

**LEGAL DESCRIPTION OF A 1.214 ACRE PARCEL ( Parcel A )**

Situated in the Township of Baughman, County of Wayne and State of Ohio and being a part of the Southeast Quarter of Section 1, and the Northeast Quarter of Section 12, T-17N, R-11W and being more fully described as follows

Commencing at a 1" solid bar found buried 6" at the Southwest corner of the Southeast Quarter of said Section 1 this being the **TRUE PLACE OF BEGINNING**;

- 1) Thence **N 00° 26' 45" W**, along the west line of the Southeast Quarter of said Section 1 a distance of **10.00 feet** to a solid bar set;
- 2) Thence **S 88° 19' 05" E**, along the southerly line of property now or formerly in the name of The Rupp Construction, Inc. ( 428/367 429/81 ) passing over a solid bar set at **2616.05 feet** a distance of **2646.05 feet** to a MAG nail set on the east line of said Southeast Quarter of Section 1;
- 3) Thence **S 00° 36' 39" E**, along the east line of the Southeast Quarter of Section 1 and passing over a 1" solid bar found buried 4" at the Southeast corner thereof and continuing along the east line of the Northeast Quarter of said Section 12 a distance of **20.00 feet** to a MAG nail set;
- 4) Thence **N 88° 19' 05" W**, along the northerly lines of property now or formerly in the names of Trustee of Eric Ucker Rev. Trust 1/2 interest and Trustee of Luann Ucker Rev. Trust 1/2 interest Erik Ucker and Luann Ucker Trustees, Mark R. Slicker ( 907/4521 ) and Robert L. Slicker ( 734 / 1137 ) a distance of **2646.11 feet** to a point on the west line of the Northeast Quarter of Section 12 ( witness a solid bar found **S 00° 26' 45" E 0.38 feet** );
- 5) Thence **N 00° 26' 45" W**, along the west line of said Northeast Quarter of Section 12 a distance of **10.00 feet** to **THE TRUE PLACE OF BEGINNING** and containing **1.214 acres** of land, be the same more or less, of which **0.014 acres** lie within the right-of-way of Deerfield Ave. C.R. 103 ( 60' ) and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in July of 2020.

All solid # 5 bars ( 5/8" ) set flush with I.D. cap John Michael Johanyak, PS 6183.  
Bearings are based on State Plane Grid North, NAD83 ( 2011 ) per ODOT VRS Network System as surveyed in July of 2020.

SURVEY REFERENCE; WW-793



*John M. Johanyak*

**LEGAL DESCRIPTION OF A 11.960 ACRE PARCEL ( Parcel B )**

Situated in the Township of Baughman, County of Wayne and State of Ohio and being a part of the Northeast Quarter of Section 12, T-17N, R-11W and being more fully described as follows

Commencing at a 1" solid bar found buried 6" at the Northwest corner of the Northeast Quarter of said Section 12, thence **S 00° 26'45" E** along the Quarter Section line a distance of **10.00 feet** to a point ( witness a solid bar found **S 00° 26'45" E 0.38 feet** ) and **THE TRUE PLACE OF BEGINNING**;

- 1) Thence **S 88° 19' 05" E**, along the northerly line of property now or formerly in the name Robert L. Slicker ( 737/4525 ) a distance of **1163.14 feet** to a solid bar set;
- 2) Thence **S 00° 36' 39" E**, a distance of **471.36 feet** to a solid bar set;
- 3) Thence **S 78° 08' 44 " W**, a distance of **489.88 feet** to a solid bar set;
- 4) Thence **N 20° 08' 39" W**, a distance of **244.98 feet** to a solid bar set;
- 5) Thence **S 86° 18' 20" W**, a distance of **307.90 feet** to a solid bar set;
- 6) Thence **N 88° 19' 06" W**, a distance of **293.99 feet** to a solid bar set the west line of the Northeast Quarter of said Section 12;
- 7) Thence **N 00° 26' 45" W**, a distance of **387.34 feet** to **THE TRUE PLACE OF BEGINNING** and containing and containing **11.960 acres** of land, be the same more or less and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in July of 2020.

