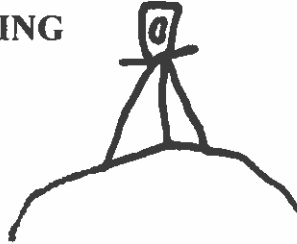


EWING LAND SURVEYING
GRAHAM EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144



November 24, 2025

2.0731 ACRES

Situated in the Township of East Union (T-16-N R-12-W), County of Wayne, and the State of Ohio, and known as being part of North East Quarter of Section 12 of said township, also known as being part of a 8.3918 Acre parcel conveyed in ORV 975 PG 1419 of the Wayne County Recorder's Records and being further bounded and described as follows:

COMMENCING at a "V" found on the top of a stone found at the South East Corner of Section 12; Thence, Westerly with the South Line of North East Quarter of Section, **South 86° 04' 02" West**, a distance of **1355.80 feet** to a 12" x 18" stone found flush with no mark at the Southwest corner of said 8.3918 Acre parcel; Thence, Northerly, with said 8.391 Acre parcel, **North 00° 45' 37" West**, a distance of **431.98 feet** to a capped 5/8" rebar set 3" high "EWING LAND SURVEYING PS-8769" and being the **TRUE PLACE OF BEGINNING** of the herein described parcel;

1. Thence, Northerly, with said 8.391 Acre parcel, **North 00° 45' 37" West**, a distance of **402.97 feet** to a capped 5/8" rebar found flush "EWING LAND SURVEYING PS-8769";

2. Thence, Easterly, continuing with said 8.3918 Acre parcel, **North 88° 35' 36" East**, a distance of **47.70 feet** to a 1/2" rotted pipe found on the south edge of a water course;

3. Thence, Northerly, continuing with said 8.3918 Acre parcel, **North 14° 04' 22" East**, a distance of **52.56 feet** to a capped 5/8" rebar found 3" high "EWING LAND SURVEYING PS-8769" at a common corner between said 8.3918 Acre parcel and a 2 Acre parcel conveyed in DV 177 PG 397;

4. Thence, Easterly, with said 8.3918 Acre parcel and said 2 Acre parcel, **South 87° 57' 52" East**, a distance of **243.48 feet** to a capped 5/8" rebar found flush "EWING LAND SURVEYING PS-8769" at a common corner of said 8.3918 Acre parcel and said 2 Acre parcel;

5. Thence, Southerly, through said 8.3918 Acre parcel, **South 28° 29' 54" West**, a distance of **223.12 feet** to a capped 5/8" rebar set flush "EWING LAND SURVEYING PS-8769";

6. Thence, Southerly, continuing through said 8.3918 Acre parcel, **South 10° 29' 21" West**, a distance of **252.65 feet** to a capped 5/8" rebar set flush "EWING LAND SURVEYING PS-8769";

7. Thence, Westerly, continuing through said 8.3918 Acre parcel, **South 89° 14' 48" West**, a distance of **146.00 feet** to the **TRUE PLACE OF BEGINNING**; and containing **2.0731 Acres** (90,304.9171 sq. ft.) of land, more or less, Subject to all easements and rights of ways public or private. Basis of Bearings for this survey is ODOT VRS Ohio North State Plane Coordinate System NAD83.

Permanent Parcel Number _____

For Survey See Volume yy, Page 336 of the Wayne County Survey Records;

Survey and description prepared by:

**EWING LAND SURVEYING
GRAHAM R. EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144**



Prior Deed References: ORV 975 PG 1419

Graham R. Ewing

P.S. No. 8769

Date

11/26/25

EWING LAND SURVEYING
GRAHAM EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144



November 24, 2025

2.7488 ACRES

Situated in the Township of East Union (T-16-N R-12-W), County of Wayne, and the State of Ohio, and known as being part of North East Quarter of Section 12 of said township, also known as being part of a 8.3918 Acre parcel conveyed in ORV 975 PG 1419 of the Wayne County Recorder's Records and being further bounded and described as follows:

COMMENCING at a "V" found on the top of a stone found at the South East Corner of Section 12; Thence, Westerly with the South Line of North East Quarter of Section, **South 86° 04' 02" West**, a distance of **932.19 feet** to a capped 5/8" rebar found 3" high "EWING LAND SURVEYING PS-8769" at the Southeast corner of said 8.3918, the Southwest corner of a 15.1923 Acre parcel conveyed in ORV 975 PG 1412, and the West line of a sewer easement, being the **TRUE PLACE OF BEGINNING** of the herein described parcel;

