



Legal Description
Parcel A – 10.000 Acres
Project No. 26-115

Situated in the Township of Chippewa, (T-18N, R-11W), Northeast Quarter of Section 27, County of Wayne, and State of Ohio, and known as being part of a parcel conveyed to Melanie R Nunn trustee of the Hazel R Reich Living Trust dated 03/13/2011 (OR 963, Page 3207); Joseph I Reich & Maria Reich Co-Trustees of the Reich Family Trust dated 03/09/2017 (OR 850 Pg 1632); and Melanie Nunn (OR 779 Page 2458) of the Wayne County Recorder's records, and is further bounded and described as follows:

COMMENCING at a 1" iron pin found at the northwest corner of said Northeast Quarter of Section 27, said point also being on the centerline of T.R.400, Bieri Road, being the **TRUE PLACE OF BEGINNING** for the following described parcel in the following 4 courses;

1. Thence, **South 88°49'04" East**, along the northerly line of said Section 27, and the centerline of said Bieri Road, a distance of **451.10 feet** to a point;
2. Thence, **South 01°03'41" East**, along a line of new division, passing over a 5/8" iron pin capped "Lewis Land Professionals" set at 30.02 feet, a distance of **962.02 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set;
3. Thence, **North 89°55'56" West**, along a line of new division, a distance of **450.84 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set along the easterly line of a parcel conveyed to Joseph D. and Marian S. Stoller as recorded in O.R. Vol. 799, Pg. 561 of the Wayne County Recorder's records and the westerly line of said Northeast Quarter of Section 27;
4. Thence, **North 01°03'41" West**, along the easterly line of said Stoller parcel and westerly line of said Northeast Quarter of Section 27, passing over a 5/8" iron pin capped "Gasbarre Wooster Ohio" found at 952.53 feet, a distance of **970.80 feet** to the **PLACE OF BEGINNING** and containing **10.000 acres** of land, more or less, of which 0.311 acres lie within the right-of-way of said Bieri Road.

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(330) 335-8232

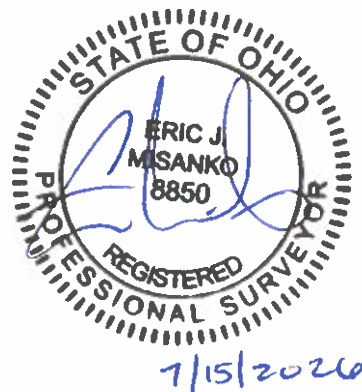
The **BASIS OF BEARING** for this description is Grid North of the Ohio State Plane Coordinate System, NAD83 (2011), North Zone as established by GPS Observation.

Survey and description prepared by Eric J. Misanko, Registered Surveyor No. 8850 in May 2026, for and on behalf of Lewis Land Professionals, Inc.

For survey See Volume yy, Page 377 of the Wayne County Survey Records.

Permanent Parcel Number: _____

Prior Deed Reference: _____



8691 Wadsworth Rd. Ste. 100 Wadsworth, Ohio 44281
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Legal Description
Parcel B – 84.000 Acres
Project No. 26-115

Situated in the Township of Chippewa, (T-18N, R-11W), Northeast Quarter of Section 27, County of Wayne, and State of Ohio, and known as being part of a parcel conveyed to Melanie R Nunn trustee of the Hazel R Reich Living Trust dated 03/13/2011 (OR 963, Page 3207); Joseph I Reich & Maria Reich Co-Trustees of the Reich Family Trust dated 03/09/2017 (OR 850 Pg 1632); and Melanie Nunn (OR 779 Page 2458) of the Wayne County Recorder's records, and is further bounded and described as follows:

COMMENCING at a railroad spike found at the southwest corner of said Northeast Quarter of Section 27, said point also being on the centerline of C.R.116, Warwick Road (60 feet wide), also being the **TRUE PLACE OF BEGINNING** for the following described parcel in the following 4 courses;

