET AREA: 2708R
SCOTT SAMUEL F, TRUSTEE
TAX YEAR: 2024

ASSESSOR#: 23021010
ROLL: RP_OH
9132 MONCLOVA RD
STATUS: Active

Authority	Project#	Project	Delinquent	Half	Full	Years Span
Tax Year 2023						
Lucas County	0000	T.A.S.D.-MOSQUITO		\$3.11	\$6.22	1950 / 2050
	Total:		\$0.00	\$3.11	\$6.22	

Deferred Special Assessments

Project #	Project Name	AC Code	Grp Code	Amount (Estimate)	Important Note
1417G	DEFERRED W.S.L. 3010-1740L0596	75	County	\$24,101.90	See Note Below

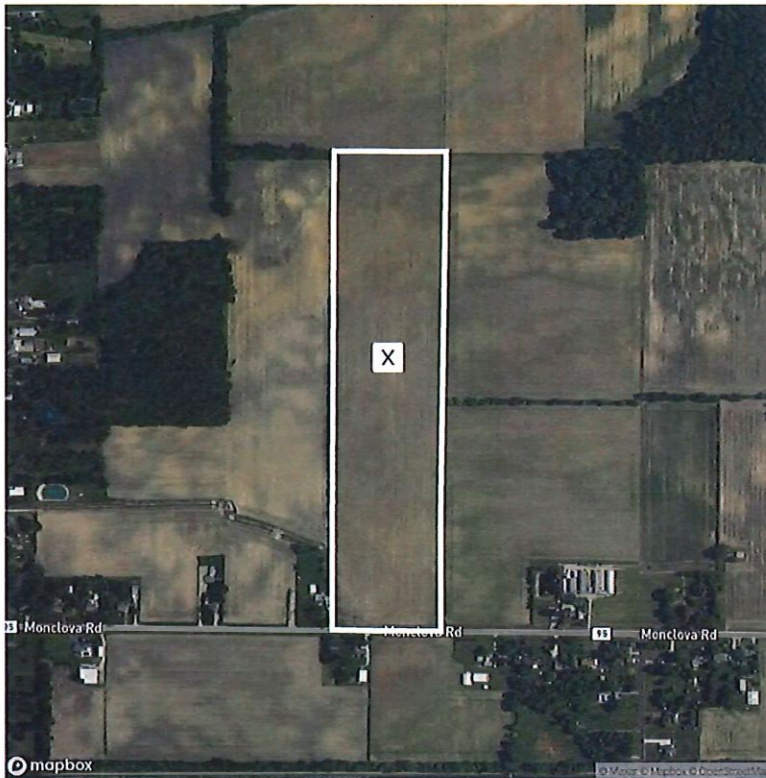
Regarding Deferred Special Assessments

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.

Printed on Thursday, April 4, 2024, at 11:07:58 AM EST

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 4

39 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	39.17	100.0%
			39.17	

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



Field 4

Source: NRCS Soil Survey

39 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ BxA	Bixler loamy fine sand, 0 to 2 percent slopes	15.03	38.4%	2	66.2
■ Lf	Lenawee silty clay loam, 0 to 1 percent slopes	14.32	36.6%	2	67.0
■ DsA	Dixboro fine sandy loam, 0 to 2 percent slopes	5.10	13.0%	2	66.3
■ OtB	Ottokee fine sand, 0 to 6 percent slopes	4.69	12.0%	3	53.5
■ DdA	Del Rey loam, 0 to 3 percent slopes	0.03	0.1%	2	67.9
		39.17			65.0

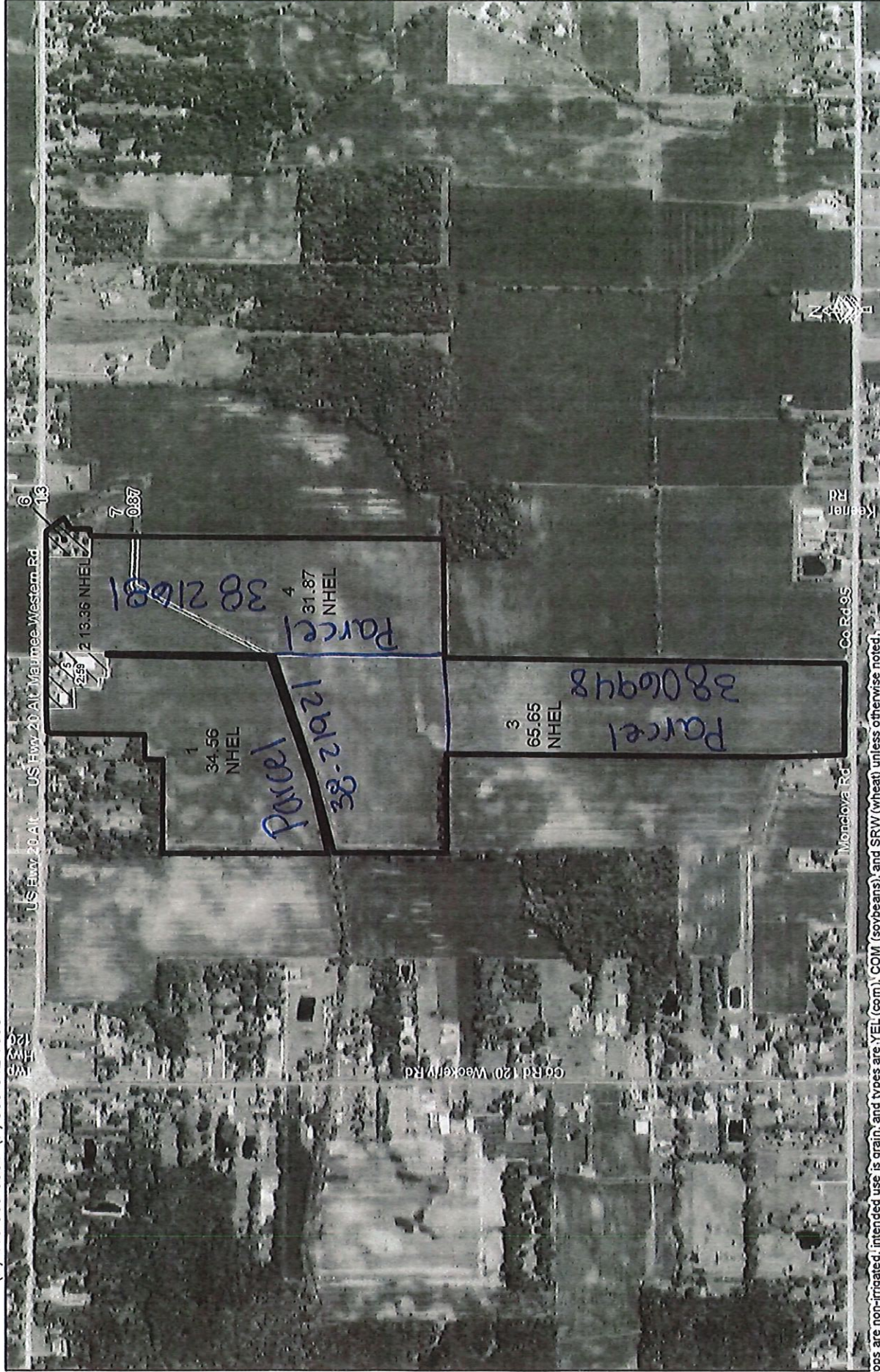


Lucas County, Ohio
 8770 State Route 108
 Wauseon, OH 43567
 (P) 419-335-6061 (F) 855-842-7996

2024 Program Year

Map Created December 28, 2023

Farm 2165
 Tract 679



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

Tract Cropland Total: 145.44 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).

1:10,363

- Wetland Determination Identifiers**
- Restricted Use
 - ▽ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions
- Common Land Unit**
- Non-Cropland
 - CRP
 - Cropland
 - Tract Boundary



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

2024 Program Year

Farm 2165
 Tract 777

Map Created December 28, 2023



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

Tract Cropland Total: 36.12 acres

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1:4,800

Common Land Unit

- Cropland
- Non-Cropland
- ORP
- Tract Boundary

Wetland Determination Identifiers

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

OHIO
WEST LUCAS



United States Department of Agriculture
Farm Service Agency

FARM : 2165
Prepared : 6/11/24 12:56 PM CST
Crop Year : 2024

Form: FSA-156EZ

See Page 3 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 GI/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
186.32	181.56	181.56	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	181.56	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	28.49	0.00	92	
Corn	92.80	0.00	145	
Soybeans	58.21	0.00	44	
TOTAL	179.50	0.00		

NOTES

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Tract Number : 679
Description : D6/2A
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
150.20	145.44	145.44	0.00	0.00	0.00	0.00	0.0

OHIO
WEST LUCAS
Form: FSA-156EZ



FARM : 2165
Prepared : 6/11/24 12:56 PM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Tract 679 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	145.44	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	22.82	0.00	92
Corn	74.34	0.00	145
Soybeans	46.63	0.00	44
TOTAL	143.79	0.00	

NOTES

Tract Number : 777

Description : D6/2A
 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
36.12	36.12	36.12	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	36.12	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.67	0.00	92
Corn	18.46	0.00	145
Soybeans	11.58	0.00	44
TOTAL	35.71	0.00	

NOTES

OHIO
WEST LUCAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2165
Prepared : 6/11/24 12:56 PM CST
Crop Year : 2024

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TRACT 5

BOUNDARY SURVEY

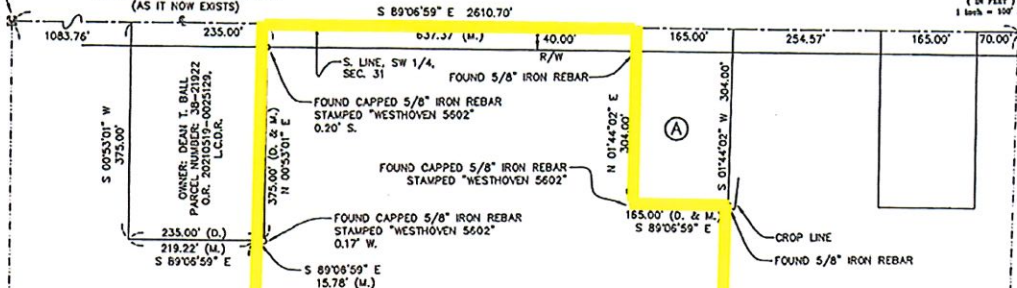
OF A PARCEL OF LAND BEING PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 31,
TOWNSHIP 2 UNITED STATES RESERVE, IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO.
PREPARED FOR THE MCQUADES CO., L.P.A. AT
THE REQUEST OF JULIE GORREL

FOUND MONUMENT BOX
WITH A 1" IRON PIN
NW COR., SW 1/4, SEC. 31

MAUMEE-WESTERN ROAD
(A.K.A. STATE ROUTE 20-A)
(A.K.A. SWANTON-MAUMEE ROAD)
(AS IT NOW EXISTS)

GRAPHIC SCALE

(IN FEET)
1 inch = 100' PL.