All solid # 5 bars ( 5/8" ) set flush with I.D. cap John Michael Johanyak, PS 6183. Bearings are based on State Plane Grid North, NAD83 ( 2011 ) per ODOT VRS Network System as surveyed in July of 2020.

SURVEY REFERENCE; WW-793



A handwritten signature in black ink, reading "John M. Johanyak", written over the bottom right portion of the professional seal.

**LEGAL DESCRIPTION OF A 5.703 ACRE PARCEL ( Parcel C )**

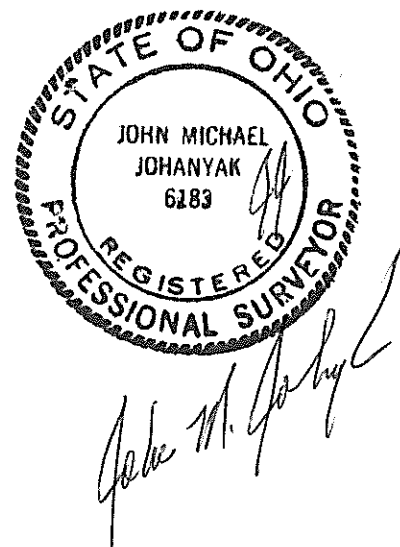
Situated in the Township of Baughman, County of Wayne and State of Ohio and being a part of the Northeast Quarter of Section 12, T-17N, R-11W and being more fully described as follows

Commencing at a 1" solid bar found buried 6" at the Northwest corner of the Northeast Quarter of said Section 12, thence **S 00° 26' 45" E** along the Quarter Section line a distance of **10.00 feet** ( witness a solid bar found **S 00° 26' 45" E** at a distance of **0.38 feet** ) to a point, thence **S 88° 19' 05" E** along the southerly line of property now or formerly in the name of The Fox Lake Club, Corp. (176/359) a distance of **1163.41 feet** to a point and **THE TRUE PLACE OF BEGINNING**;

- 1) Thence **S 88° 19' 05" E**, continuing along said line a distance of **627.02 feet** to an iron pin found flush at the Northwest corner of property now or formerly in the names Trustee of Eric Ucker Rev. Trust 1/2 interest and Trustee of Luann Ucker Rev. Trust 1/2 interest Eric Ucker and Luann Ucker Trustees
- 2) Thence **S 00° 36' 39" E**, along Ucker's westerly line, a distance of **321.72 feet** to an iron pin found;
- 3) Thence **S 78° 08' 44" W**, a distance of **638.78 feet** to a solid bar set;
- 4) Thence **N 00° 36' 39" W** a distance of **471.36 feet** to **THE TRUE PLACE OF BEGINNING** and containing **5.703 acres** of land, be the same more or less and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in July of 2020.

All solid # 5 bars ( 5/8" ) set flush with I.D. cap John Michael Johanyak, PS 6183 .  
Bearings are based on State Plane Grid North, NAD83 ( 2011 ) per ODOT VRS Network System as surveyed in July of 2020.

SURVEY REFERENCE; WW-793



**LEGAL DESCRIPTION OF A 18.877 ACRE PARCEL (PARCELS A+ B+C)**

Situated in the Township of Baughman, County of Wayne and State of Ohio and being a part of the Southeast Quarter of Section 1 and the Northeast Quarter of Section 12, T-17N, R-11W and being more fully described as follows

Commencing at a 1" solid bar found buried 6" at the Southwest corner of the Southeast Quarter of Section 1, this being **THE TRUE PLACE OF BEGINNING**;

1) Thence **N 00° 26' 45" E** along the Quarter Section line a distance of **10.00 feet** to a solid bar set;

2) Thence **S 88° 19' 05" E** along the northerly line of property now or formerly in the name of The Fox Lake Club, Corp. (176/359) passing over a solid bar set at a distance of **2616.05 feet** a distance of **2646.05 feet** to a MAG nail set;

3) Thence **S 00° 36' 39" E**, passing over a 1" solid bar found buried 4" at the Southeast corner of said Southeast Quarter of Section 1 a distance of **20.00 feet** to MAG nail set;