1. Thence, **North 01°03'41" West**, along the easterly line of a parcel conveyed to Joseph D. and Marian S. Stoller as recorded in O.R. Vol. 799, Pg. 561 of the Wayne County Recorder's records and the westerly line of said Northeast Quarter of Section 27, passing over a 5/8" iron pin capped "Gasbarre Wooster Ohio" found at 25.70 feet, a distance of **1731.05 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set;
2. Thence, **South 89°55'56" East**, along a line of new division, passing over a 5/8" iron pin capped "Lewis Land Professionals" set at 450.84 feet, a distance of **2120.68 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set on a line of new division;
3. Thence, **South 00°37'52" East**, along a line of new division, passing over 5/8" iron pins capped "Lewis Land Professionals" set at 425.47 feet, 905.71 feet, and 1700.84 feet, a distance of **1730.84 feet** to a point on the southerly line of said Northeast Quarter of Section 27, also being on the centerline of said Warwick Road;

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4. Thence, **North 89°55'56" West**, along the southerly line of said Northeast Quarter of Section 27, and the centerline of said Warwick Road, a distance of **2107.68 feet** to the **PLACE OF BEGINNING** and containing **84.000 acres** of land, more or less, of which 1.452 acres lie within the right-of-way of said Warwick Road.

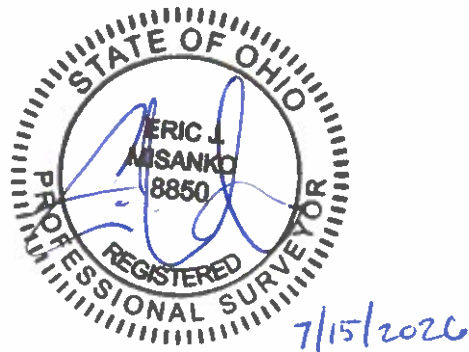
The **BASIS OF BEARING** for this description is Grid North of the Ohio State Plane Coordinate System, NAD83 (2011), North Zone as established by GPS Observation.

Survey and description prepared by Eric J. Misanko, Registered Surveyor No. 8850 in May 2026, for and on behalf of Lewis Land Professionals, Inc.

For survey See Volume 44, Page 377 of the Wayne County Survey Records.

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Prior Deed Reference: _____



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Situated in the Township of Chippewa, (T-18N, R-11W), Northeast Quarter of Section 27, County of Wayne, and State of Ohio, and known as being part of a parcel conveyed to Melanie R Nunn trustee of the Hazel R Reich Living Trust dated 03/13/2011 (OR 963, Page 3207); Joseph I Reich & Maria Reich Co-Trustees of the Reich Family Trust dated 03/09/2017 (OR 850 Pg 1632); and Melanie Nunn (OR 779 Page 2458) of the Wayne County Recorder's records, and is further bounded and described as follows:

COMMENCING at a railroad spike found at the southeast corner of said Northeast Quarter of Section 27, said point also being the centerline intersection of C.R.116, Warwick Road (60 feet wide) and C.R.133, Black Diamond Road, thence, **North 00°37'52" West**, along the easterly line of said Section 27, and the centerline of said Black Diamond Road, a distance of **1291.25 feet** to the **TRUE PLACE OF BEGINNING** for the following described parcel in the following 4 courses;

1. Thence, **North 88°49'04" West**, along a line of new division, passing over a 5/8" iron pin capped "Lewis Land Professionals" set at 30.02 feet, a distance of **726.00 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set on a line of new division;
2. Thence, **North 00°37'52" West**, along a line of new division, passing over a 5/8" iron pin capped "Lewis Land Professionals" set at 425.47 feet, a distance of **480.24 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set at the southwesterly corner of a parcel conveyed to Robert C. and Renee M. Hajek (Trustees) as recorded in O.R. Vol. 970, Pg. 2655 of the Wayne County Recorder's records;
3. Thence, **South 88°49'04" East**, along the southerly line of said Hajek parcel, passing over a 5/8" iron pin capped "Lewis Land Professionals" set at 695.98 feet, a distance of **726.00 feet** to the southeasterly corner of said Hajek parcel, said point also being on the centerline of said Black Diamond Road;

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4. Thence, **South 00°37'52" East**, along the easterly line of said Section 27, and the centerline of said Black Diamond Road, a distance of **480.24 feet** to the **PLACE OF BEGINNING** and containing **8.000 acres** of land, more or less, of which 0.331 acres lie within the right-of-way of said Black Diamond Road.