Tract 5

48.318 Acres

PARCEL 3

OWNER: SAMUEL F. SCOTT
PARCEL NUMBER: 38-21921
O.R. 20200713-0027940, L.C.D.R.

OWNER: SAMUEL F. SCOTT
PARCEL NUMBER: 38-21681
O.R. 20071227-0075900, L.C.D.R.

OWNER: SILVERWOOD FARMS, LLC.
PARCEL NUMBER: 38-21110
O.R. 20170817-0035067, L.C.D.R.

PARCEL 4 AREA SUMMARY

GROSS	2,104,728 SQ. FT. OR 48.318 AC. ±
PSD	25,483 SQ. FT. OR 0.585 AC. ±
NET	2,079,245 SQ. FT. OR 47.733 AC. ±

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.

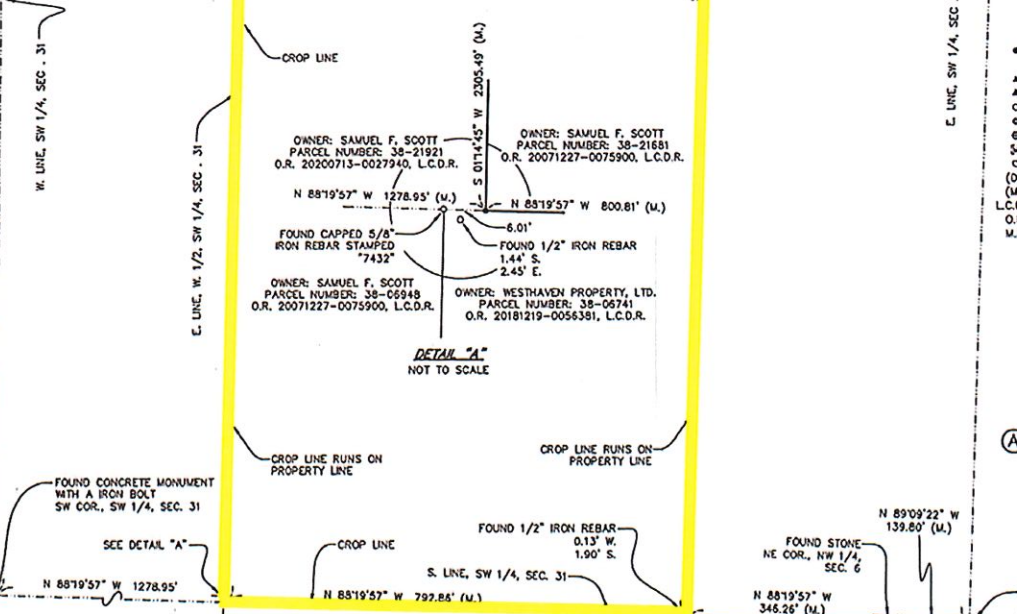
BASIS OF BEARING:

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 MAG NAIL
- FOUND IRON REBAR
- FOUND IRON PIPE
- FOUND CONCRETE MONUMENT
- FOUND MONUMENT BOX
- FOUND STONE
- (D.) DEED DISTANCE
- (M.) MEASURE DISTANCE
- L.C.D.R. LUCAS COUNTY DEED RECORDS
- O.R. OFFICIAL RECORD
- M.F. MICROFICHE

DETAIL "A"
NOT TO SCALE



OWNER: SAMUEL F. SCOTT
PARCEL NUMBER: 38-05948
O.R. 20071227-0075900, L.C.D.R.

OWNER: WESTHAVEN PROPERTY, LTD.
PARCEL NUMBER: 38-06741
O.R. 20181219-0056381, L.C.D.R.

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

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

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



David C. Keiser
Professional Surveyor No. 7973

REVISION TABLE			
REV.	DESCRIPTION:	BY:	DATE:

JOB NUMBER:
244505612

JOB NAME:
SCOTT TRUST SURVEY

CLIENT NAME:
THE MCQUADES CO., L.P.A.

DESCRIPTION:
BOUNDARY SURVEY

DRAWING NAME:
244-05612F00A01

DRAWN BY:
LMB

CHECKED BY:
DCK

SURVEYED BY:
COL

UTILITY LOCATION TICKET #:

SCALE:
1" = 100'

DATE:
4/29/2024

SHEET
3 of 4

Parcel ID: 38-21681
Owner: SCOTT SAMUEL F, TRUSTEE
8989 MAUMEE WESTERN RD

KATIE MOLINE - LUCAS COUNTY AUDITOR
 Card 1 of 1
 Assr #: 23020025

RESIDENTIAL/AGRICULTURAL
 Market Area: 2708R
 DTE #: 00050 - MONCLOVA TWP -A. W. LSD, PC
 LUC: 110 - CAUV-VAC
 Tax Year: 2024



GENERAL INFORMATION
 Topo: 1 - Paved
 Street: 21 - City, Water / No Sewer
 Utilities: 2 31 SW 1/4 W 50 AC E 1/2 EXC N 304 FT
 Legal: 100-Vac Ag Land
 Traffic: 2-Secondary
 Corner Lot: No

ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
09/18/06	4-Vacland	6-Vacland	239-Informational Review	920	49

LAND INFORMATION

TYPE	CODE	FRONT	DEPTH	SOFT	AC	INFL1	INFL2
1	04-Tillable	2,066.399	47.438	30,884	.709		4-Fidzone
2	09-Wasteland						

PERMITS

DATE	TAXYR	PERMIT #	PURPOSE	STATUS	% COMP

SALES/TRANSFER HISTORY

DATE	CONV.#	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
12/27/07	07208485	2	QC	8 - Unrevid	1 - Land	
01/02/07	07200015	4	AF	8 - Unrevid	1 - Land	
02/02/96	96200466	7	WD	8 - Unrevid	1 - Land	
12/15/93	93205962	8	QC	8 - Unrevid	1 - Land	

CONDO COMPLEX

COMPLEX #	COMPLEX NAME	YR DECLARED	# BLDGS	# UNITS

Total SF: 2,097,283 Total AC: 48.147

VALUE HISTORY

CLASS	2024	2023	2022	2021	2020	2019	2018
100%	L 267,000	L 267,000	L 267,000	L 267,000	L 223,400	L 223,400	L 223,400
	B 267,000	B 267,000	B 267,000	B 267,000	B 223,400	B 223,400	B 223,400
35%	L 93,450	L 93,450	L 93,450	L 93,450	L 78,190	L 78,190	L 78,190
	B 93,450	B 93,450	B 93,450	B 93,450	B 78,190	B 78,190	B 78,190
	T 93,450	T 93,450	T 93,450	T 93,450	T 78,190	T 78,190	T 78,190

Parcel ID: 38-21681
Owner: SCOTT SAMUEL F, TRUSTEE
8989 MAUMEE WESTERN RD

KATIE MOLINE - LUCAS COUNTY AUDITOR
Card 1 of 1
Assr #: 23020025

RESIDENTIAL/AGRICULTURAL
Market Area: 2708R
DTE #: 00050 - MONCLOVA TWP -A. W. LSD, PC
Tax Year: 2024
LUC: 110 - CAUV-VAC

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:
Gas Fire Places:
Stacks:

Full Baths:
 Half Baths:
 Additional Fixtures:

DWELLING CALCULATIONS

Effective Year:
 % Good:
 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	OBJ VALUE

DWELLING ADDITIONS

LINE	LOWER	FIRST	SECOND	THIRD	AREA	YR BUILT

MEMORANDUM

2000 SPL TO/71*
 2006 INF MJW 9/06*2003 INF MJW 10/03*2003 ADJ WTR 2-03 MJW*

PARCEL ID: 3821681
MARKET AREA: 2708R
SCOTT SAMUEL F, TRUSTEE
TAX YEAR: 2024

ASSESSOR#: 23020025
ROLL: RP_OH
8989 MAUMEE WESTERN RD
STATUS: Active

Authority	Project#	Project	Delinquent	Half	Full	Years Span
Tax Year 2023						
Lucas County	0000	T.A.S.D.-MOSQUITO		\$5.27	\$10.54	1950 / 2050
	Total:		\$0.00	\$5.27	\$10.54	

Deferred Special Assessments

Project #	Project Name	AC Code	Grp Code	Amount (Estimate)	Important Note
1410G	DEFERRED W.S.L. 3010-1740L0689	75	County	\$27,917.01	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.

Printed on Thursday, April 4, 2024, at 11:12:26 AM EST

8 fields, 358 acres in Lucas County, OH

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



Legend

- SPECIAL FLOOD HAZARD AREAS**
High flood risk
 - Without Base Flood Elevation (BFE)
Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - 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

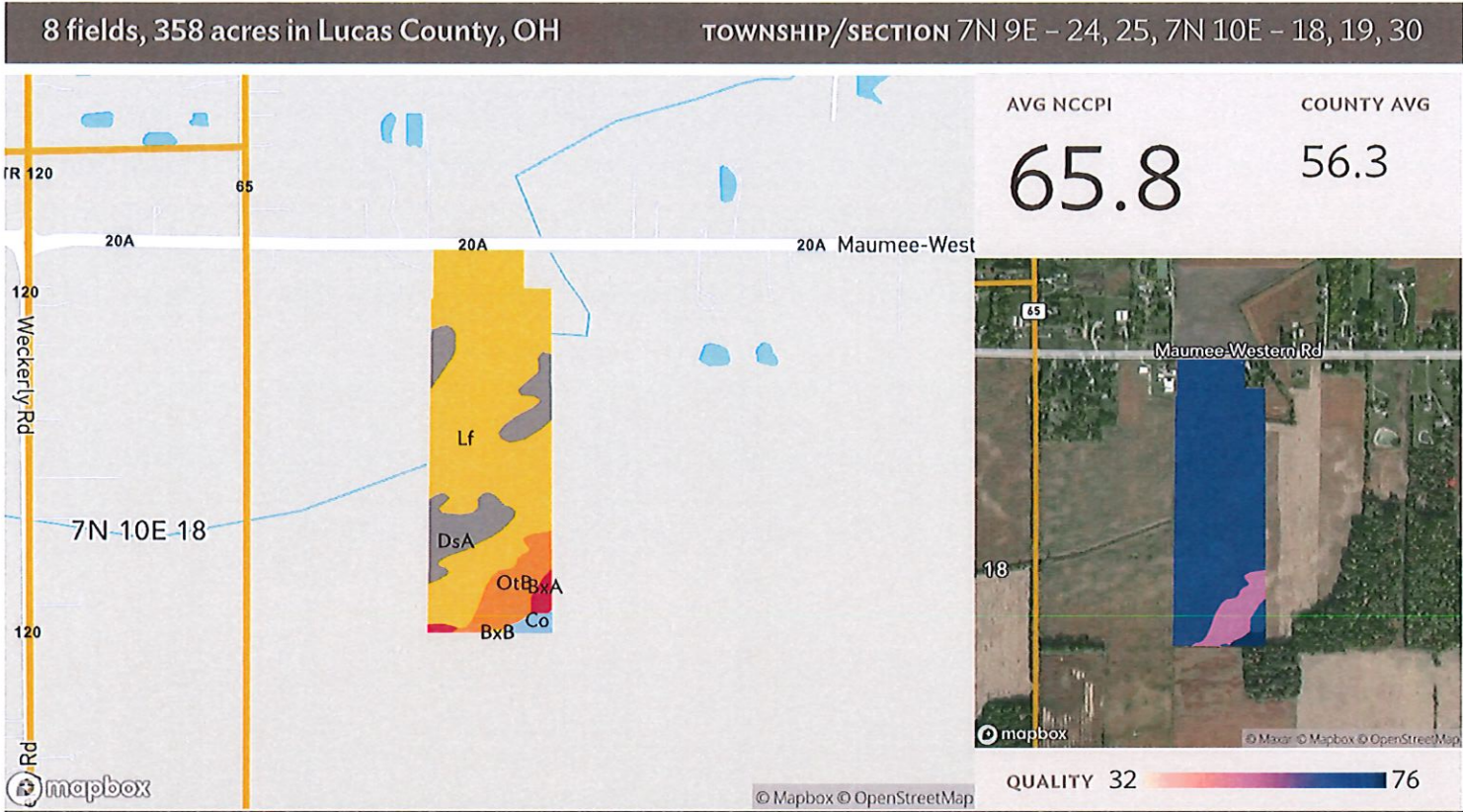
* **HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) 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 5