4) Thence **N 88° 19' 05" W** along the southerly line of property now or formerly in the name of The Fox Lake Club, Corp. (176/359) a distance of **855.68** to an iron pin found flush at the Northwest corner of property now or formerly in the names of Trustee of Eric Ucker Rev. Trust 1/2 interest and Trustee of Luann Ucker Rev Trust 1/2 interest, Eric Ucker and Luann Ucker Trustees

5) Thence **S 00° 36' 39" E**, along Ucker's westerly line, a distance of **321.72 feet** to an iron pin found;

6) Thence **S 78° 08' 44" W**, a distance of **1128.65 feet** to a solid bar set;

7) Thence **N 20° 08' 39" W**, a distance of **244.98 feet** to a solid bar set;

8) Thence **S 86° 18' 20" W**, a distance of **307.90 feet** to a solid bar set;

9) Thence **N 88° 19' 06" W**, a distance of **293.99 feet** to a solid bar set on the Quarter Section line;

10) Thence **N 00° 26' 45" W**, along the Quarter Section line a distance of **397.34 feet** to **THE TRUE PLACE OF BEGINNING** and containing **18.877 acres** of land, be the same more or less and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in July of 2020.

All solid # 5 bars ( 5/8" ) set flush with I.D. cap John Michael Johanyak, PS 6183 .

Bearings are based on State Plane Grid North, NAD83 ( 2011 ) per ODOT VRS Network System as surveyed in July of 2020.

SURVEY REFERENCE; WW-793



**LEGAL DESCRIPTION OF A 1.034 ACRE PARCEL ( PARCEL D )**

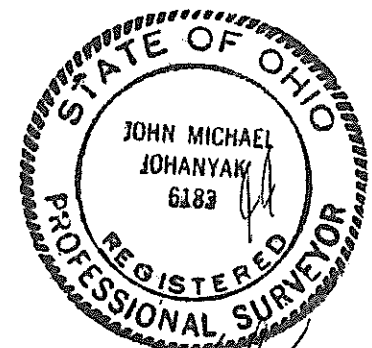
Situated in the Township of Baughman, County of Wayne and State of Ohio and being a part of the Northeast Quarter of Section 12, T-17N, R-11W and being more fully described as follows

Commencing at a 1" solid bar found buried 4" at the Northeast corner of the Northeast Quarter of said Section 12, thence **S 00° 36' 39" E** along the Quarter Section line a distance of **190.70 feet** to railroad spike found and **THE TRUE PLACE OF BEGINNING;**

- 1) Thence **S 00° 36' 39" E**, continuing along the Quarter Section line a distance of **30.41 feet** to a MAG nail set;
- 2) Thence **S 80° 01' 17" W**, a distance of **531.48 feet** to a solid bar set;
- 3) Thence **S 85° 56' 20" W**, a distance of **327.30 feet** to a solid bar set;
- 4) Thence **S 78° 08' 44" W**, a distance of **642.75 feet** to a solid bar set;;
- 5) Thence **N 00° 36' 39" W**, a distance of **30.59 feet** to a solid bar set;
- 6) Thence **N 78° 08' 44" E**, a distance of **638.78 feet** to an iron pin found at the southwest corner of property now or formerly in the names of Trustee of Eric Ucker Rev. Trust 1/2 interest and Trustee of Luann Ucker Rev. Trust 1/2 interest Eric Ucker and Luann Ucker Trustees;
- 7) Thence **N 85° 56' 20" E**, along Ucker's southerly line a distance of **327.84 feet** to an iron pin found;
- 8) Thence **N 80° 01' 17" E**, continuing along Ucker's southerly line and passing over an iron pin found at a distance of **504.47 feet** , a distance of **534.88** to **THE TRUE PLACE OF BEGINNING** and containing and containing **1.034 acres** of land, be the same more or less of which **0.019 acres** lie within the right of way of Deerfield Ave. C.R. 103 ( 60' ) and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in July of 2020.

All solid # 5 bars ( 5/8" ) set flush with I.D. cap John Michael Johanyak, PS 6183.  
Bearings are based on State Plane Grid North, NAD83 ( 2011 ) per ODOT VRS Network System as surveyed in July of 2020.

