

R.W.

GASBARRE & Associates, Inc.

Professional Land Surveyors

401 South Market St. P.O. Box 44
Wooster, Ohio 44691
330.264.9499

William R. Gasbarre, P.S. (Ret.)
Edward A. Gasbarre, P.S.
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June 15, 2020

WBIF_Legal_2.196AC.docx

Grantor(s): **WBIF Holdings, LLC**
10680 Dover Road
Apple Creek, Ohio 44606

Grantee(s): **DKM Industrial Group, LLC**

Boundary Description
2.196 Acres

Situated in the State of Ohio, County of Wayne, Township of Salt Creek in the northeast quarter of Section 2, T-15N, R-12W.

Being part of the land described in a deed to **WBIF Holdings, LLC** recorded in official record volume 898, page 3186 of the Wayne County records.

Described as follows:

Commencing at an iron torsion bar found in Mt. Hope Road (Township Road 363) on the line between East Union Township and Salt Creek Township, marking the northeast corner of the northeast quarter of Section 2.

Thence S 00° 02' 10" E 421.82 feet, along the east line of the quarter section, to the southeast corner of DKM Industrial Group, LLC as described in official record volume 896, page 5605, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin set N 81° 40' 16" W 19.19 feet.

Thence with the following FOUR courses:

- 1) S 00° 02' 10" E 358.30 feet, along the east line of the quarter section and in Mt. Hope Road, to a point in the intersection of Dover Road (United States Route 250) at the northeast corner of Jacob S. and Esther Hershberger as described in official record volume 541, pages 2498 and 2500 and official record volume 880, page 122 – witnessed by a capped reference found S 38° 20' 57" W 44.03 feet.
- 2) N 66° 37' 33" W 330.97 feet, along a northeasterly line of Hershberger and in Dover Road, to a point – witnessed by a capped reference pin set N 00° 02' 10" W 30.00 feet.
- 3) N 00° 02' 10" W 271.46 feet to a capped pin set at the southwest corner of said DKM Industrial Group, LLC.

WBIF Holdings description of 2.196 acres in Section 2, T-15N, R-12W, Salt Creek Twp.,
Wayne County, Ohio

4) S 81° 40' 16" E 307.00 feet, along the south line of DKM Industrial Group, LLC, to the
Point of Beginning.

This parcel contains 2.196 acres

Prior Instrument: official record volume 898, page 3186.

Permanent Parcel #: part of 45-00427.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a
survey made under his direction, in June 2020, on behalf of R.W. Gasbarre & Associates, Inc.
A copy of that survey is on file at the Wayne County map office. See survey volume VV, page 701c

All bearings are related and common with record survey VV-159.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps
marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.



Edward A. Gasbarre, P.S. 7036

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June 15, 2020

DKM_Legal_5.555AC.docx

Grantor(s): **DKM Industrial Group, LLC**

Grantee(s):

Boundary Description
5.555 Acres

Situated in the State of Ohio, County of Wayne, **Township of Salt Creek** in the **northeast quarter of Section 2, T-15N, R-12W.**

Being all of the land described in deeds to **DKM Industrial Group, LLC** recorded in official record volume 896, page 5606 and official record volume ____, page ____ of the Wayne County records.

Described as follows:

Beginning at an iron torsion bar found in Mt. Hope Road (Township Road 363) on the line between East Union Township and Salt Creek Township, marking the northeast corner of the northeast quarter of Section 2.

Thence with the following SIX courses:

- 1) **S 00° 02' 10" E 780.12 feet**, along the east line of the quarter section and in Mt. Hope Road, to a point in the intersection of Dover Road (United States Route 250) at the northeast corner of Jacob S. and Esther Hershberger as described in official record volume 541, pages 2498 and 2500 and official record volume 880, page 122 – witnessed by a capped reference found S 38° 20' 57" W 44.03 feet.
- 2) **N 66° 37' 33" W 330.97 feet**, along a northeasterly line of Hershberger and in Dover Road, to the southwest corner of a 2.196 acre parcel – witnessed by a capped reference pin set N 00° 02' 10" W 30.00 feet.
- 3) **N 00° 02' 10" W 271.46 feet**, along the west line of said 2.196 acre parcel, to a capped pin set at the southwest corner of DKM Industrial Group, LLC as described in official record volume 896, page 5605.
- 4) **N 37° 57' 05" W 113.28 feet**, along a southwesterly line of DKM Industrial Group, LLC, to a capped pin set.
- 5) **N 04° 06' 21" W 282.91 feet**, along a westerly line of DKM Industrial Group, LLC to the northwest corner thereof – witnessed by a capped reference pin found S 04° 06' 21" E 36.98 feet

DKM Holdings description of 5.555 acres in Section 2, T-15N, R-12W, Salt Creek Twp.,
Wayne County, Ohio

- 6) N 89° 08' 55" E 393.45 feet, along the township line and in part along Mt. Hope Road, to the Point of Beginning.

This parcel contains 5.555 acres

Prior Instrument: official record volume 896, page 5606 and official record volume ___, page ___.

Permanent Parcel #: all of 45-00427.001

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in June 2020, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume WV page 7010.

All bearings are related and common with record survey VV-159.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.