50 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 AE	HIGH	N/A	23.52	47.2%
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	17.17	34.5%
 AE	HIGH	FLOODWAY	6.96	14.0%
 X	MODERATE	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	2.15	4.3%
			49.80	



Source: NRCS Soil Survey

Field 5

50 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Lf	Lenawee silty clay loam, 0 to 1 percent slopes	35.42	71.1%	2	67.0
DsA	Dixboro fine sandy loam, 0 to 2 percent slopes	7.84	15.7%	2	66.3
OtB	Ottokee fine sand, 0 to 6 percent slopes	4.71	9.4%	3	53.5
BxA	Bixler loamy fine sand, 0 to 2 percent slopes	0.98	2.0%	2	66.2
Co	Colwood loam	0.81	1.6%	2	79.3
BxB	Bixler loamy fine sand, 2 to 6 percent slopes	0.05	0.1%	2	65.4
		49.80			65.8

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




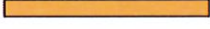
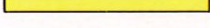



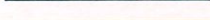


Field 5

50 ac.

Avg. Elevation

643.16 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	646.77 ft - 647.63 ft	1.02	2.04%
	645.92 ft - 646.77 ft	1.94	3.9%
	645.06 ft - 645.92 ft	4.81	9.65%
	644.21 ft - 645.06 ft	4.08	8.2%
	643.35 ft - 644.21 ft	5.90	11.85%
	642.49 ft - 643.35 ft	9.41	18.89%
	641.64 ft - 642.49 ft	17.95	36.05%
	640.78 ft - 641.64 ft	4.49	9.02%
	639.92 ft - 640.78 ft	0.19	0.39%



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

2024 Program Year

Farm 2165
 Tract 679

Map Created December 28, 2023



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: 145.44 acres

1:10,363

Common Land Unit
 / Non-Cropland
 □ Cropland
 □ Tract Boundary

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



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

2024 Program Year

Farm 2165
 Tract 777

Map Created December 28, 2023



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

Tract Cropland Total: 36.12 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).

1:4,800

Common Land Unit
 / Non-Cropland CRP
 Cropland

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

Tract Boundary

OHIO
WEST LUCAS
Form: FSA-156EZ



FARM : 2165
Prepared : 6/11/24 12:56 PM CST
Crop Year : 2024

See Page 3 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
186.32	181.56	181.56	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	181.56	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	28.49	0.00	92	
Corn	92.80	0.00	145	
Soybeans	58.21	0.00	44	
TOTAL	179.50	0.00		

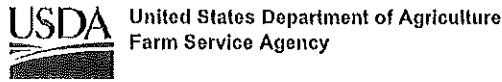
NOTES

Tract Number : 679
Description : D6/2A
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
150.20	145.44	145.44	0.00	0.00	0.00	0.00	0.0

OHIO
WEST LUCAS
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2165
Prepared : 6/11/24 12:56 PM CST
Crop Year : 2024

Tract 679 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	145.44	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	22.82	0.00	92
Corn	74.34	0.00	145
Soybeans	46.63	0.00	44
TOTAL	143.79	0.00	

NOTES

Tract Number : 777
 Description : D6/2A
 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
36.12	36.12	36.12	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	36.12	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.67	0.00	92
Corn	18.46	0.00	145
Soybeans	11.58	0.00	44
TOTAL	35.71	0.00	

NOTES

OHIO
WEST LUCAS

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2165

Prepared : 6/11/24 12:56 PM CST

Crop Year : 2024

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.

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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 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. USDA is an equal opportunity provider, employer, and lender.

TRACT 6

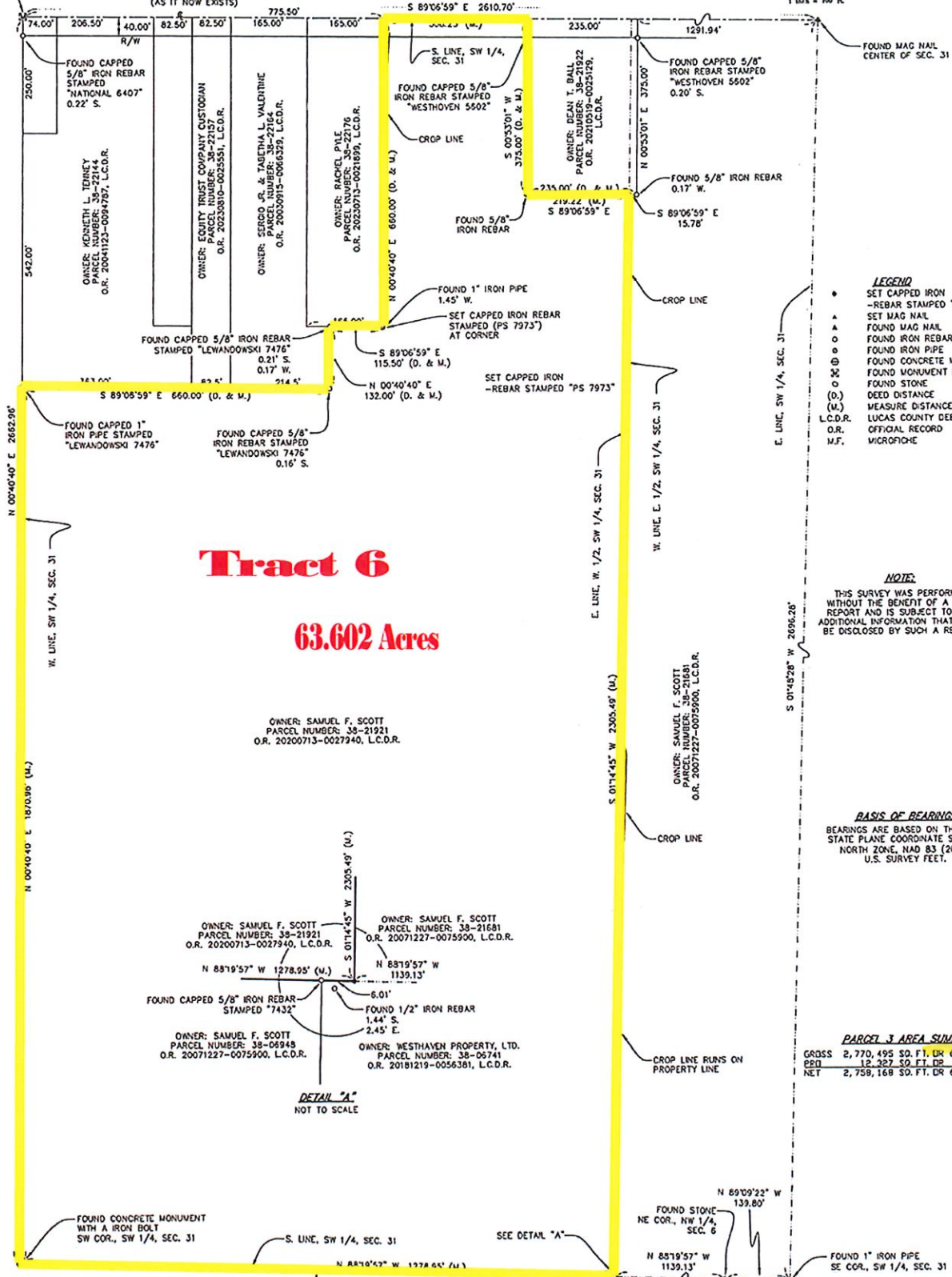
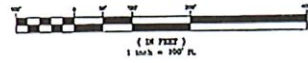
BOUNDARY SURVEY

OF A PARCEL OF LAND BEING PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 31,
TOWNSHIP 2 UNITED STATES RESERVE, IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO.
PREPARED FOR THE MCOUADES CO., L.P.A. AT
THE REQUEST OF JULIE GORREL

FOUND MONUMENT BOX
WITH A 1" IRON PIN
NW COR., SW 1/4, SEC. 31

MAUMEE-WESTERN ROAD
(A.K.A. STATE ROUTE 20-A)
(A.K.A. SWANTON-MAUMEE ROAD)
(AS IT NOW EXISTS)

GRAPHIC SCALE



Tract 6
63.602 Acres

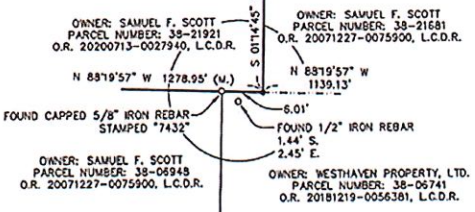
- LEGEND**
- SET CAPPED IRON REBAR STAMPED "PS 7973"
 - ▲ SET MAG NAIL
 - FOUND MAG NAIL
 - FOUND IRON REBAR
 - FOUND IRON PIPE
 - FOUND CONCRETE MONUMENT
 - FOUND MONUMENT BOX
 - FOUND STONE
 - (D.) DEED DISTANCE
 - (M.) MEASURE DISTANCE
 - L.C.D.R. LUCAS COUNTY DEED RECORDS
 - O.R. OFFICIAL RECORD
 - M.F. MICROFICHE

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.