1. Thence, continuing Westerly with said Quarter Line and with said 8.3918 Acre parcel, **South 86° 04' 02" West**, a distance of **216.11 feet** a 5/8" rebar, set 3" high, capped "EWING LAND SURVEYING PS-8769";

2. Thence, leaving said Quarter Line, Northerly, through said 8.391 Acre parcel, **North 00° 45' 37" West**, a distance of **420.50 feet** to a capped 5/8" rebar set 3" high "EWING LAND SURVEYING PS-8769";

3. Thence, Northerly, continuing through said 8.391 Acre parcel, **North 10° 29' 21" West**, a distance of **231.19 feet** to a capped 5/8" rebar found flush "EWING LAND SURVEYING PS-8769";

4. Thence, Southeasterly, with the East Line of said 8.3918 Acre parcel and the West side of a 20 foot sewer easement, **South 37° 42' 12" East**, a distance of **468.17 feet** to a capped 5/8" rebar found 3" high "EWING LAND SURVEYING PS-8769";

5. Thence, Southwesterly, with the East Line of said 8.3918 Acre parcel and the North side of a 20 foot sewer easement, **South 70° 10' 37" West**, a distance of **159.08 feet** to a capped 5/8" rebar found 3" high "EWING LAND SURVEYING PS-8769";

6. Thence, Southerly, with the East Line of said 8.3918 Acre parcel and the West side of a 20 foot sewer easement, **South 11° 29' 45" East**, a distance of **212.88 feet** to the **TRUE PLACE OF BEGINNING**; and containing **2.7488 Acres** (119,735.7187 sq. ft.) of land, more or less, Subject to all easements and rights of ways public or private. Basis of Bearings for this survey is ODOT VRS Ohio North State Plane Coordinate System NAD83.

Permanent Parcel Number _____

For Survey See Volume yy, Page 336 of the Wayne County Survey Records;

Survey and description prepared by:

**EWING LAND SURVEYING
GRAHAM R. EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144**



Prior Deed References: ORV 975 PG 1419

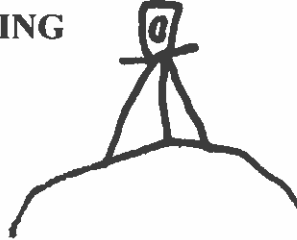
Graham R. Ewing

P.S. No. 8769

Date

11/26/25

EWING LAND SURVEYING
GRAHAM EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144



November 24, 2025

3.5699 ACRES

Situated in the Township of East Union (T-16-N R-12-W), County of Wayne, and the State of Ohio, and known as being part of North East Quarter of Section 12 of said township, also known as being part of a 8.3918 Acre parcel conveyed in ORV 975 PG 1419 of the Wayne County Recorder's Records and being further bounded and described as follows:

COMMENCING at a "V" found on the top of a stone found at the South East Corner of Section 12; Thence, Westerly with the South Line of North East Quarter of Section, **South 86° 04' 02" West**, a distance of **1148.30 feet** to a capped 5/8" rebar set 3" high "EWING LAND SURVEYING PS-8769" on the South Line of said 8.3918 Acre parcel, and being the **TRUE PLACE OF BEGINNING** of the herein described parcel;

1. Thence, continuing Westerly with said Quarter Line and with said 8.3918 Acre parcel, **South 86° 04' 02" West**, a distance of **207.50 feet** to a 12" x 18" stone found flush with no mark at the Southwest corner of said 8.3918 Acre parcel;

2. Thence, Northerly, with said 8.391 Acre parcel, **North 00° 45' 37" West**, a distance of **431.98 feet** to a capped 5/8" rebar set 3" high "EWING LAND SURVEYING PS-8769";

3. Thence, Easterly, through said 8.391 Acre parcel, **North 89° 14' 48" East**, a distance of **146.00 feet** to a capped 5/8" rebar found set "EWING LAND SURVEYING PS-8769";

4. Thence, Northerly, continuing through said 8.3918 Acre parcel, **North 10° 29' 21" East**, a distance of **252.65 feet** to a capped 5/8" rebar set 3" high "EWING LAND SURVEYING PS-8769";

5. Thence, Northerly, continuing through said 8.3918 Acre parcel, **North 28° 29' 54" East**, a distance of **223.12 feet** to a capped 5/8" rebar found 3" high "EWING LAND SURVEYING PS-8769" at a common corner between said 8.3918 Acre parcel and a 2 Acre parcel conveyed in DV 177 PG 397;

