

BOUNDARY DESCRIPTION

9.393 Acres

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the **southwest quarter of Section 13** and the **northwest quarter of Section 24**, T-17N, R-11W.

Being part of the land described in a deed to **L. Carl Zimmerman Trustee or his Successor(s) as Trustees of "The Zimmerman Property Management Trust"** dated **August 14, 2014** recorded in official record volume 794, page 424 of the Wayne County records.

Described as follows:

Beginning at a stone monument found marking the southwest corner of Section 13.

Thence with the following NINE courses:

- 1) **S 89° 02' 33" E 37.08 feet**, along the south line of the quarter section, to the southeast corner of James D. and Louisa A. Berens, Trustees as described in official record volume 982, page 103 - witnessed by a 3/4 inch diameter steel pin found **N 00° 02' 44" E 1.61 feet**.
- 2) **N 00° 02' 44" E 463.56 feet**, along the east line of Berens, to a capped pin found.
- 3) **S 86° 27' 39" E 340.20 feet**, along the south line of David Michael and Margaret Lynn Reichenbach as described in deed volume 713, page 987, to a capped pin found at the southeast corner thereof.
- 4) **N 26° 39' 09" E 152.00 feet**, along an easterly line of Reichenbach, to a point in Back Massillon Road (County Road 29) at an easterly corner thereof - witnessed by a capped reference pin found **S 26° 39' 09" W 22.15 feet**.
- 5) **S 42° 36' 30" E 161.36 feet** in Back Massillon Road and along the southwesterly line of Ricky E. and Donna D. Boggs, Co-Trustees as described in official record volume 975, page 1375 and the extension thereof, to a point on the southwesterly line of Daniel C. Wade as described in official record volume 596 page 972 and official record volume 872, page 419 - witnessed by a capped reference pin set **S 47° 24' 10" W 30.00 feet**.
- 6) **S 47° 24' 10" W 120.99 feet** to a capped pin set.
- 7) **S 11° 18' 11" W 1058.09 feet**, passing into the northwest quarter of Section 24 at a distance of 391.22 feet, to a capped pin set on the north line of a 62.57 acre tract described in said deed to Zimmerman.

- 8) **N 89° 02' 33" W 264.41 feet**, along the north line of the 62.57 acre tract, to a capped pin set on the west line of the quarter section.
- 9) **N 00° 33' 35" E 656.04 feet**, along the west line of the quarter section, to the **Point of Beginning**.

This parcel contains 9.393 acres; of which 4.475 acres lie in the southwest quarter of Section 13 and 4.918 acres lie in the northwest quarter of Section 24.

Prior Instrument: official record volume 794, page 424.

Permanent Parcel #: _____

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 2026, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume YY, page 345

All bearings are related and common with record survey VV-261.

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 4/09/26

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
16.459 Acres

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the **southwest quarter of Section 13** and the **northwest quarter of Section 24, T-17N, R-11W.**

Being part of an 8.141 acre tract and part of a 17.6351 acre tract described in a deed to **L. Carl Zimmerman Trustee of "The Zimmerman Property Management Trust"** dated **August 14, 2014** recorded in official record volume 794, page 424 of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the northwest corner of Section 24.

Thence S 00° 33' 35" W 656.04 feet along the west line of the quarter section, to a capped pin set at the northwest corner of a 62.57 acre tract described in said deed to Zimmerman.

Thence S 89° 02' 33" E 264.41 feet, along the north line of the 62.57 acre tract, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following TEN courses:

- 1) **N 11° 18' 11" E 1058.09 feet**, passing into the southwest quarter of Section 13 at a distance of 666.87 feet, to a capped pin set.
- 2) **N 47° 24' 10" E 120.99 feet** to a point in Back Massillon Road (County Road 29) on the southwesterly line of Daniel C. Wade as described in official record volume 596, page 972 and official record volume 872, page 419 - witnessed by a capped reference pin set S 47° 24' 10" W 30.00 feet.
- 3) **S 42° 36' 30" E 306.04 feet** in Back Massillon Road, along the southwesterly line of Wade and the extension thereof, to a point on the southwesterly line of Roger G. and Donna J. Fulks as described in official record volume 596, page 2527 - witnessed by a one inch diameter crimped steel reference pipe found N 01° 30' 07" E 28.76 feet.
- 4) **S 46° 20' 46" E 243.71 feet**, along the southwesterly line of Fulks and in Back Massillon Road, to the southwest corner of Cutten, LLC as described in official record volume 768, page 1234 - witnessed by a capped reference pin found N 00° 44' 17" E 28.66 feet.
- 5) **S 50° 05' 08" E 129.16 feet**, in Back Massillon Road and along the southwesterly line of Cutten, LLC, to a point on the south line of the quarter section - witnessed by capped reference pins found N 89° 02' 33" W 36.85 feet and N 32° 18' 49" E 26.73 feet.