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

PARCEL 3 AREA SUMMARY:

GROSS	2,770,495 SQ. FT. DR 63.668 AC. ±
PSD	12,327 SQ. FT. DR 0.283 AC. ±
NET	2,758,168 SQ. FT. DR 63.319 AC. ±



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

Daniel C. Kalser
Date: 4/29/2024
Daniel C. Kalser
Professional Surveyor No. 7973



REVISION TABLE		
REV.	DESCRIPTION:	DATE:

1720 INDIAN WOOD CIRCLE, SUITE E MAUMEE, OH 43537 PHONE: (419) 877-0400	GARCIA SURVEYORS, INC. TOLEDO - COLUMBUS - CLEVELAND - LIMA
JOB NUMBER: 244505612	DRAWING NAME: 244-05612B00A1
JOB NAME: SCOTT TRUST SURVEY	DRAWN BY: LMB
CLIENT NAME: THE MCOUADES CO., L.P.A.	CHECKED BY: DCX
DESCRIPTION: BOUNDARY SURVEY	SURVEYED BY: CCL
UTILITY LOCATION TICKET #: ---	SCALE: 1" = 100'
DATE: 4/29/2024	SHEET 2 of 4

Parcel ID: 38-21921

Owner: SCOTT SAMUEL F TRUSTEE
9005 MAUMEE WESTERN RD

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 1
Assr #: 23020026
Market Area: 2708R
DTE #: 00050 - MONCLOVA TWP -A. W. LSD, PC

RESIDENTIAL/AGRICULTURAL

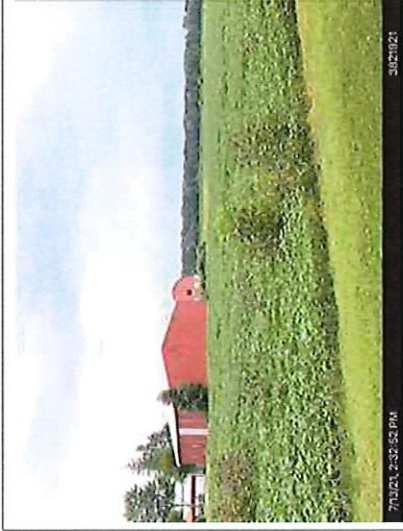
Tax Year: 2024
LUC: 111 - CAUV-GRAIN

GENERAL INFORMATION

Topo: 1 - Paved
Street: 21 - City Water / No Sewer
Utilities: 2 31 SW 1/4 W 1/2 EXC W 47 RDS N 40 RD
Spec Use: 101-Grain Or Gen Farm
Traffic: 2-Secondary
Corner Lot: No

ADMINISTRATIVE

DATE 09/18/06 SOURCE 3-Other ENTRY 6-Vacland ADMIN 239-Informational Review DATA ENTRY 920 REVIEWER 49



LAND INFORMATION

TYPE CODE FRONT DEPTH SOFT AC INFL1 INFL2
1 04-Tillable 2,752,121 37,723 63.18 4-Fldzone
2 09-Wasteland .866

Total SF: 2,789,844 Total AC: 64,046

PERMITS

DATE TAXYR PERMIT # PURPOSE STATUS % COMP

SALES/TRANSFER HISTORY

DATE	CONV.#	# OF PARCELS	DEED	VALIDITY	TYPE	PRICE
07/10/20	20203027	1	QC	X - Exempt Transf	2 - Land & Building	
03/05/20	20201256	1	FD	X - Exempt Transf	2 - Land & Building	
03/05/20	20201255	1	AF	X - Exempt Transf	2 - Land & Building	
01/02/07	07200015	4	AF	8 - Unrevd	2 - Land & Building	
02/02/96	96200466	7	WD	8 - Unrevd	2 - Land & Building	
12/15/93	93205962	8	QC	8 - Unrevd	2 - Land & Building	

CONDO COMPLEX

COMPLEX # COMPLEX NAME YR DECLARED # BLDGS # UNITS

VALUE HISTORY

CLASS	2024	2023	2022	2021	2020	2019	2018
100%	L 362,400 B 10,800 T 373,200	L 362,400 B 10,800 T 373,200	L 362,400 B 10,800 T 373,200	A 362,400	L 303,300 B 9,100 T 312,400	A 303,300 B 9,100 T 312,400	A 303,300
35%	L 126,840 B 3,780 T 130,620	L 126,840 B 3,780 T 130,620	L 126,840 B 3,780 T 130,620	L 126,840 B 3,780 T 130,620	L 106,160 B 3,190 T 109,350	L 106,160 B 3,190 T 109,350	L 106,160 B 3,190 T 109,350

Parcel ID: 38-21921

Owner: SCOTT SAMUEL F TRUSTEE
9005 MAUMEE WESTERN RD

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 1
Assr #: 23020026

RESIDENTIAL/AGRICULTURAL

Market Area: 2708R
DTE #: 00050 - MONCLOVA TWP -A. W. LSD, PC
LUC: 111 - CAUV-GRAIN

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:
C & D:
C & D Factor:
Functional:
Economic:
Reason:
Roll Pct:
Roll Value:
Adjusted Base:
Plumbing:
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
1 AB3 - Polebarn 3,168 3-AV 1974 15,300

DWELLING ADDITIONS

LINE LOWER FIRST SECOND THIRD AREA YR BUILT

MEMORANDUM

2000 SPL TO/71 W/BLDGS*
2006 INF MJW 9/06*2003 INF MJW 10/03*2003 ADJ WTR 2-03 MJW*2000 INF 2/01 MJW*

PARCEL ID: 3821921
 MARKET AREA: 2708R
 SCOTT SAMUEL F TRUSTEE
 TAX YEAR: 2024

ASSESSOR#: 23020026
 ROLL: RP_OH
 9005 MAUMEE WESTERN RD
 STATUS: Active

Authority	Project#	Project	Delinquent	Half	Full	Years Span
Tax Year 2023						
Lucas County	SWF	L.C. STORM WATER DISTRICT/FUND		\$29.36	\$58.72	2011 / 2100
Lucas County	WMD	L.C. WASTE MANAGEMENT DISTRICT		\$2.50	\$5.00	2013 / 2050
Lucas County	0000	T.A.S.D.-MOSQUITO		\$8.02	\$16.04	1950 / 2050
Total:			\$0.00	\$39.88	\$79.76	

Deferred Special Assessments

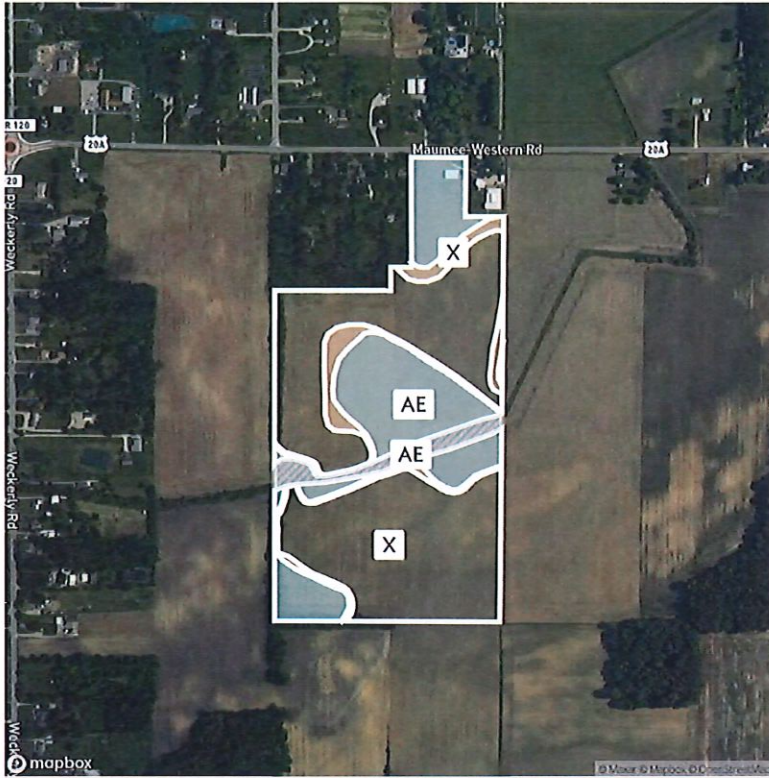
Project #	Project Name	AC Code	Grp Code	Amount (Estimate)	Important Note
1410G	DEFERRED W.S.L. 3010-1740L0689	75	County	\$28,679.25	See Note Below

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.

Printed on Thursday, April 4, 2024, at 11:14:43 AM EST

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



Legend

- SPECIAL FLOOD HAZARD AREAS**
High flood risk
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - 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

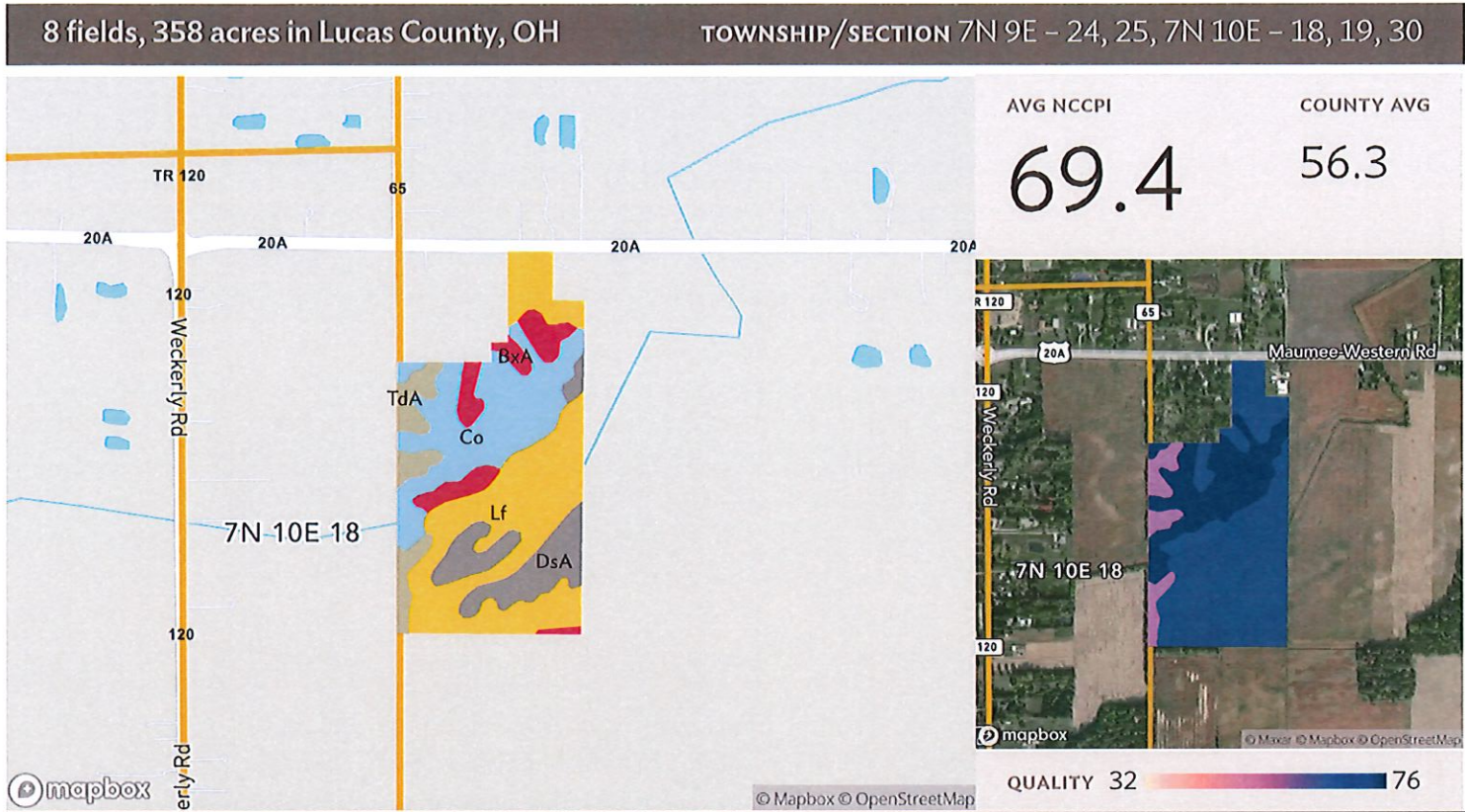
* **HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) 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 6