Edward A. Gasbarre, P.S. 7036

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June 15, 2020

WBIF_Legal_6.688AC.docx

Grantor(s): **WBIF Holdings, LLC**
10680 Dover Road
Apple Creek, Ohio 44606

Grantee(s):

Boundary Description
6.688 Acres

Situated in the State of Ohio, County of Wayne, Township of Salt Creek in the northeast quarter of Section 2, T-15N, R-12W.

Being part of the land described in a deed to **WBIF Holdings, LLC** recorded in official record volume 898, page 3186 of the Wayne County records.

Described as follows:

Commencing at an iron torsion bar found in Mt. Hope Road (Township Road 363) on the line between East Union Township and Salt Creek Township, marking the northeast corner of the northeast quarter of Section 2.

Thence S 89° 08' 55" W 393.45 feet, along the township line and in part in Mt. Hope Road, to the northwest corner of DKM Industrial Group, LLC as described in official record volume 896, page 5605, the **Point of Beginning** for the parcel herein described – witnessed by a capped reference pin found S 04° 06' 21" E 36.98 feet.

Thence with the following NINE courses:

- 1) S 04° 06' 21" E 282.91 feet, along a westerly line of DKM Industrial Group, LLC, to a capped pin set.
- 2) S 37° 57' 05" E 113.28 feet, along a westerly line of DKM Industrial Group, LLC, to a capped pin set.
- 3) S 00° 02' 10" E 271.46 feet to a point in Dover Road (United States Route 250) and on a northeasterly line of Jacob S. and Esther Hershberger as described in official record volume 541, pages 2498 and 2500 and official record volume 880, page 122 – witnessed by a capped reference pin set N 00° 02' 10" W 30.00 feet.
- 4) N 66° 37' 33" W 489.83 feet, along a northeasterly line of Hershberger and in Dover Road, to a point – witnessed by a capped reference pin set N 00° 26' 54" W 45.07 feet and by a capped reference pin found S 00° 26' 54" E 48.00 feet.

WBIF Holdings description of 6.688 acres in Section 2, T-15N, R-12W, Salt Creek Twp.,
Wayne County, Ohio

- 5) N 67° 04' 54" W 229.61 feet, along a northeasterly line of Hershberger and in Dover Road, to the southeasterly corner of Matthew A. Hershberger as described in official record volume 898, page 4069 – witnessed by a capped reference pin set N 18° 32' 27" E 30.00 feet.
- 6) N 18° 32' 27" E 169.07 feet, along a southeasterly line of Hershberger, to a capped pin set
- 7) N 67° 04' 54" W 49.00 feet, along a northeasterly line of Hershberger, to a capped pin set.
- 8) N 18° 32' 27" E 181.78 feet to a capped pin set on the township line.
- 9) N 89° 08' 55" E 504.65 feet, along the township line, to the **Point of Beginning**.

This parcel contains 6.688 acres

Prior Instrument: official record volume 898, page 3186.

Permanent Parcel #: 45-00427.000

This description was prepared by Edward A. Gasbarre, P.S. 7036 from information contained in a survey made under his direction, in June 2020, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume WV page 706.

All bearings are related and common with record survey VV-159.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.


Edward A. Gasbarre, P.S. 7036



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June 15, 2020

WBIF_Access_Easement.docx

Grantor(s): DKM Industrial Group, LLC

Grantee(s):

50' Wide Access Easement Description

The grantors herein grant to the grantees, their heirs, successors and assigns, an easement for ingress and egress, along, across and over the following described strip of land.

Situated in the State of Ohio, County of Wayne, Township of Salt Creek in the northeast quarter of Section 2, T-15N, R-12W.

Being part of the land described in deeds to **DKM Industrial Group, LLC** recorded in official record volume 896, page 5605 of the Wayne County records.

Described follows:

Commencing at an iron torsion bar found in Mt. Hope Road (Township Road 363) on the line between East Union Township and Salt Creek Township, marking the northeast corner of the northeast quarter of Section 2.

Thence S 89° 08' 55" W 122.84 feet, along the township line and in Mt. Hope Road, to the **Point of Beginning** for the easement herein described – witnessed by a capped reference pin set S 00° 51' 05" E 10.83 feet.

Thence with the following FOUR courses:

- 1) S 00° 51' 05" E 50.00 feet to a capped pin set.
- 2) S 89° 08' 55" W 267.76 feet to a capped pin set on an easterly line of WBIF Holdings, LLC as described in official record volume 898, page 3186.
- 3) N 04° 06' 21" W 50.08 feet, along an easterly line of WBIF Holdings, LLC, to the northeast corner thereof - witnessed by a capped reference pin found S 04° 06' 21" E 36.98 feet.
- 4) N 89° 08' 55" E 270.61 feet, along the township line and in part in Mt. Hope Road, to the **Point of Beginning**.

Prior Instrument: official record volume 896, page 5605.

Permanent Parcel #: part of 45-00427.001

WBIF 50' Access Easement in Section 2, T-15N, R-12W, Salt Creek Twp.,
Wayne County, Ohio

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All bearings are related and common with record survey VV-159.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

Edward A. Gasbarre 6/15/20

Edward A. Gasbarre, P.S. 7036

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