

## Certificate of Occupancy

### Wood County Building Inspection

**Address:**  
**CLOVERLEAF COLD STORAGE**  
 1165 INDEPENDENCE  
 NAPOLEON, OH 43545  
 County: Henry

**Stipulations, Conditions, & Variances:**  
 Repairs to Existing Truck Docks. All Inspections Complete. Final Occupancy Approved.

**Approved As:**

Use Groups:	Occupancy Description:
Primary S-1	Warehouse
Accessory 0	
Accessory 0	
Accessory 0	
Mixed Use 0	

Attached Floor Plan:

Construction Type: 2B

**Sprinklers**

System Type: NFPA 13  
 Standpipe:  
 Location: Throughout  
 Specific Hazards:

This Certificate represents an approval that is valid only when the building and its facilities are used as stated and is conditional upon all building systems being maintained and tested in accordance with the applicable Ohio Board of Building Standards rules and applicable equipment or systems schedules. This certifies conformance with Chapters 3781 and 3791 of the Ohio Revised Code and the applicable provisions of the rules of the Ohio Board of Building Standards.

OBC Ed. 2011      OMC Ed. 2011      OPC Ed. 2011  
 Health and Safety OBC Section 111.1  
 Building Permit No: B14-000182  
 Date: 05/29/2014  
 Chief Building Official:  
 Michael J. Rudey      *Michael J. Rudey*

**SCANNED**


**ZONING CERTIFICATION**

State of Ohio  
County of Henry, ss:

Brent N. Damman, being first duly sworn, states as follows:

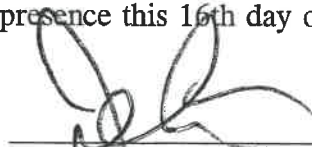
1. I am the duly appointed and acting Zoning Administrator in the City of Napoleon, Ohio.
2. The real estate set forth in "Exhibit A" attached hereto is zoned I-1 (Enclosed Industrial) pursuant to the City of Napoleon Zoning Code approved May 9, 1995, which Zoning Code is in full force and effect as of the date hereof.
3. Permissible Uses for I-1 (Enclosed Industrial) District are as set forth in the Table of Permissible Uses, attached herewith as "Exhibit B."
4. The current use of the premises set forth in "Exhibit A" is not based upon an exception, variance, or authorized non-conforming use and is a Permissible Use therefor.

Further affiant saith naught.

  
Brent N. Damman

Sworn to before me and subscribed in my presence this 16th day of December, 1997.

My commission expires: No Expiration

  
Notary Public  
**John M. Liming, Notary Public**  
**State of Ohio, Lifetime Commission**

JML:lme



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Primary	S-1	Warehouse
Accessory	0	
Accessory	0	
Accessory	0	
Mixed Use	0	

Attached Floor Plan:

Construction Type: 2B

**Sprinklers**

System Type: NFPA 13	Demand:
Standpipe:	Demand:

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Specific Hazards:

OBC Ed. 2011      OMC Ed. 2011      OPC Ed. 2011

Health and Safety OBC Section 111.1

Building Permit No: B14-000182

Date: 05/29/2014

Chief Building Official:

Michael J. Rudey

*Michael J. Rudey*

031118092

Situated in the City of Napoleon, County of Henry and State of Ohio, and known as:

A parcel of land being part of the Northeast One Quarter (1/4) of Section Seven (7), Town Five (5) North, Range Seven (7) East, Liberty Township, City of Napoleon, Henry County, State of Ohio, and being more particularly described as follows:

Commencing for the same at the Northeast corner of Section Seven (7), Town Five (5) North, Range Seven (7) East, Liberty Township; thence N 88°58' W on and along the North line of Section Seven (7), said North line also being the Northerly right-of-way line of Industrial Drive, a distance of Nine Hundred Twenty-nine and Thirty-five Hundredths (929.35) feet to a point, said point being the principal point of beginning for this description; thence S 1°06'26" W on and along the centerline of an existing thirty (30') foot wide asphalt paved driveway a distance of Sixty and One Hundredth (60.01) feet to a point in the southerly right-of-way line of Industrial Drive as recorded in slide number Sixty-eight (68) of the plat records of the Henry County Recorder's Office; thence continuing S 1°06'26" W on and along the centerline of an existing thirty (30') feet wide asphalt paved driveway, a distance of Nine Hundred Forty-one and Seventy Hundredths (941.70) feet to a point in the Northerly right-of-way line of the Norfolk and Western Railroad; thence Southwesterly on and along said right-of-way line on a curve to the left having a radius of Eleven Thousand Five Hundred Three and Two Tenths (11,503.2) feet a distance of Six Hundred Eighty-four and Four Hundredths (684.04) feet to an iron pin, said curve having a chord distance of Six Hundred Eighty-three and Ninety-three Hundredths (683.93) feet bearing S 52°00'54" W; thence N 25°36'30" E a distance of Three Hundred Sixty-one and Ninety-seven Hundredths (361.97) feet to an iron pin; thence N 0°29'50" E a distance of One Thousand Forty-three and Fourteen Hundredths (1043.14) feet to a point in the Southerly right-of-way line of Industrial Drive; thence continuing N 0°29'50" E a distance of Sixty and Zero Hundredths (60.00) feet to a point on the North line of Section Seven (7), said North line also being the Northerly right-of-way line of Industrial Drive; thence S 88°58' E on and along said North line of Section Seven (7) and said Northerly right-of-way line, a distance of Three Hundred Ninety-two and Forty-five Hundredths (392.45) feet to the point of beginning.

"EXHIBIT A"

TABLE OF PERMISSIBLE USES: 1 to 1.33

USES	DESCRIPTION	RR	R1	R2	R3	R4	C1	C2	C3	C4	C5	I1	I2
1	RESIDENTIAL												
1.11	Single-Family Residences	Z	Z	Z	Z	Z	Z	Z	Z				
1.12	Site-built and modular structures	Z	Z	Z	Z	Z	C	C	Z				
1.13	Class "A" mobile home	Z					C	C	Z				
1.14	Class "B" mobile home	Z					C	C	Z				
1.15	Class "C" mobile home												
1.16	Single-family detached, more than one dwelling unit per lot												
1.17	Site-built and modular structures	Z	Z	Z	Z	Z	ZSC	ZSC	ZSC				
1.18	Class A, B, or C mobile homes (mobile home park)	ZSC								ZSC			
1.2	Two-Family Residences					Z	Z	Z	Z				
1.21	Two-family conversion					Z	Z	Z	Z				
1.22	Primary residence with accessory apartment					Z	Z	Z	Z				
1.23	Duplex					Z	Z	Z	Z				
1.24	Two-family apartment					Z	Z	Z	Z				
1.3	Multi-Family Residences				Z	Z	Z	Z	Z				
1.31	Multi-family conversion					Z	Z	Z	Z				
1.32	Multi-family townhouses					Z	Z	Z	Z				
1.33	Multi-family apartments					Z	Z	Z	Z				

- Areas not designated by either a Z, S or C are not permissible.
- Areas with a ZSC means Zoning Permit, Special Use Permit or Conditional Use Permit, whichever is applicable according to this Chapter.

TABLE OF PERMISSIBLE USES: 1.4 to 1.84

USES	DESCRIPTION	RR	R1	R2	R3	R4	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12
1	RESIDENTIAL CONT.																	
1.4	Homes Emphasizing Special Services, Treatment, or Supervision	Z	Z	Z	Z	Z												
1.43	Day care																	
1.5	Miscellaneous, rooms for rent situations																	
1.51	Rooming houses, boarding houses																	
1.52	Tourist homes and other temporary residences renting by the day or week																	
1.53	Hotels, motels, and similar businesses or institutions providing overnight accommodations																	
1.6	Temporary emergency, construction, and repair residences	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
1.7	Home Occupations	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
1.8	Planned Residential Developments	C	C															
1.81	Planned Apartment Developments																	
1.82	Planned Commercial Developments																	
1.83	Planned Cluster Developments																	
1.84	Planned Unit Developments																	

> Areas not designated by either a Z, S or C are not permissible.