64 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	37.87	59.6%
 AE	HIGH	N/A	18.55	29.2%
 X	MODERATE	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	4.49	7.1%
 AE	HIGH	FLOODWAY	2.60	4.1%
			63.51	



Source: NRCS Soil Survey

Field 6

64 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Lf	Lenawee silty clay loam, 0 to 1 percent slopes	25.68	40.4%	2	67.0
Co	Colwood loam	17.46	27.5%	2	79.3
DsA	Dixboro fine sandy loam, 0 to 2 percent slopes	9.39	14.8%	2	66.3
BxA	Bixler loamy fine sand, 0 to 2 percent slopes	5.99	9.4%	2	66.2
TdA	Tedrow fine sand, 0 to 3 percent slopes	4.99	7.9%	3	56.2
					63.51
					69.4

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












Field 6

64 ac.

Avg. Elevation

644.46 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	649.75 ft - 650.84 ft	0.04	0.07%
	648.66 ft - 649.75 ft	0.11	0.17%
	647.56 ft - 648.66 ft	0.18	0.29%
	646.47 ft - 647.56 ft	1.96	3.09%
	645.37 ft - 646.47 ft	15.41	24.27%
	644.28 ft - 645.37 ft	17.80	28.03%
	643.19 ft - 644.28 ft	16.74	26.36%
	642.09 ft - 643.19 ft	8.49	13.36%
	641.00 ft - 642.09 ft	2.77	4.36%



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

2024 Program Year

Farm 2165
 Tract 679

Map Created December 28, 2023



Crops are non-irrigated, intended use is grain, and types are YEL (com), 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: 145.44 acres

1:10,363

Common Land Unit
 / Non-Cropland CRP
 Cropland Tract Boundary

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



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

2024 Program Year

Farm 2165
 Tract 777

Map Created December 28, 2023



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

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1:4,800

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

Common Land Unit
 / Non-Cropland
 □ Cropland
 □ Tract Boundary

Tract Cropland Total: 36.12 acres

OHIO
WEST LUCAS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2165
Prepared : 6/11/24 12:56 PM CST
Crop Year : 2024

See Page 3 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
186.32	181.56	181.56	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	181.56	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	28.49	0.00	92	
Corn	92.80	0.00	145	
Soybeans	58.21	0.00	44	
TOTAL	179.50	0.00		

NOTES

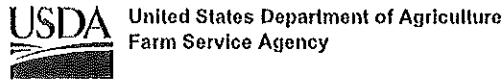
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Tract Number : 679
Description : D6/2A
FSA Physical Location : OHIO/WEST LUCAS
ANSI Physical Location : OHIO/LUCAS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations 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
150.20	145.44	145.44	0.00	0.00	0.00	0.00	0.0

OHIO
WEST LUCAS
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2165
Prepared : 6/11/24 12:56 PM CST
Crop Year : 2024

Tract 679 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	145.44	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	22.82	0.00	92
Corn	74.34	0.00	145
Soybeans	46.63	0.00	44
TOTAL	143.79	0.00	

NOTES

Tract Number : 777
Description : D6/2A
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
36.12	36.12	36.12	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	36.12	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.67	0.00	92
Corn	18.46	0.00	145
Soybeans	11.58	0.00	44
TOTAL	35.71	0.00	

NOTES

OHIO

WEST LUCAS

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2165

Prepared : 6/11/24 12:56 PM CST

Crop Year : 2024

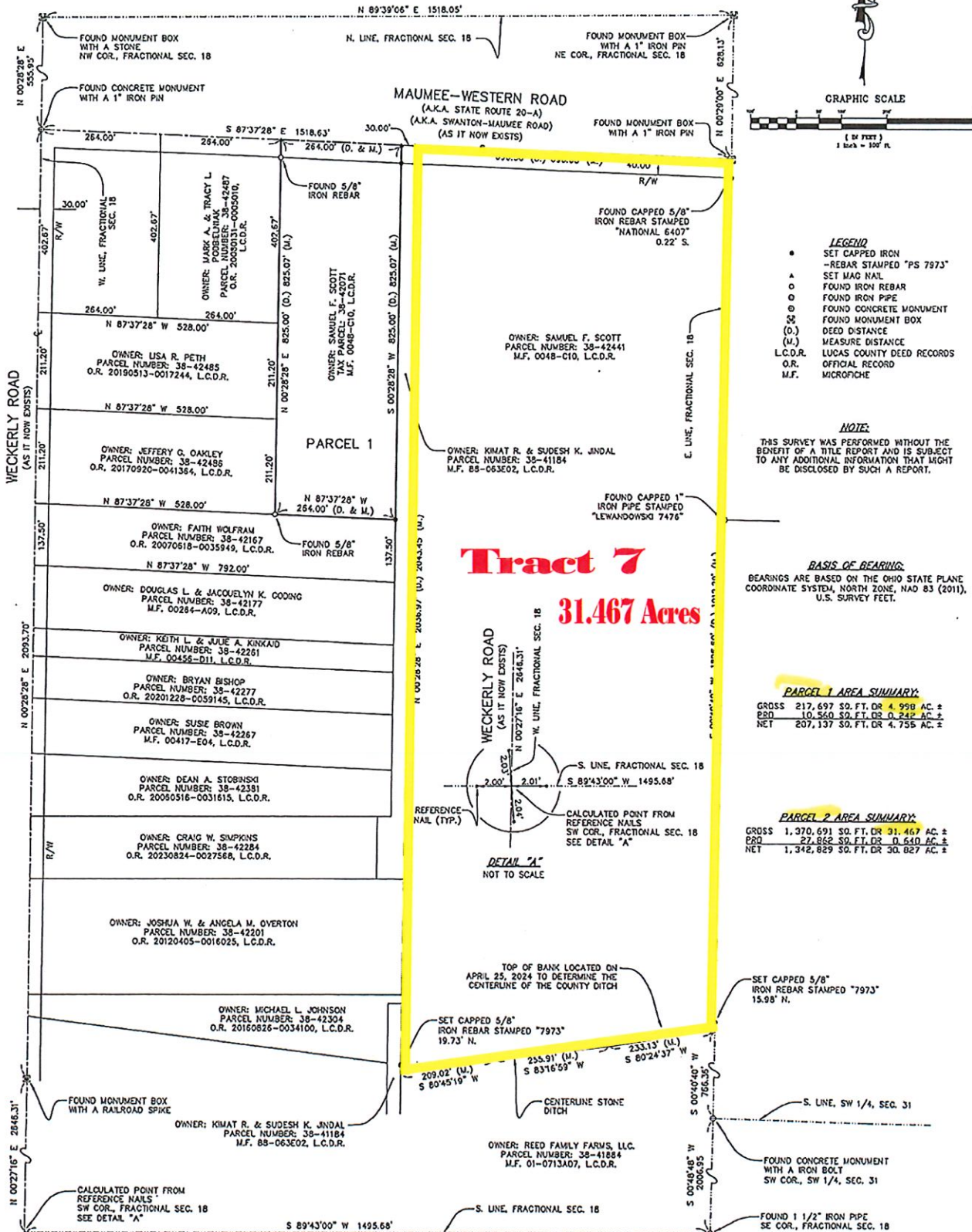
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national 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 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. USDA is an equal opportunity provider, employer, and lender.

TRACT 7

BOUNDARY SURVEY
 OF A PARCEL OF LAND BEING PART OF THE FRACTIONAL SECTION 18, 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



Tract 7
31.467 Acres

- LEGEND**
- SET CAPPED IRON REBAR STAMPED "PS 7973"
 - ▲ SET MAG NAIL
 - FOUND IRON REBAR
 - FOUND IRON PIPE
 - FOUND CONCRETE MONUMENT
 - FOUND MONUMENT BOX
 - (D.) DEED DISTANCE
 - (M.) MEASURE DISTANCE
 - L.C.D.R. LUCAS COUNTY DEED RECORDS
 - O.R. OFFICIAL RECORD
 - M.F. MICROFICHE

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.

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

PARCEL 1 AREA SUMMARY:
 GROSS 217,697 SQ. FT. OR 4.998 AC. ±
 PRO 10,560 SQ. FT. OR 0.242 AC. ±
 NET 207,137 SQ. FT. OR 4.755 AC. ±

PARCEL 2 AREA SUMMARY:
 GROSS 1,370,691 SQ. FT. OR 31.467 AC. ±
 PRO 27,862 SQ. FT. OR 0.640 AC. ±
 NET 1,342,829 SQ. FT. OR 30.827 AC. ±

DETAIL "A"
 NOT TO SCALE

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

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

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



Daniel C. Kaiser
 Professional Surveyor No. 7973

REVISION TABLE:			
REV.	DESCRIPTION:	BY:	DATE:

JOB NUMBER: 244505612	DRAWING NAME: 244-05612/B000A1	UTILITY LOCATION TICKET #: ---
JOB NAME: SCOTT TRUST SURVEY	DRAWN BY: LMB	SCALE: 1" = 100'
CUSTOMER NAME: THE MCQUADES CO., L.P.A.	CHECKED BY: DCX	DATE: 4/29/2024
DESCRIPTION: BOUNDARY SURVEY	SURVEYED BY: CCL	SHEET 1 of 4

RESIDENTIAL/AGRICULTURAL

KATIE MOLINE - LUCAS COUNTY AUDITOR

Parcel ID: 38-42071

Owner: SCOTT SAMUEL F TR ETAL
 9005 MAUMEE WESTERN RD
 Market Area: 2708R
 DTE #: 00050 - MONCLOVA TWP -A. W. LSD, PC
 Tax Year: 2024
 LUC: 110 - CAUV-VAC

Card 1 of 1
 Assr #: 23026025

GENERAL INFORMATION

Topo: 1-Level
 Street: 1 - Paved
 Utilities: 21 - City Water / No Sewer
 Legal: 10 7 18 N 1937.06 FT ON W LINE TH