SURVEY REFERENCE; WW-793



A handwritten signature in black ink, appearing to read "John M. Johanyak", written over the bottom portion of the professional seal.

**LEGAL DESCRIPTION OF A 1.022 ACRE PARCEL ( PARCEL E )**

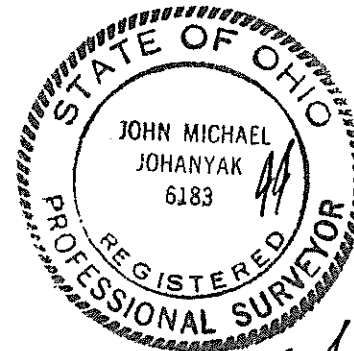
Situated in the Township of Baughman, County of Wayne and State of Ohio and being a part of the Northeast Quarter of Section 12, T-17N, R-11W and being more fully described as follows

Commencing at a 1" solid bar found buried 6" at the Northwest corner of the Northeast Quarter of said Section 12, thence **S 00° 26' 45" E** along the Quarter Section line a distance of **397.34 feet** to a solid bar set and **THE TRUE PLACE OF BEGINNING**;

- 1) Thence **S 88° 19' 06" E**, a distance of **293.99 feet** to a solid bar set;
- 2) Thence **N 86° 18' 20" E**, a distance of **307.90 feet** to a solid bar set;
- 3) Thence **S 20° 08' 39" E**, a distance of **244.98 feet** to a solid bar set;
- 4) Thence **N 78° 08' 44" E**, a distance of **489.88 feet** to a solid bar set;
- 5) Thence **S 00° 36' 39" E**, a distance of **30.59 feet** to a solid bar set;
- 6) Thence **S 78° 08' 44" W**, a distance of **509.86 feet** to a solid bar set;
- 7) Thence **N 20° 08' 39" W**, a distance of **248.51 feet** to a solid bar set;
- 8) Thence **S 86° 19' 55" W**, a distance of **288.29 feet** to a solid bar set;
- 9) Thence **S 85° 49' 08" W**, a distance of **293.30 feet** to a solid bar set on the Quarter Section line;;
- 10) Thence **N 00° 26' 45" W**, along the Quarter Section line a distance of **60.00 feet** to **THE TRUE PLACE OF BEGINNING** and containing and containing **1.022 acres** of land, be the same more or less and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in July of 2020.

All solid # 5 bars ( 5/8" ) set flush with I.D. cap John Michael Johanyak, PS 6183. Bearings are based on State Plane Grid North, NAD83 ( 2011 ) per ODOT VRS Network System as surveyed in July of 2020.

SURVEY REFERENCE; WW-793



A handwritten signature in black ink, appearing to read "John M. Johanyak", written over the bottom right portion of the professional seal.

**LEGAL DESCRIPTION OF A 2.056 ACRE PARCEL ( PARCELS D+E )**

Situated in the Township of Baughman, County of Wayne and State of Ohio and being a part of the Northeast Quarter of Section 12, T-17N, R-11W and being more fully described as follows

Commencing at a 1" solid bar found buried 6" at the Northwest corner of the Northeast Quarter of said Section 12, thence **S 00° 26' 45" E** along the Quarter Section line a distance of **397.34 feet** to a solid bar set and **THE TRUE PLACE OF BEGINNING**;