TABLE OF PERMISSIBLE USES: 2 to 2.23

USES	DESCRIPTION	RR	R1	R2	R3	R4	C1	C2	C3	C4	C5	H	I2
2	SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT												
2.11	Miscellaneous						Z	Z	Z	Z	Z		
2.12	Convenience stores						Z	Z	Z	S	S		
2.13	Low-volume traffic generation						Z	Z	Z	S	S		
2.14	Wholesale sales						Z	Z	Z	Z	Z		
2.2	Storage and Display of Goods Outside Fully Enclosed Building Allowed						Z	Z	Z	Z	Z		
2.21	High-volume traffic generation						S	S	S	S	S		
2.22	Low-volume traffic generation						Z	Z	Z	ZC	ZC	ZC	ZC
2.23	Wholesale sales						Z	Z	Z	Z	Z	Z	Z

➤ Areas not designated by either a Z, S or C are not permissible.

TABLE OF PERMISSIBLE USES: 3 to 3.23

USES	DESCRIPTION	RR	R1	R2	R3	R4	C1	C2	C3	C4	C5	I1	I2
3	OFFICE, CLERICAL, RESEARCH AND SERVICES NOT PRIMARILY RELATED TO GOODS OR MERCHANDISE												
3.1	All Operations Conducted Entirely Within Fully Enclosed Building					SC	Z	Z	Z	Z	Z	Z	Z
3.11	Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys, physicians, other professions, Insurance and stock brokers, travel agents, government office buildings, etc.			SC	SC	Z	Z	Z	Z	Z	Z	SC	Z
3.12	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use					C	Z	Z	Z	Z	Z	Z	Z
3.13	Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area					C	Z	Z	Z	Z	Z	Z	Z
3.2	Operations Conducted Within or Outside Fully Enclosed Building									SC	Z		
3.21	Operations designed to attract and serve customers or clients on the premises								Z	Z	Z	S	
3.22	Banks with drive-in windows						C	C	C	C	Z	Z	

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TABLE OF PERMISSIBLE USES: 4 to 5.2

USES	DESCRIPTION	RR	R1	R2	R3	R4	C1	C2	C3	C4	C5	I1	I2
4	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS, MERCHANDISE AND EQUIPMENT												
4.1	All Operations Conducted Entirely Within Fully Enclosed Building										S	Z	Z
4.11	Majority of dollar volume of business done with walk-in trade						Z	Z	Z	Z	Z		
4.12	Majority of dollar volume of business not done with walk-in trade						Z	Z	Z	Z	Z	Z	Z
4.2	Operations Conducted Either Inside or Outside Fully Enclosed Building									S	S	Z	Z
5	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES												
5.1	Schools												
5.11	Elementary and secondary (including associated grounds and athletic and other facilities)			C	C	C	Z	Z	Z	Z	Z		
5.12	Trade or vocational schools												
5.13	Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)					C	SC	SC	Z	Z	Z		
5.2	Churches, synagogues, and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)	C	C	C	C	Z	Z	Z	Z	Z	Z		

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TABLE OF PERMISSIBLE USES: 5.3 to 6.13

USES	DESCRIPTION	RR	R1	R2	R3	R4	C1	C2	C3	C4	C5	I1	I2
5	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES CONT.												
5.3	Libraries, Museums, Art Galleries, Art Centers, and Similar Uses (Including Associated Educational and Instructional Activities)					Z	Z	Z	Z	Z			
5.31	Located within a building designed and previously occupied as a residence or within a building having a gross floor area not exceeding 3,500 square feet	SC	SC	SC	SC	SC	Z	Z	Z	Z			
5.32	Located within any permissible structure												
5.4	Social, Fraternal Clubs and Lodges, Union Halls, and Similar Uses						Z	Z	Z	Z			
6	RECREATION, AMUSEMENT, ENTERTAINMENT												
6.1	Activity Conducted Entirely Within Building or Substantial Structure						Z	Z	Z	Z			
6.11	Bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic and exercise facilities and similar uses						Z	Z	Z	Z		Z	
6.12	Movie theatres												
6.12	Seating capacity of not more than 300												
6.12	Unlimited seating capacity						Z	Z	Z	Z	Z		
6.13	Coliseums, stadiums, and all other facilities listed in the "6.1" classification designed to seat or accommodate simultaneously more than 1,000 people						Z	Z	Z	Z	Z	C	C