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

ADMINISTRATIVE

DATE	SOURCE	ENTRY	ADMIN	DATA ENTRY	REVIEWER
03/15/22	6-Office	7-Office	250-Void Permit	236	198
02/19/20	6-Office	7-Office	250-Void Permit	230	290
11/19/18	6-Office	7-Office	250-Void Permit	230	290
05/21/18	6-Office	7-Office	250-Void Permit	198	198
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	22,085	.507	1-None	4-Fldzone
2	04-Tillable			1,330,889	30.553		

Total SF: 1,352,974 Total AC: 31.06

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	QC	8 - Unrevd	1 - Land	

CONDO COMPLEX

COMPLEX #	COMPLEX NAME	YR DECLARED	# BLDGS	# UNITS

VALUE HISTORY

CLASS	2024	2023	2022	2021	2020	2019	2018
100%	L 174,500	L 174,500	L 174,500	L 174,500	L 146,000	L 146,000	L 146,000
35%	B 174,500	B 174,500	B 174,500	B 174,500	B 146,000	B 146,000	B 146,000
	T 61,080	T 61,080	T 61,080	T 61,080	T 51,100	T 51,100	T 51,100
	L 174,500	L 174,500	L 174,500	L 174,500	L 146,000	L 146,000	L 146,000
	B 174,500	B 174,500	B 174,500	B 174,500	B 146,000	B 146,000	B 146,000
	T 61,080	T 61,080	T 61,080	T 61,080	T 51,100	T 51,100	T 51,100
CLASS	A	A	A	A	A	A	A
	100%	100%	100%	100%	100%	100%	100%
	35%	35%	35%	35%	35%	35%	35%
	L	L	L	L	L	L	L
	B	B	B	B	B	B	B
	T	T	T	T	T	T	T

Parcel ID: 38-42071

Owner: SCOTT SAMUEL F TR ETAL
9005 MAUMEE WESTERN RD

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 1
Assr #: 23026025
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:
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:
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 OBJ VALUE

DWELLING ADDITIONS

LINE LOWER FIRST SECOND THIRD AREA YR BUILT

MEMORANDUM

2022 VOID WINDOW PERMIT - MOVED TO 38-21922 TLW 3/2022*
2020 VOID PERMIT MOVED TO 38-21922 TGG 2/20
2018 VD DK PMT TO/ 38-21922 TLW 5/18* 2015 INF JFW 11/15*
2006 INF 9/06 MJW*2003 INF MJW 10/03*2003 ADJ UTILS 2-03 MJW*

PARCEL ID: 3842071
MARKET AREA: 2708R
SCOTT SAMUEL F TR ETAL
TAX YEAR: 2024

ASSESSOR#: 23026025
ROLL: RP_OH
9005 MAUMEE WESTERN RD
STATUS: Active

Authority	Project#	Project	Delinquent	Half	Full	Years Span
Tax Year 2023						
Lucas County	0000	T.A.S.D.-MOSQUITO		\$2.88	\$5.76	1950 / 2050
	Total:		\$0.00	\$2.88	\$5.76	

Deferred Special Assessments

Project #	Project Name	AC Code	Grp Code	Amount (Estimate)	Important Note
1410G	DEFERRED W.S.L. 3010-1740L0689	75	County	\$26,544.99	See Note Below

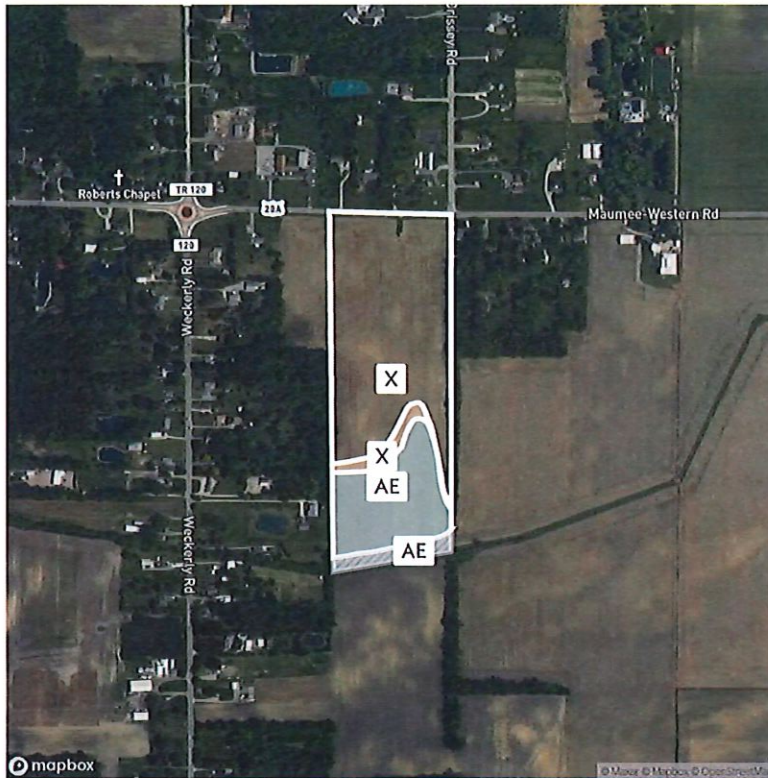
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Printed on Thursday, April 4, 2024, at 11:17:20 AM EST

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**
 - 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
- Moderate flood risk**
- 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.

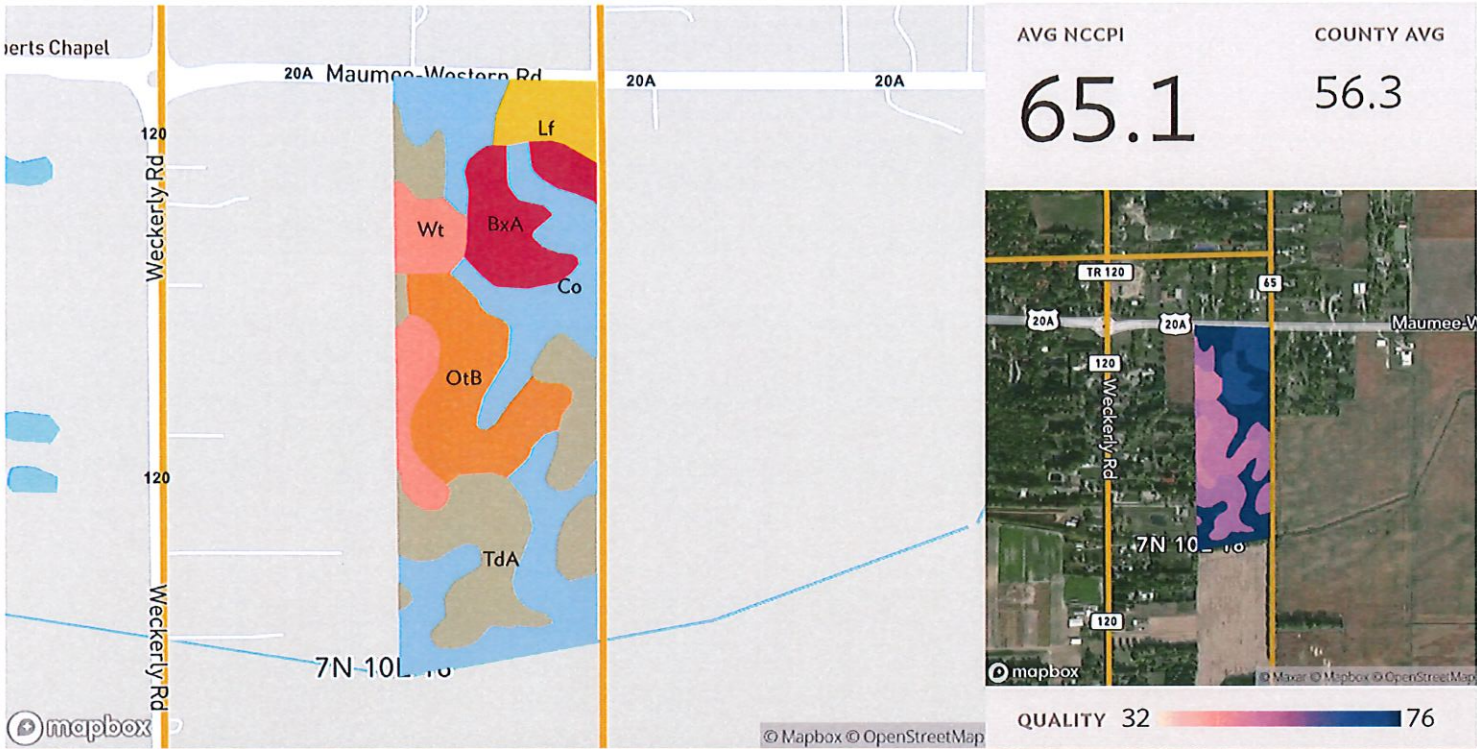
Source: FEMA National Flood Hazard Layer

Field 7

31 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD	
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	20.92	67.0%
	AE	HIGH	N/A	7.86	25.2%
	AE	HIGH	FLOODWAY	1.32	4.2%
	X	MODERATE	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	1.14	3.7%
			31.23		

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



Source: NRCS Soil Survey

Field 7

31 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI	
Co	Colwood loam	11.13	35.6%	2	79.3	
TdA	Tedrow fine sand, 0 to 3 percent slopes	7.36	23.6%	3	56.2	
OtB	Ottokee fine sand, 0 to 6 percent slopes	4.84	15.5%	3	53.5	
BxA	Bixler loamy fine sand, 0 to 2 percent slopes	3.20	10.2%	2	66.2	
Wt	Wauseon fine sandy loam	2.96	9.5%	3	50.4	
Lf	Lenawee silty clay loam, 0 to 1 percent slopes	1.74	5.6%	2	67.0	
					31.23	65.1

8 fields, 358 acres in Lucas County, OH

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





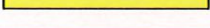

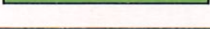




Field 7

31 ac.

Avg. Elevation

645.57 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	648.91 ft - 649.84 ft	0.06	0.2%
	647.98 ft - 648.91 ft	0.81	2.6%
	647.05 ft - 647.98 ft	3.06	9.79%
	646.12 ft - 647.05 ft	6.98	22.35%
	645.19 ft - 646.12 ft	8.85	28.32%
	644.26 ft - 645.19 ft	6.03	19.32%
	643.33 ft - 644.26 ft	3.70	11.86%
	642.40 ft - 643.33 ft	1.62	5.2%
	641.47 ft - 642.40 ft	0.11	0.36%



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 2165
 Tract 679



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

Tract Cropland Total: 145.44 acres

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1:10,363

Common Land Unit

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

Wetland Determination Identifiers

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



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

2024 Program Year

Farm 2165
 Tract 777

Map Created December 28, 2023



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

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Tract Cropland Total: 36.12 acres

1:4,800

Common Land Unit

- ✓ Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

OHIO
WEST LUCAS



FARM : 2165
Prepared : 6/11/24 12:56 PM CST
Crop Year : 2024

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 3 for non-discriminatory Statements.