- 6) **S 53° 45' 25" E 361.45 feet**, in Back Massillon Road, along the southwesterly line of Cutten, LLC and into the northwest quarter of Section 24, to a point on the west line of Willard Martin and Sheila Martin as described in official record volume 964, page 5226 - witnessed by a capped reference pin found N 00° 30' 32" W 38.91 feet.
- 7) **S 00° 30' 32" E 18.31 feet**, along the west line of Martin, to a 3/4 inch diameter steel pipe found at the northeast corner of David W. and Tammy L. Fertig as described in official record volume 153, page 138.
- 8) **N 51° 07' 33" W 149.20 feet**, in Back Massillon Road and along the north line of Fertig, to a railroad spike found at the northwest corner thereof - witnessed by a capped reference pin set S 07° 03' 42" W 29.41 feet.
- 9) **S 07° 03' 42" W 523.59 feet**, along the west line of Fertig, to a capped pin set on the north line of the previously mentioned 62.57 acre tract.
- 10) **N 89° 02' 33" W 890.30 feet**, along the north line of the 62.57 acre tract, to the **Point of Beginning**.

This parcel contains 16.459 acres; of which 3.666 acres lie in the southwest quarter of Section 13 and 12.793 acres lie in the northwest quarter of Section 24.

Prior Instrument: official record volume 794, page 424.

Permanent Parcel #: part of 04-00141.000 and part of 04-00140.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 2026, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume VV, page 345.

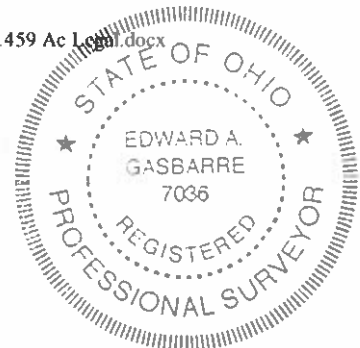
All bearings are related and common with record survey VV-261.

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 4/09/26

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

4.475 Acres

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the southwest quarter of Section 13, T-17N, R-11W.

Being part of an 8.141 acre tract described in a deed to **L. Carl Zimmerman Trustee or his Successor(s) as Trustees of "The Zimmerman Property Management Trust"** dated August 14, 2014 recorded in official record volume 794, page 424 of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the southwest corner of Section 13.

Thence S 89° 02' 33" E 37.08 feet, along the south line of the quarter section, to the southeast corner of James D. and Louisa A. Berens, Trustees as described in official record volume 982, page 103 and the **Point of Beginning** for the parcel herein described - witnessed by a 3/4 inch diameter steel pin found N 00° 02' 44" E 1.61 feet.

Thence with the following SEVEN courses:

- 1) N 00° 02' 44" E 463.56 feet, along the east line of Berens, to a capped pin found.
- 2) S 86° 27' 39" E 340.20 feet, along the south line of David Michael and Margaret Lynn Reichenbach as described in deed volume 713, page 987, to a capped pin found at the southeast corner thereof.
- 3) N 26° 39' 09" E 152.00 feet, along an easterly line of Reichenbach, to a point in Back Massillon Road (County Road 29) at an easterly corner thereof - witnessed by a capped reference pin found S 26° 39' 09" W 22.15 feet.
- 4) S 42° 36' 30" E 161.36 feet in Back Massillon Road and along the southwesterly line of Ricky E. and Donna D. Boggs, Co-Trustees as described in official record volume 975, page 1375 and the extension thereof, to a point on the southwesterly line of Daniel C. Wade as described in official record volume 596 page 972 and official record volume 872, page 419 - witnessed by a capped reference pin set S 47° 24' 10" W 30.00 feet.
- 5) S 47° 24' 10" W 120.99 feet to a capped pin set.
- 6) S 11° 18' 11" W 391.22 feet to the south line of the quarter section.
- 7) N 89° 02' 33" W 351.65 feet, along the south line of the quarter section, to the **Point of Beginning**.

This parcel contains 4.475 acres.

Prior Instrument: official record volume 794, page 424.

Permanent Parcel #: part of 04-00141.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 2026, on behalf of R.W. Gasbarre & Associates, Inc. A copy of which is on file at the Wayne County map office. See survey volume 44, page 345.