6. Thence, Northerly, with said 8.3918 Acre parcel and said 2 Acre parcel, **North 02° 01' 12" East**, passing over a capped 5/8" rebar found flush "EWING LAND SURVEYING PS-8769" on the South Right of Way of New U.S. RT 30 at a distance of 306.89 feet, a total distance of **445.21 feet** to a point on the Old U.S. RT 30 centerline at a common corner of between said 2 Acre parcel and said 8.3918 Acre parcel;

7. Thence, Easterly, with the centerline of Old U.S. RT 30, and the North line of said 8.3918 Acre parcel, **South 88° 03' 44" East**, a distance of **60.71 feet** to a point at a common corner of said 8.3918 Acre parcel and a 4.1714 Acre parcel conveyed in ORV 975 PG 1412;

8. Thence, Southerly, leaving the centerline of Old U.S. RT 30, and with a common line between said 8.3918 Acre parcel and said 1.32 Acre parcel, **South 07° 43' 03" East**, passing over a 3/4" rebar found 8" deep at a distance of 137.27 feet, a total distance of **258.33 feet** to a capped 5/8" rebar found flush "EWING LAND SURVEYING PS-8769" at a common corner of said 8.3918 Acre parcel and said 4.1714 Acre parcel;

9. Thence, Southerly with said 8.3918 Acre parcel and said 4.1714 Acre parcel, **South 11° 13' 42" West**, a distance of **193.20 feet** to a capped 5/8" rebar found flush "EWING LAND SURVEYING PS-8769" at the Southwest corner of said 4.1714 Acre parcel and the Northwest corner of a 15.1923 Acre parcel conveyed in ORV 975 PG 1412;

10. Thence, Southwesterly, with said 8.3918 Acre parcel and said 15.1923 Acre parcel, **South 29° 50' 39" West**, a distance of **246.43 feet** to a capped 5/8" rebar set 3" high "EWING LAND SURVEYING PS-8769" on the West side of a 20 foot sewer easement ;

11. Thence, Southerly, through said 8.3918 Acre parcel, **South 10° 29' 21" West**, a distance of **231.19 feet** to a capped 5/8" rebar set 3" high "EWING LAND SURVEYING PS-8769";

12. Thence, Southerly, continuing through said 8.3918 Acre parcel, **South 00° 45' 37" East**, a distance of **420.50 feet** to a capped 5/8" rebar set 3" high "EWING LAND SURVEYING PS-8769"; to the **TRUE PLACE OF BEGINNING**; and containing **3.5699 Acres** (155,504.1265 sq. ft.) of land, more or less, Subject to all easements and rights of ways public or private. Basis of Bearings for this survey is ODOT VRS Ohio North State Plane Coordinate System NAD83.

Permanent Parcel Number _____

For Survey See Volume yy, Page 336 of the Wayne County Survey Records;

Survey and description prepared by:

**EWING LAND SURVEYING
GRAHAM R. EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144**



Prior Deed References: ORV 975 PG 1419

Graham R. Ewing

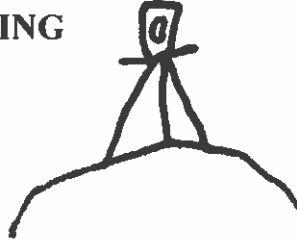
P.S. No. 8769

Date

A handwritten signature in blue ink, appearing to be "G. Ewing", written over a horizontal line.

11/26/25

EWING LAND SURVEYING
GRAHAM EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144



November 24, 2025

2.0731 ACRES

North: 411701.1962' East: 2170549.9668'

Segment #1 : Line

Course: N00° 45' 37"W Length: 402.97'
North: 412104.1307' East: 2170544.6198'

Segment #2 : Line

Course: N88° 35' 36"E Length: 47.70'
North: 412105.3017' East: 2170592.3054'

Segment #3 : Line

Course: N14° 04' 22"E Length: 52.56'
North: 412156.2843' East: 2170605.0856'

Segment #4 : Line

Course: S87° 57' 52"E Length: 243.48'
North: 412147.6359' East: 2170848.4119'

Segment #5 : Line

Course: S28° 29' 54"W Length: 223.12'
North: 411951.5512' East: 2170741.9540'

Segment #6 : Line

Course: S10° 29' 21"W Length: 252.65'
North: 411703.1231' East: 2170695.9591'