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
186.32	181.56	181.56	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	181.56	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	28.49	0.00	92	
Corn	92.80	0.00	145	
Soybeans	58.21	0.00	44	
TOTAL	179.50	0.00		

NOTES

--

Tract Number : 679
Description : D6/2A
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
150.20	145.44	145.44	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 : 2165
Prepared : 6/11/24 12:56 PM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Tract 679 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	145.44	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	22.82	0.00	92
Corn	74.34	0.00	145
Soybeans	46.63	0.00	44
TOTAL	143.79	0.00	

NOTES

Tract Number : 777
 Description : D6/2A
 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
 Welland Status : Welland 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
36.12	36.12	36.12	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	36.12	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.67	0.00	92
Corn	18.46	0.00	145
Soybeans	11.58	0.00	44
TOTAL	35.71	0.00	

NOTES

OHIO
WEST LUCAS
Form: FSA-156EZ

 United States Department of Agriculture
Farm Service Agency

FARM : 2165
Prepared : 6/11/24 12:56 PM CST
Crop Year : 2024

Abbreviated 156 Farm Record

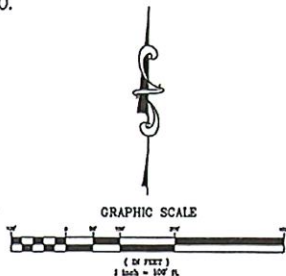
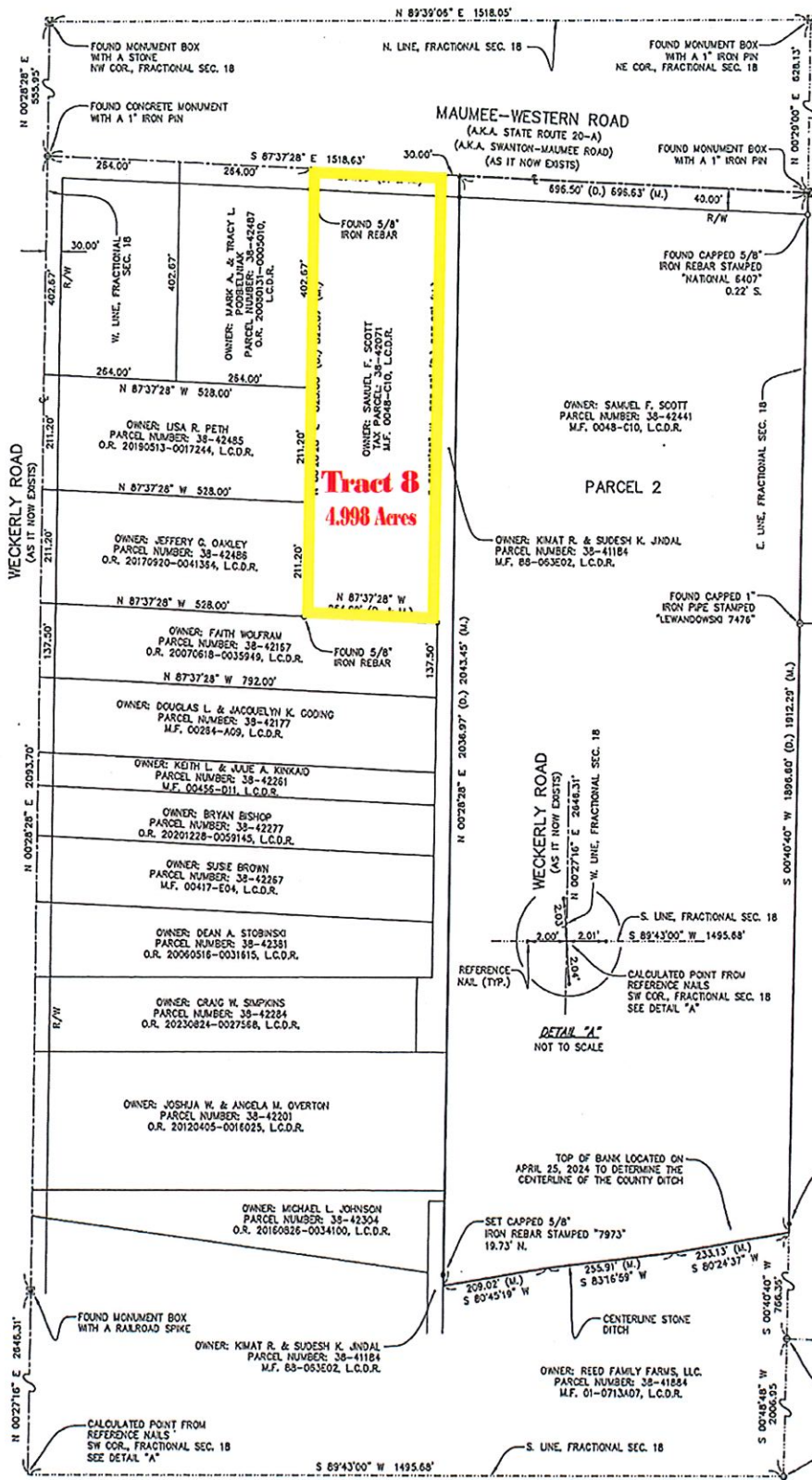
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national 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.

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TRACT 8

BOUNDARY SURVEY
 OF A PARCEL OF LAND BEING PART OF THE FRACTIONAL SECTION 18, 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



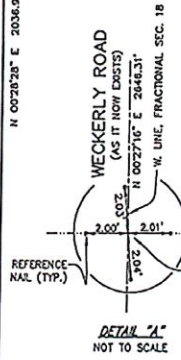
- LEGEND**
- SET CAPPED IRON REBAR STAMPED "PS 7973"
 - ▲ SET MAG NAIL
 - FOUND IRON REBAR
 - FOUND IRON PIPE
 - FOUND CONCRETE MONUMENT
 - FOUND MONUMENT BOX
 - (D) DEED DISTANCE
 - (M) MEASURED DISTANCE
 - L.C.D.R. LUCAS COUNTY DEED RECORDS
 - O.R. OFFICIAL RECORD
 - M.F. MICROFICHE

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.

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

PARCEL 1 AREA SUMMARY:
 GROSS 217,697 SQ. FT. OR 4.998 AC. ±
 P&D 10,560 SQ. FT. OR 0.242 AC. ±
 NET 207,137 SQ. FT. OR 4.755 AC. ±

PARCEL 2 AREA SUMMARY:
 GROSS 1,370,691 SQ. FT. OR 31.467 AC. ±
 P&D 27,862 SQ. FT. OR 0.640 AC. ±
 NET 1,342,829 SQ. FT. OR 30.827 AC. ±



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

Doriel C. Volner
 Professional Surveyor No. 7273



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

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

REVISION TABLE:			JOB NUMBER: 244505612	DRAWING NAME: 244-05612B00A1	UTILITY LOCATION TICKET #: ---
REV.	DESCRIPTION:	BY:			
			JOB NAME: SCOTT TRUST SURVEY	DRAWN BY: LMB	SCALE: 1" = 100'
			CLIENT NAME: THE MCQUADES CO., L.P.A.	CHECKED BY: DCK	DATE: 4/28/2024
			DESCRIPTION: BOUNDARY SURVEY	SURVEYED BY: CCL	SHEET 1 of 4

Parcel ID: 38-42441

Owner: SCOTT SAMUEL F TR ETAL
9301 MAUMEE WESTERN RD

KATIE MOLINE - LUCAS COUNTY AUDITOR

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

RESIDENTIAL/AGRICULTURAL

Tax Year: 2024
LUC: 501 - VAC-JUNPLT<10AC

GENERAL INFORMATION

Topo: 1-Level
Street: 1 - Paved
Utilities: 21 - City Water / No Sewer
Legal: 10 7 18 E 16 RDS W 48 RDS N 50 R

Spec Use: 501-Vacant<10ac
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-Rotw	264	0	6,360	.146	1-None	1-None
2	04-Tillable			211,440	4.854		

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

CONDO COMPLEX

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

Total SF: 217,800 Total AC: 5

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	

VALUE HISTORY

CLASS	2024	2023	2022	2021	2020	2019	2018
100%	L 56,900	L 56,900	L 56,900	R 56,900	R 47,200	R 47,200	R 47,200
	B 56,900	B 56,900	B 56,900	L 56,900	L 47,200	L 47,200	L 47,200
35%	L 19,920	L 19,920	L 19,920	L 19,920	L 16,520	L 16,520	L 16,520
	B 19,920	B 19,920	B 19,920	B 19,920	B 16,520	B 16,520	B 16,520
	T 19,920	T 19,920	T 19,920	T 19,920	T 16,520	T 16,520	T 16,520

Parcel ID: 38-42441

Owner: SCOTT SAMUEL F TR ETAL
9301 MAUMEE WESTERN RD

KATIE MOLINE - LUCAS COUNTY AUDITOR

Card 1 of 1
Assr #: 23026017
Market Area: 2708R
DTE #: 00050 - MONCLOVA TWP -A. W. LSD, PC

RESIDENTIAL/AGRICULTURAL

Tax Year: 2024
LUC: 501 - VAC-JUNPLT<10AC

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:
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 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 TLW*

PARCEL ID: 3842441
MARKET AREA: 2708R
SCOTT SAMUEL F TR ETAL
TAX YEAR: 2024

ASSESSOR#: 23026017
ROLL: RP_OH
9301 MAUMEE WESTERN RD
STATUS: Active

Authority	Project#	Project	Delinquent	Half	Full	Years Span
Tax Year 2023						
Lucas County	0000	T.A.S.D.-MOSQUITO		\$.27	\$.54	1950 / 2050
	Total:		\$.00	\$.27	\$.54	

Deferred Special Assessments

Project #	Project Name	AC Code	Grp Code	Amount (Estimate)	Important Note
1410G	DEFERRED W.S.L. 3010-1740L0689	75	County	\$10,061.56	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.