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TABLE OF PERMISSIBLE USES: 6.2 to 6.26

USES	DESCRIPTION	RR	R1	R2	R3	R4	C1	C2	C3	C4	C5	H	I
6	RECREATION, AMUSEMENT, ENTERTAINMENT CONT.												
6.2	Actively Conducted Primarily Outside Enclosed Buildings or Structures								Z	Z	Z		
6.21	Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development	C	C	C	C	C				Z			
6.22	Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school	S	S	S	S	S			C	C	C		
6.23	Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides, and similar uses									Z	Z		
6.24	Horseback riding; stables (not constructed pursuant to permit authorizing residential development)	C											
6.25	Automobile and motorcycle racing tracks												
6.26	Drive-In movie theatres									S			

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TABLE OF PERMISSIBLE USES: 7 to 8.4

USES	DESCRIPTION	RR	R1	R2	R3	R4	C1	C2	C3	C4	C5	H	I2
7	INSTITUTIONAL CARE OR CONFINEMENT FACILITIES												
7.1	Hospitals, Clinics, Other Medical or Physiological Treatment Facilities In Excess of 10,000 square feet of floor area									SC			
7.2	Penal and Correctional Facilities											S	S
8	RESTAURANTS, BARS, NIGHT CLUBS												
8.1	No Substantial Carry-out or Delivery Service, No Drive-In Service, No Service or Consumption Outside Fully Enclosed Structure						Z	Z	Z	Z	Z		
8.2	Carry-out and Delivery Service, Consumption Outside Fully Enclosed Structure Allowed							Z	Z	Z	Z		
8.3	Carry-out or Delivery Service, Drive-In Service, Service or Consumption Outside Fully Enclosed Structure Allowed									Z	Z		
8.4	Vendors of Adult Merchandise, Service and Entertainment										Z		

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TABLE OF PERMISSIBLE USES: 9 to 10.3

USES	DESCRIPTION	RR	R1	R2	R3	R4	C1	C2	C3	C4	C5	I1	I2
9.	MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS												
9.1	Motor Vehicle Sales or Rental; Mobile Home Sales									Z	Z		
9.2	Sales with Installation of Motor Vehicle Parts or Accessories (e.g., Tires, Mufflers, etc.)						C	C	Z	Z	Z		
9.3	Motor Vehicle Repair and Maintenance, not including Substantial Body Work							C	C	Z	Z	Z	Z
9.4	Motor Vehicle Painting and Body Work											Z	Z
9.5	Fuel Sales											Z	Z
9.6	Car Wash						C	Z	Z	Z	Z	C	C
10	STORAGE AND PARKING												
10.1	Automobile Parking Garages or Parking Lots Not Located on a lot on Which There Is Another Principal Use to Which the Parking Is Related						Z	Z	Z	Z	Z	Z	
10.2	Storage of Goods Not Related to Sale or Use of Those Goods on the Same Lot Where They Are Stored									SC	SC		
10.21	All storage within completely enclosed structures							Z		Z		Z	Z
10.22	Storage inside or outside completely enclosed structures									SC		Z	Z
10.3	Parking of Vehicles or Storage of Equipment Outside Enclosed Structures Where: (i) Vehicles or Equipment Are Owned and Used by the Person Making Use of Lot, and (ii) Parking or Storage									Z		SC	SC

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TABLE OF PERMISSIBLE USES: 11 to 14.5

USES	DESCRIPTION	RR	R1	R2	R3	R4	C1	C2	C3	C4	C5	I1	I2
11	SCRAP MATERIALS SALVAGE YARDS, JUNKYARDS, AUTOMOBILE GRAVEYARDS, RECYCLING FACILITIES SERVICES AND ENTERPRISES RELATED TO ANIMALS											C	C
12	Veterinarian	C						Z	Z	Z			
12.1	Kennel	SC								Z			
12.2	EMERGENCY SERVICES												
13	Police Stations												
13.1	Fire Stations	S	S	S	S	S	S	S	S	S	S	S	S
13.2	Rescue Squad, Ambulance Service	C	C	C	C	C	C	C	C	C	C	C	C
13.3	Civil Defense Operation	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC
13.4	AGRICULTURAL, SILVICULTURAL, MINING, QUARRYING OPERATIONS						S	S	S	S		S	S
14	AGRICULTURAL OPERATIONS, Farming No Live Stock	Z											
14.1	Including Livestock	Z											
14.2	Silvicultural Operations	Z											
14.3	Mining or Quarrying Operations, Including On-Site Sales of Products									Z	Z	Z	Z
14.4	Reclamation Landfill											S	S
14.5													C