5.

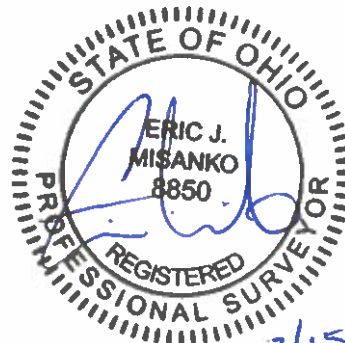
The **BASIS OF BEARING** for this description is Grid North of the Ohio State Plane Coordinate System, NAD83 (2011), North Zone as established by GPS Observation.

Survey and description prepared by Eric J. Misanko, Registered Surveyor No. 8850 in May 2026, for and on behalf of Lewis Land Professionals, Inc.

For survey See Volume YY, Page 377 of the Wayne County Survey Records.

Permanent Parcel Number: _____

Prior Deed Reference: _____



7/15/2024

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Legal Description
Parcel D – 8.000 Acres
Project No. 26-115

Situated in the Township of Chippewa, (T-18N, R-11W), Northeast Quarter of Section 27, County of Wayne, and State of Ohio, and known as being part of a parcel conveyed to Melanie R Nunn trustee of the Hazel R Reich Living Trust dated 03/13/2011 (OR 963, Page 3207); Joseph I Reich & Maria Reich Co-Trustees of the Reich Family Trust dated 03/09/2017 (OR 850 Pg 1632); and Melanie Nunn (OR 779 Page 2458) of the Wayne County Recorder's records, and is further bounded and described as follows:

COMMENCING at a railroad spike found at the southeast corner of said Northeast Quarter of Section 27, said point also being the centerline intersection of C.R.116, Warwick Road (60 feet wide) and C.R.133, Black Diamond Road, thence, **North 00°37'52" West**, along the easterly line of said Section 27, and the centerline of said Black Diamond Road, a distance of **811.01 feet** to the **TRUE PLACE OF BEGINNING** for the following described parcel in the following 4 courses;

1. Thence, **North 88°49'04" West**, along a line of new division, passing over a 5/8" iron pin capped "Lewis Land Professionals" set at 30.02 feet, a distance of **726.00 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set on a line of new division;
2. Thence, **North 00°37'52" West**, along a line of new division, a distance of **480.24 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set;
3. Thence, **South 88°49'04" East**, along a line of new division, passing over a 5/8" iron pin capped "Lewis Land Professionals" set at 695.98 feet, a distance of **726.00 feet** to a point on the easterly line of said Section 27, and the centerline of said Black Diamond Road;
4. Thence, **South 00°37'52" East**, along the easterly line of said Section 27, and the centerline of said Black Diamond Road, a distance of **480.24 feet** to the **PLACE OF BEGINNING** and containing **8.000 acres** of land, more or less, of which 0.331 acres lie within the right-of-way of said Black Diamond Road.

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The **BASIS OF BEARING** for this description is Grid North of the Ohio State Plane Coordinate System, NAD83 (2011), North Zone as established by GPS Observation.

Survey and description prepared by Eric J. Misanko, Registered Surveyor No. 8850 in May 2026, for and on behalf of Lewis Land Professionals, Inc.

For survey See Volume yy, Page 377 of the Wayne County Survey Records.