- 1) Thence **S 88° 19' 06" E**, a distance of **293.99 feet** to a solid bar set;
- 2) Thence **N 86° 18' 20" E**, a distance of **307.90 feet** to a solid bar set;
- 3) Thence **S 20° 08' 39" E**, a distance of **244.98 feet** to a solid bar set;
- 4) Thence **N 78° 08' 44" E**, a distance of **1128.65 feet** to an iron pin found at the southwest corner of property now or formerly in the names of Trustee of Eric Ucker Rev. Trust 1/2 interest and Trustee of Luann Ucker Rev. Trust 1/2 interest Eric Ucker and Luann Ucker Trustees;
- 5) Thence **N 85° 56' 20" E**, along Ucker's southerly line a distance of **327.84 feet** to an iron pin found;
- 6) Thence **N 80° 01' 17" E**, continuing along Ucker's southerly line and passing over an iron pin found at a distance of **504.47 feet** , a distance of **534.88 feet** to a railroad spike found flush on the east line of the Northeast Quarter of said Section 12;
- 7) Thence **S 00° 36' 39" E**, along the Section line a distance of **30.41 feet** to a MAG nail set;
- 8) Thence **S 80° 01' 17" W**, a distance of **531.48 feet** to a solid bar set;
- 9) Thence **S 85° 56' 20" W**, a distance of **327.30 feet** to a solid bar set;
- 10) Thence **S 78° 08' 44" W**, a distance of **1152.61 feet** to a solid bar set;
- 11) Thence **N 20° 08' 39" W**, a distance of **248.51 feet** to a solid bar set;
- 12) Thence **S 86° 19' 55" W**, a distance of **288.29 feet** to a solid bar set;
- 13) Thence **S 85° 49' 08" W**, a distance of **293.30 feet** to a solid bar set on the west line of the Northeast Quarter of said Section 12;



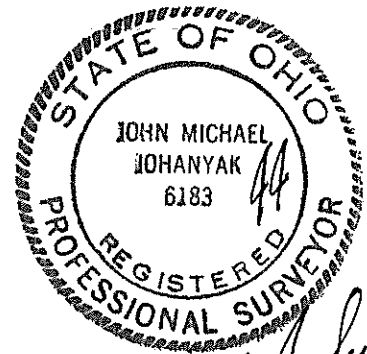
*[Handwritten Signature]*



14) Thence N 00° 26' 45 W, along the Quarter Section line a distance of 60.00 feet to THE TRUE PLACE OF BEGINNING and containing and containing 2.056 acres of land, of which 0.019 acres lie withint the right of way of Deerfield Ave.,be the same more or less and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in July of 2020.

All solid # 5 bars ( 5/8" ) set flush with I.D. cap John Michael Johanyak, PS 6183. Bearings are based on State Plane Grid North, NAD83 ( 2011 ) per ODOT VRS Network System as surveyed in July of 2020.

SURVEY REFERENCE; WW-793



A handwritten signature in black ink, appearing to read "John M. Johanyak", written below the professional seal.

**LEGAL DESCRIPTION OF A 15.924 ACRE PARCEL ( Parcel G )**

Situated in the Township of Baughman, County of Wayne and State of Ohio and being a part of the Northeast Quarter of Section 12, T-17N, R-11W and being more fully described as follows

Commencing at a solid bar set at the Southwest corner of the Northeast Quarter of said Section 12, this being **THE TRUE PLACE OF BEGINNING**;

- 1) Thence **N 00° 26' 45" W** along the Quarter Section line a distance of **1747.59 feet** to a solid bar set;
- 2) Thence **S 68° 56' 51" E**, a distance of **307.55 feet** to a solid bar set;
- 3) Thence **S 09° 14' 10" E**, a distance of **1665.66 feet** to a solid bar set on the Quarter Section line;
- 4) Thence **N 89° 15' 27" W**, along the Quarter Section line a distance of **540.81 feet** to **THE TRUE PLACE OF BEGINNING** and containing **15.924 acres** of land, be the same more or less and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in July of 2020.

All solid # 5 bars ( 5/8" ) set flush with I.D. cap John Michael Johanyak, PS 6183 .  
Bearings are based on State Plane Grid North, NAD83 ( 2011 ) per ODOT VRS Network System as surveyed in July of 2020.