All bearings are related and common with record survey VV-261.

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 4/09/26

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION
4.918 Acres

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the **northwest quarter of Section 24, T-17N, R-11W.**

Being part of a 17.6351 acre tract described in a deed to **L. Carl Zimmerman Trustee or his Successor(s) as Trustees of "The Zimmerman Property Management Trust" dated August 14, 2014** recorded in official record volume 794, page 424 of the Wayne County records.

Described as follows:

Beginning at a stone monument found marking the northwest corner of Section 24.

Thence with the following **FOUR** courses:

- 1) **S 89° 02' 33" E 388.73 feet**, along the north line of the quarter section, to a point.
- 2) **S 11° 18' 11" W 666.87 feet** to a capped pin set on the north line of a 62.57 acre tract described in said deed to Zimmerman.
- 3) **N 89° 02' 33" W 264.41 feet**, along the north line of the 62.57 acre tract, to a capped pin set on the west line of the quarter section.
- 4) **N 00° 33' 35" E 656.04 feet**, along the west line of the quarter section, to the **Point of Beginning.**

This parcel contains 4.918 acres and has no frontage on any public way.

Prior Instrument: official record volume 794, page 424.

Permanent Parcel #: part of 04-00140.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 2026, on behalf of R.W. Gasbarre & Associates, Inc.

A copy of which is on file at the Wayne County map office. See survey volume YY, page 345.

All bearings are related and common with record survey VV-261.

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.

 4/09/26

Edward A. Gasbarre, P.S. 7036

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BOUNDARY DESCRIPTION

Exception - 0.031 Acres

Situated in the State of Ohio, County of Wayne, **Township of Baughman** in the **northwest quarter of Section 24, T-17N, R-11W.**

Being part of a 62.57 acre tract described in a deed to **L. Carl Zimmerman Trustee or his Successor(s) as Trustees of "The Zimmerman Property Management Trust" dated August 14, 2014** recorded in official record volume 794, page 424 of the Wayne County records.

Described as follows:

Commencing at a stone monument found marking the northwest corner of Section 24.

Thence S 00° 33' 35" W 656.04 feet, along the west line of the quarter section, to a capped pin set at the northwest corner of said 62.57 acre tract.

Thence S 89° 02' 33" E 1154.71 feet, along the north line of the 62.57 acre tract, to a capped pin set at the **Point of Beginning** for the parcel herein described.

Thence with the following FOUR courses:

- 1) **S 89° 02' 33" E 178.50 feet**, along the north line of the 62.57 acre tract, to the northeast corner thereof.
- 2) **S 00° 16' 26" W 6.36 feet**, along the east line of the 62.57 acre tract, to a point – witnessed by a 1/2 inch diameter steel pin found N 89° 47' 38" W 1.59 feet.
- 3) **N 89° 47' 38" W 179.53 feet** to a 1/2 inch diameter steel pin found.
- 4) **N 07° 03' 42" E 8.77 feet** to the **Point of Beginning**.

This parcel contains 0.031 acres and has no frontage on any public way.

Prior Instrument: official record volume 794, page 424.

Permanent Parcel #: part of 04-00599.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in April 2026, on behalf of R.W. Gasbarre & Associates, Inc.

A copy of which is on file at the Wayne County map office. See survey volume **YY**, page **345**

All bearings are related and common with record survey VV-261.

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.

Zimmerman Closure Report 225134

Lot Closure Report - Lot : 9.393 Ac

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Friday, March 27, 2026, 1:37:37p.m.

Starting location (North, East) = (4302.494, 5607.478)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S42°36'30"E	161.360	No	4183.733	5716.716
2	Line	S47°24'10"W	120.990	No	4101.842	5627.651
3	Line	S11°18'11"W	1058.090	No	3064.275	5420.267
4	Line	N89°02'33"W	264.410	No	3068.693	5155.894
5	Line	N0°33'35"E	656.040	No	3724.702	5162.303
6	Line	S89°02'33"E	37.080	No	3724.082	5199.378
7	Line	N0°02'44"E	463.560	No	4187.642	5199.747
8	Line	S86°27'39"E	340.200	No	4166.641	5539.298
9	Line	N26°39'09"E	152.000	No	4302.490	5607.482

Ending location (North, East) = (4302.490, 5607.482)

Total Distance : 3253.730
 Total Traverse Stations : 10
 Misclosure Direction : N46°42'40"W (from ending location to starting location)
 Misclosure Distance : 0.005
 Error of Closure : 1:627929.6
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 409143.788 sq. ft. (straight segment added to close traverse)