Segment #7 : Line

Course: S89° 14' 48"W Length: 146.00'
North: 411701.2035' East: 2170549.9718'

Perimeter: 1368.48' Area: 90304.92 Sq. Ft.
Error Closure: 0.0089 Course: N34° 22' 41"E
Error North: 0.00731 East: 0.00500

Precision 1: 153761.80
EWING LAND SURVEYING
GRAHAM R. EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144

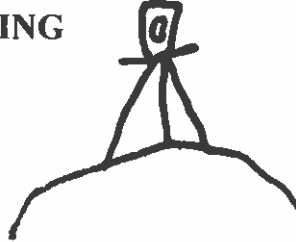


Graham R. Ewing

P.S. No. 8769

11/26/25
Date

EWING LAND SURVEYING
GRAHAM EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144



November 24, 2025

2.7488 ACRES

North: 411298.3041' East: 2170978.3089'

Segment #1 : Line

Course: S86° 04' 02"W Length: 216.11'
North: 411283.4819' East: 2170762.7078'

Segment #2 : Line

Course: N00° 45' 37"W Length: 420.50'
North: 411703.9449' East: 2170757.1282'

Segment #3 : Line

Course: N10° 29' 21"E Length: 231.19'
North: 411931.2716' East: 2170799.2162'

Segment #4 : Line

Course: S37° 42' 12"E Length: 468.17'
North: 411560.8611' East: 2171085.5364'

Segment #5 : Line

Course: S70° 10' 37"W Length: 159.08'
North: 411506.9145' East: 2170935.8828'

Segment #6 : Line

Course: S11° 29' 45"E Length: 212.88'
North: 411298.3050' East: 2170978.3090'

Perimeter: 1707.92' Area: 119735.72 Sq. Ft.
Error Closure: 0.0010 Course: N10° 10' 28"E
Error North: 0.00094 East: 0.00017

Precision 1: 1707930.00

EWING LAND SURVEYING
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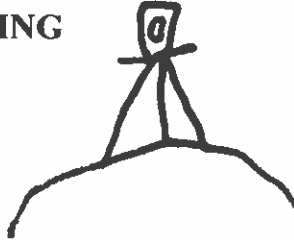
Graham R. Ewing

P.S. No. 8769

Date

11/26/20

EWING LAND SURVEYING
GRAHAM EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144



November 24, 2025

3.5699 ACRES

North: 411283.4820' East: 2170762.7095'

Segment #1 : Line

Course: S86° 04' 02"W Length: 207.50'
North: 411269.2504' East: 2170555.6981'

Segment #2 : Line

Course: N00° 45' 37"W Length: 431.98'
North: 411701.1924' East: 2170549.9662'

Segment #3 : Line

Course: N89° 14' 48"E Length: 146.00'
North: 411703.1120' East: 2170695.9536'

Segment #4 : Line

Course: N10° 29' 21"E Length: 252.65'
North: 411951.5400' East: 2170741.9484'

Segment #5 : Line

Course: N28° 29' 54"E Length: 223.12'
North: 412147.6248' East: 2170848.4064'

Segment #6 : Line

Course: N02° 01' 12"E Length: 445.21'
North: 412592.5581' East: 2170864.0993'

Segment #7 : Line

Course: S88° 03' 44"E Length: 60.71'
North: 412590.5053' East: 2170924.7746'

Segment #8 : Line

Course: S07° 43' 03"E Length: 258.33'
North: 412334.5152' East: 2170959.4654'

Segment #9 : Line

Course: S11° 13' 42"W Length: 193.20'
North: 412145.0132' East: 2170921.8456'

Segment #10 : Line

Course: S29° 50' 39"W Length: 246.43'
North: 411931.2643' East: 2170799.2115'

Segment #11 : Line

Course: S10° 29' 21"W Length: 231.19'
North: 411703.9376' East: 2170757.1235'

Segment #12 : Line

Course: S00° 45' 37"E Length: 420.50'
North: 411283.4746' East: 2170762.7031'

Perimeter: 3116.82' Area: 155504.13 Sq. Ft.
Error Closure: 0.0098 Course: S40° 53' 46"W
Error North: -0.00743 East: -0.00643

Precision 1: 318042.86

EWING LAND SURVEYING
GRAHAM R. EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144



Graham R. Ewing

P.S. No. 8769

Date

A handwritten signature in blue ink, appearing to be "G.R. Ewing", written over a horizontal line.