SURVEY REFERENCE; WW-793



*John Michael Johanyak*

**LEGAL DESCRIPTION OF A 1.158 ACRE PARCEL ( Parcel H )**

Situated in the Township of Baughman, County of Wayne and State of Ohio and being a part of the Northeast Quarter of Section 12, T-17N, R-11W and being more fully described as follows

Commencing at a solid bar set at the Southwest corner of the Northeast Quarter of said Section 12, thence **S 89° 15' 27" E**, along the Quarter Section line a distance of **540.81 feet** to a solid bar set, thence **N 09° 14' 10" W**, along the east line of property now or formerly in the name of Mark R. Slicker, Trustee of the R.L. Slicker Family Trust FBO Amy M. Slicker Wiles ( 907/4525 ) a distance of **328.00 feet** to a solid bar set and the **TRUE PLACE OF BEGINNING**;

1) Thence **N 09° 14' 10" W**, continuing along said line a distance of **1337.66 feet** to a solid bar set;

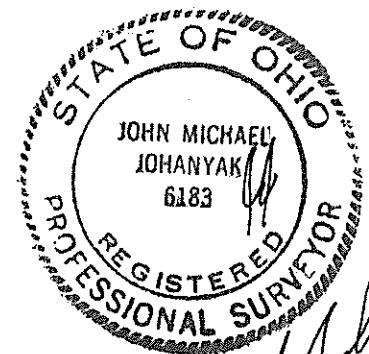
2) Thence **S 14° 09' 35" E**, a distance of **664.11 feet** to a solid bar set at an angle point;

3) Thence **S 10° 35' 31" E**, a distance of **338.09 feet** to a solid bar set at an angle point;

4) Thence **S 01° 38' 58" W**, a distance of **334.19 feet** to **THE TRUE PLACE OF BEGINNING** and containing **1.158 acres** of land, be the same more or less and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in July and October of 2020.

All solid # 5 bars ( 5/8" ) set flush with I.D. cap John Michael Johanyak, PS 6183 .  
Bearings are based on State Plane Grid North, NAD83 ( 2011 ) per ODOT VRS Network System as surveyed in July of 2020.

SURVEY REFERENCE; WW-793



A handwritten signature in black ink, appearing to read "John M. Johanyak", written over the bottom right portion of the professional seal.

**LEGAL DESCRIPTION OF A 17.082 ACRE PARCEL ( Parcel G + H )**

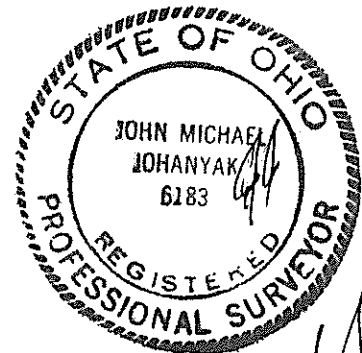
Situated in the Township of Baughman, County of Wayne and State of Ohio and being a part of the Northeast Quarter of Section 12, T-17N, R-11W and being more fully described as follows

Commencing at a solid bar set at the Southwest corner of the Northeast Quarter of said Section 12, this being **THE TRUE PLACE OF BEGINNING**;

- 1) Thence **N 00° 26' 45" W** along the Quarter Section line a distance of **1747.59 feet** to a solid bar set;
- 2) Thence **S 68° 56' 51" E**, a distance of **307.55 feet** to a solid bar set;
- 3) Thence **S 14° 09' 35" E**, a distance of **664.11 feet** to a solid bar set at an angle point;
- 3) Thence **S 10° 35' 31" E**, a distance of **338.09 feet** to a solid bar set at an angle point;
- 4) Thence **S 01° 38' 58" E**, a distance of **334.19 feet** to a solid bar set at an angle point;
- 5) Thence **S 09° 14' 10" E**, a distance of **328.00 feet** to a solid bar set on the Quarter Section line;
- 6) Thence **N 89° 15' 27" W**, along the Quarter Section line a distance of **540.81 feet** to **THE TRUE PLACE OF BEGINNING** and containing **17.082 acres** of land, be the same more or less and being subject to all legal highways, easements, reservations and restrictions of record, as surveyed by John Michael Johanyak, Registered Professional Surveyor No. 6183 in July and October of 2020.

All solid # 5 bars ( 5/8" ) set flush with I.D. cap John Michael Johanyak, PS 6183 .  
Bearings are based on State Plane Grid North, NAD83 ( 2011 ) per ODOT VRS Network System as surveyed in July of 2020.

SURVEY REFERENCE; WW-793



A handwritten signature in black ink, appearing to read "John M. Johanyak", written over the bottom right portion of the professional seal.