Printed on Thursday, April 4, 2024, at 11:19:35 AM EST

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

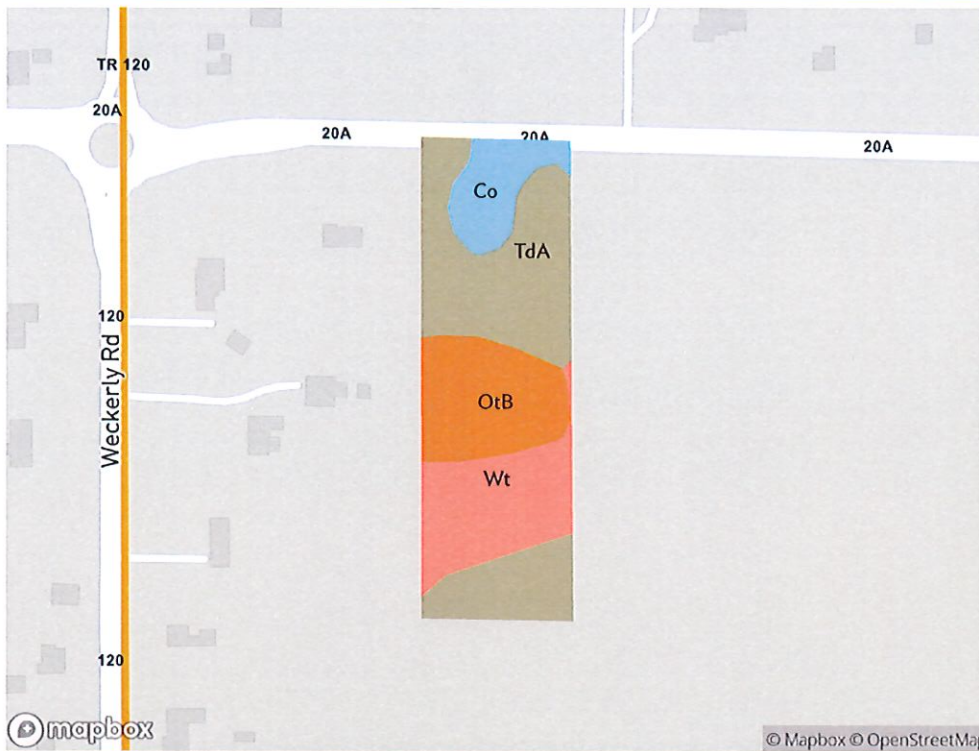
Field 8

5 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	4.86	100.0%
			4.86	

8 fields, 358 acres in Lucas County, OH

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



AVG NCCPI

56.9

COUNTY AVG

56.3



QUALITY 32

76

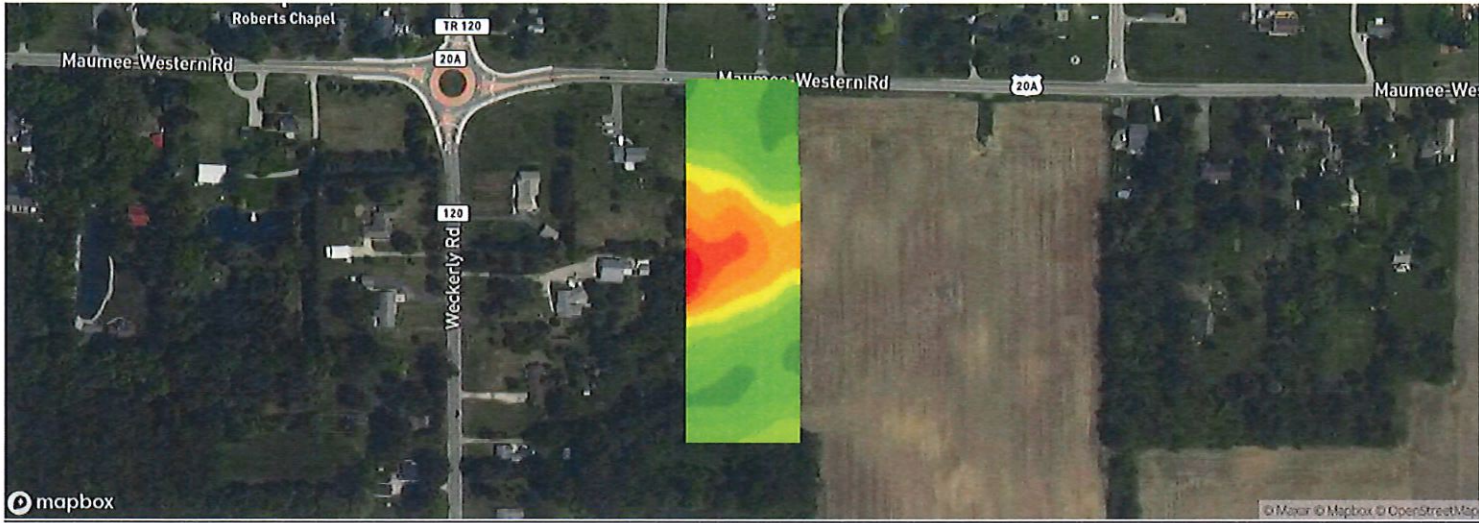
Field 8

Source: NRCS Soil Survey

5 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
TdA	Tedrow fine sand, 0 to 3 percent slopes	2.17	44.7%	3	56.2
Wt	Wauseon fine sandy loam	1.09	22.3%	3	50.4
OtB	Ottokee fine sand, 0 to 6 percent slopes	1.06	21.9%	3	53.5
Co	Colwood loam	0.54	11.1%	2	79.3
		4.86			56.9

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




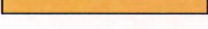



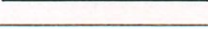



Field 8

5 ac.

Avg. Elevation

645.85 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	648.37 ft - 648.89 ft	0.07	1.45%
	647.84 ft - 648.37 ft	0.24	4.89%
	647.31 ft - 647.84 ft	0.40	8.17%
	646.78 ft - 647.31 ft	0.55	11.25%
	646.25 ft - 646.78 ft	0.43	8.78%
	645.73 ft - 646.25 ft	0.54	11.04%
	645.20 ft - 645.73 ft	0.72	14.72%
	644.67 ft - 645.20 ft	1.34	27.63%
	644.14 ft - 644.67 ft	0.59	12.06%

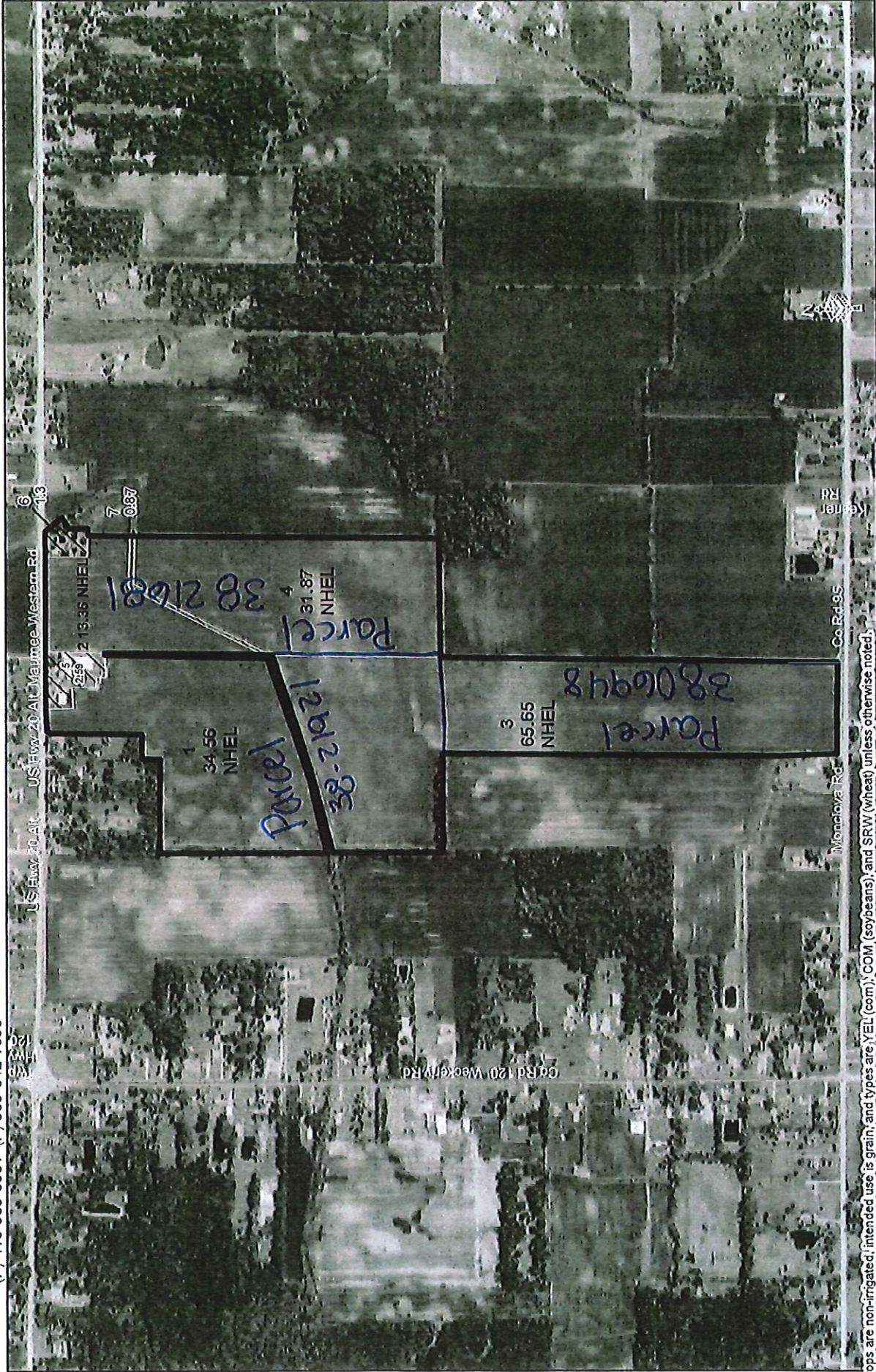


Lucas County, Ohio
8770 State Route 108
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2024 Program Year

Farm 2165
Tract 679

Map Created December 28, 2023



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

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Tract Cropland Total: 145.44 acres

Common Land Unit
/ Non-Cropland
□ Cropland
□ Tract Boundary

1:10,363

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



Lucas County, Ohio
 8770 State Route 108
 Wauseon, OH 43567
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2024 Program Year

Map Created December 28, 2023

Farm 2165
 Tract 777



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

Tract Cropland Total: 36.12 acres

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Common Land Unit
 / Non-Cropland
 □ Cropland
 □ Tract Boundary

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

1:4,800

OHIO
WEST LUCAS



FARM : 2165
Prepared : 6/11/24 12:56 PM CST
Crop Year : 2024

Form: FSA-156EZ

See Page 3 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//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
186.32	181.56	181.56	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Actvly	SOD	
0.00	0.00	181.56	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	28.49	0.00	92	
Corn	92.80	0.00	145	
Soybeans	58.21	0.00	44	
TOTAL	179.50	0.00		

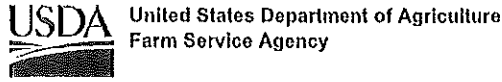
NOTES

Tract Number : 679
Description : D6/2A
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
150.20	145.44	145.44	0.00	0.00	0.00	0.00	0.0

OHIO
 WEST LUCAS
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2165
 Prepared : 6/11/24 12:56 PM CST
 Crop Year : 2024

Tract 679 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	145.44	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	22.82	0.00	92
Corn	74.34	0.00	145
Soybeans	46.63	0.00	44
TOTAL	143.79	0.00	

NOTES

Tract Number : 777
 Description : D6/2A
 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
36.12	36.12	36.12	0.00	0.00	0.00	0.00	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	36.12	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	5.67	0.00	92
Corn	18.46	0.00	145
Soybeans	11.58	0.00	44
TOTAL	35.71	0.00	

NOTES

OHIO
WEST LUCAS

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2165

Prepared : 6/11/24 12:56 PM CST

Crop Year : 2024

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