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TABLE OF PERMISSIBLE USES: 15. to 19.2

USES	DESCRIPTION	RR	R1	R2	R3	R4	C1	C2	C3	C4	C5	I1	I2
15	MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES												
15.1	Post Office						Z	Z	Z	S		SC	SC
15.2	Airport											SC	SC
15.3	Sanitary Landfill	C											C
15.4	Military Reserve, National Guard Centers											S	S
16	DRY CLEANER, LAUNDROMAT							C	Z	Z	Z		
17	UTILITY FACILITIES												
17.1	Neighborhood												
17.2	Community or Regional	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC
18	TOWERS AND RELATED STRUCTURES												
18.1	Towers and Antennas 35 Feet or Less		Z	Z									
18.2	Towers and Antennas 50 Feet Tall or Less	Z			Z	Z	Z	Z	Z	Z	Z	Z	Z
18.3	Towers and Antennas More Than 50 Feet Tall	SC										S	Z
19	OPEN AIR MARKETS AND HORTICULTURAL SALES												
19.1	Open Air Markets (Farm and Craft Markets, Flea Markets, Produce Markets)						Z	Z	Z	S			
19.2	Horticultural Sales with Outdoor Display									Z	Z		

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TABLE OF PERMISSIBLE USES: 20 to 28

USES	DESCRIPTION	RR	R1	R2	R3	R4	C1	C2	C3	C4	C5	I1	I2
20	FUNERAL HOME						Z	Z	Z	Z			
21	CEMETERY AND CREMATORIUM												
21.1	Cemetery	C								S		S	S
21.2	Crematorium											S	S
22	NURSERY SCHOOLS; DAY CARE CENTERS	SC				SC	SC	SC	SC	SC	SC		
23	TEMPORARY STRUCTURES USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON-RECURRING PURPOSE	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
24	BUS STATION, TRAIN STATION						SC	SC	SC	SC	SC		
25	COMMERCIAL GREENHOUSE OPERATIONS												
25.1	No On-Premises Sales	S						Z	Z	Z	Z	Z	
25.2	On-Premises Sales Permitted							Z	Z	Z	Z	Z	
26	SPECIAL EVENTS	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
27	OFF-PREMISES SIGNS											Z	Z
28	COMBINATION USES	ZSC				ZSC	ZSC	ZSC	ZSC	ZSC	ZSC	ZSC	ZSC

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1165 Independence

ZONING CERTIFICATION

State of Ohio  
County of Henry, ss:

Brent N. Damman, being first duly sworn, states as follows:

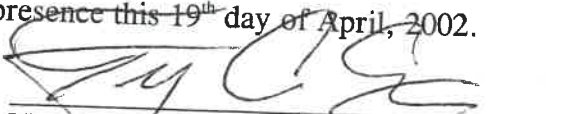
1. I am the duly appointed and acting Zoning Administrator in the City of Napoleon, Ohio.
2. The real estate set forth in "Exhibit A" attached hereto is zoned I-1 (Enclosed Industrial) pursuant to the City of Napoleon Zoning Code approved May 9, 1995, which Zoning Code is in full force and effect as of the date hereof.
3. Permissible Uses for I-1 (Enclosed Industrial) District are as set forth in the Table of Permissible Uses, attached herewith as "Exhibit B."
4. The current use of the premises set forth in "Exhibit A" is not based upon an exception, variance, or authorized non-confirming use and is a Permissible Use therefor.

Further affiant saith naught.

  
Brent N. Damman

Sworn to before me and subscribed in my presence this 19<sup>th</sup> day of April, 2002.

My Commission Expires: never

  
Notary Public

JML:lat

**Troy A. Essex, Notary Public**  
**State Of Ohio, Lifetime Commission**