11/26/25

EXHIBIT A

EWING LAND SURVEYING
GRAHAM EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144

November 24, 2025



ACCESS EASEMENT

Situated in the Township of East Union (T-16-N R-12-W), County of Wayne, and the State of Ohio, and known as being part of North East Quarter of Section 12 of said township, also known as being part of a 8.3918 Acre parcel conveyed in ORV 975 PG 1419 of the Wayne County Recorder's Records and being further bounded and described as follows:

COMMENCING at a "V" found on the top of a stone found at the South East Corner of Section 12; Thence, Westerly with the South Line of North East Quarter of Section, **South 86° 04' 02" West**, a distance of **1148.30 feet** to a capped 5/8" rebar set 3" high "EWING LAND SURVEYING PS-8769" on the South Line of a 8.3918 Acre parcel conveyed in ORV 975 PG 1419, Northerly, through said 8.391 Acre parcel, **North 00° 45' 37" West**, a distance of **420.50 feet** to a capped 5/8" rebar set 3" high "EWING LAND SURVEYING PS-8769" and being the **TRUE PLACE OF BEGINNING** of the herein described easement;

1. Thence, Westerly, through said 8.391 Acre parcel, **South 89° 14' 21" West**, a distance of **61.18 feet** to a capped 5/8" rebar found flush "EWING LAND SURVEYING PS-8769";

2. Thence, Northerly, continuing through said 8.3918 Acre parcel, **North 10° 29' 21" East**, a distance of **252.65 feet** to a capped 5/8" rebar found 3" high "EWING LAND SURVEYING PS-8769";

3. Thence, Northerly, continuing through said 8.3918 Acre parcel, **North 28° 29' 54" East**, a distance of **223.12 feet** to a capped 5/8" rebar found 3" high "EWING LAND SURVEYING PS-8769" at a common corner between said 8.3918 Acre parcel and a 2 Acre parcel conveyed in DV 177 PG 397;

4. Thence, Northerly, with said 8.3918 Acre parcel and said 2 Acre parcel, **North 02° 01' 12" East**, passing over a capped 5/8" rebar found flush "EWING LAND SURVEYING PS-8769" on the South Right of Way of New U.S. RT 30 at a distance of 306.89 feet, a total distance of **445.21 feet** to a point on the Old U.S. RT 30 centerline at a common corner of between said 2 Acre parcel and said 8.3918 Acre parcel;

5. Thence, Easterly, with the centerline of Old U.S. RT 30, and the North line of said 8.3918 Acre parcel, **South 88° 03' 44" East**, a distance of **60.71 feet** to a point at a common corner of said 8.3918 Acre parcel and a 4.1714 Acre parcel conveyed in ORV 975 PG 1412;

6. Thence, Southerly, leaving the centerline of Old U.S. RT 30, and with a common line between said 8.3918 Acre parcel and said 1.32 Acre parcel, **South 07° 43' 03" East**, passing over a 3/4" rebar found 8" deep at a distance of 137.27 feet, a total distance of **258.33 feet** to a capped 5/8" rebar found flush "EWING LAND SURVEYING PS-8769" at a common corner of said 8.3918 Acre parcel and said 4.1714 Acre parcel;

7. Thence, Southerly with said 8.3918 Acre parcel and said 4.1714 Acre parcel, **South 11° 13' 42" West**, a distance of **193.20 feet** to a capped 5/8" rebar found flush "EWING LAND SURVEYING PS-8769" at the Southwest corner of said 4.1714 Acre parcel and the Northwest corner of a 15.1923 Acre parcel conveyed in ORV 975 PG 1412;

8. Thence, Southwesterly, with said 8.3918 Acre parcel and said 15.1923 Acre parcel, **South 29° 50' 39" West**, a distance of **246.43 feet** to a capped 5/8" rebar set 3" high "EWING LAND SURVEYING PS-8769" on the West side of a 20 foot sewer easement ;

9. Thence, Southerly, through said 8.3918 Acre parcel, **South 10° 29' 21" West**, a distance of **231.19 feet** to a capped 5/8" rebar set 3" high "EWING LAND SURVEYING PS-8769" to the **TRUE PLACE OF BEGINNING**. Basis of Bearings for this easement is ODOT VRS Ohio North State Plane Coordinate System NAD83.

For Survey See Volume yy, Page 336 of the Wayne County Survey Records;

Survey and description prepared by:
EWING LAND SURVEYING
GRAHAM R. EWING, P.S. 8769
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Graham R. Ewing

P.S. No. 8769

Date

11/26/25