= 9.392649 Acres

Lot Closure Report - Lot : 16.459 Ac

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S42°36'30"E	306.040	No	3958.488	5923.900
2	Line	S46°20'46"E	243.710	No	3790.255	6100.229
3	Line	S50°05'08"E	129.160	No	3707.380	6199.296
4	Line	S53°45'25"E	361.450	No	3493.687	6490.811
5	Line	S0°30'32"E	18.310	No	3475.378	6490.974
6	Line	N51°07'33"W	149.200	No	3569.017	6374.817
7	Line	S7°03'42"W	523.590	No	3049.399	6310.449
8	Line	N89°02'33"W	890.300	No	3064.277	5420.273
9	Line	N11°18'11"E	1058.090	No	4101.844	5627.657
10	Line	N47°24'10"E	120.990	No	4183.735	5716.721

Ending location (North, East) = (4183.735, 5716.721)

Total Distance : 3800.840
 Total Traverse Stations : 11
 Misclosure Direction : S70°40'28"W (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:659978.8
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 716957.945 sq. ft. (straight segment added to close traverse)

= 16.459090 Acres

Lot Closure Report - Lot : 4.475 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
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1	Line	S42°36'30"E	161.360	No	4183.733	5716.716
2	Line	S47°24'10"W	120.990	No	4101.842	5627.651
3	Line	S11°18'11"W	391.220	No	3718.210	5550.973
4	Line	N89°02'33"W	351.650	No	3724.087	5199.372
5	Line	N0°02'44"E	463.560	No	4187.646	5199.741
6	Line	S86°27'39"E	340.200	No	4166.646	5539.292
7	Line	N26°39'09"E	152.000	No	4302.495	5607.476

Ending location (North, East) = (4302.495, 5607.476)

Total Distance : 1980.980
 Total Traverse Stations : 8
 Misclosure Direction : S70°27'57"E (from ending location to starting location)
 Misclosure Distance : 0.002
 Error of Closure : 1:872649.7
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 194911.881 sq. ft. (straight segment added to close traverse)

= 4.474561 Acres

Lot Closure Report - Lot : 4.198 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
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1	Line	S11°18'11"W	666.870	No	3064.275	5420.267
2	Line	N89°02'33"W	264.410	No	3068.693	5155.894
3	Line	N0°33'35"E	656.040	No	3724.702	5162.303
4	Line	S89°02'33"E	388.730	No	3718.206	5550.979

Ending location (North, East) = (3718.206, 5550.979)

Total Distance : 1976.050
 Total Traverse Stations : 5
 Misclosure Direction : N53°53'26"W (from ending location to starting location)
 Misclosure Distance : 0.007
 Error of Closure : 1:270070.3
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 214235.605 sq. ft. (straight segment added to close traverse)

= 4.918173 Acres

Lot Closure Report - Lot : 3.667 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S42°36'30"E	306.040	No	3958.490	5923.905
2	Line	S46°20'46"E	243.710	No	3790.257	6100.235
3	Line	S50°05'08"E	129.160	No	3707.382	6199.301
4	Line	N89°02'33"W	648.420	No	3718.218	5550.972
5	Line	N11°18'11"E	391.220	No	4101.850	5627.650
6	Line	N47°24'10"E	120.990	No	4183.741	5716.714

Ending location (North, East) = (4183.741, 5716.714)

Total Distance : 1839.540
 Total Traverse Stations : 7
 Misclosure Direction : S49°44'18"E (from ending location to starting location)
 Misclosure Distance : 0.009
 Error of Closure : 1:207241.7
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 159719.101 sq. ft. (straight segment added to close traverse)

= 3.666646 Acres

Lot Closure Report - Lot : 12.792 Ac

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Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S53°45'25"E	361.450	No	3493.687	6490.811
2	Line	S0°30'32"E	18.310	No	3475.378	6490.974
3	Line	N51°07'33"W	149.200	No	3569.017	6374.817
4	Line	S7°03'42"W	523.590	No	3049.399	6310.449
5	Line	N89°02'33"W	890.300	No	3064.277	5420.273
6	Line	N11°18'11"E	666.870	No	3718.212	5550.978
7	Line	S89°02'33"E	648.420	No	3707.377	6199.308

Ending location (North, East) = (3707.377, 6199.308)

Total Distance : 3258.140
 Total Traverse Stations : 8
 Misclosure Direction : N72°34'44"W (from ending location to starting location)
 Misclosure Distance : 0.013
 Error of Closure : 1:254642.8
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 557242.810 sq. ft. (straight segment added to close traverse)

= 12.792535 Acres