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Prior Deed Reference: _____



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Situated in the Township of Chippewa, (T-18N, R-11W), Northeast Quarter of Section 27, County of Wayne, and State of Ohio, and known as being part of a parcel conveyed to Melanie R Nunn trustee of the Hazel R Reich Living Trust dated 03/13/2011 (OR 963, Page 3207); Joseph I Reich & Maria Reich Co-Trustees of the Reich Family Trust dated 03/09/2017 (OR 850 Pg 1632); and Melanie Nunn (OR 779 Page 2458) of the Wayne County Recorder's records, and is further bounded and described as follows:

COMMENCING at a railroad spike found at the southeast corner of said Northeast Quarter of Section 27, said point also being the centerline intersection of C.R.116, Warwick Road (60 feet wide) and C.R.133, Black Diamond Road, also being the **TRUE PLACE OF BEGINNING** for the following described parcel in the following 4 courses;

1. Thence, **North 89°55'56" West**, along the southerly line of said Northeast Quarter of Section 27, and the centerline of said Warwick Road, a distance of **725.69 feet** to a point;
2. Thence, **North 00°37'52" West**, along a line of new division, passing over a 5/8" iron pin capped "Lewis Land Professionals" set at 30.00 feet, a distance of **825.13 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set;
3. Thence, **South 88°49'04" East**, along a line of new division, passing over a 5/8" iron pin capped "Lewis Land Professionals" set at 695.98 feet, a distance of **726.00 feet** to a point on the easterly line of said Section 27, and the centerline of said Black Diamond Road;
4. Thence, **South 00°37'52" East**, along the easterly line of said Section 27, and the centerline of said Black Diamond Road, a distance of **811.01 feet** to the **PLACE OF BEGINNING** and containing **13.628 acres** of land, more or less, of which 1.038 acres lie within the right-of-way of said Black Diamond Road and Warwick Road.

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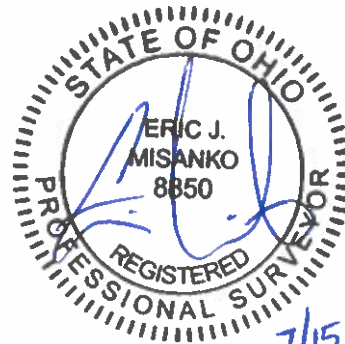
The **BASIS OF BEARING** for this description is Grid North of the Ohio State Plane Coordinate System, NAD83 (2011), North Zone as established by GPS Observation.

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8691 Wadsworth Rd. Ste. 100 Wadsworth, Ohio 44281
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Legal Description
Remainder Parcel – 36.325 Acres
Project No. 26-115

Situated in the Township of Chippewa, (T-18N, R-11W), Northeast Quarter of Section 27, County of Wayne, and State of Ohio, and known as being part of a parcel conveyed Melanie R Nunn trustee of the Hazel R Reich Living Trust dated 03/13/2011 (OR 963, Page 3207); Joseph I Reich & Maria Reich Co-Trustees of the Reich Family Trust dated 03/09/2017 (OR 850 Pg 1632); and Melanie Nunn (OR 779 Page 2458) of the Wayne County Recorder's records, and is further bounded and described as follows:

COMMENCING at a 1" iron pin found at the northwest corner of said Northeast Quarter of Section 27, said point also being on the centerline of T.R.400, Bieri Road, thence, **South 88°49'04" East**, along the northerly line of said Section 27, and the centerline of said Bieri Road, a distance of **451.10 feet** to the **TRUE PLACE OF BEGINNING** for the following described parcel in the following 4 courses;

1. Thence, continuing **South 88°49'04" East**, along the northerly line of said Section 27, and the centerline of said Bieri Road, a distance of **1677.93 feet** to the northwesterly corner of a parcel conveyed to Robert C. and Renee M. Hajek (Trustees) as recorded in O.R. Vol. 970, Pg. 2655 of the Wayne County Recorder's records;
2. Thence, **South 00°37'52" East**, along the westerly line of said Hajek parcel, passing over 5/8" iron pins capped "Lewis Land Professionals" set at 30.01 feet and 874.50 feet, a distance of **929.27 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set on a line of new division;
3. Thence, **North 89°55'56" West**, along a line of new division, a distance of **1669.84 feet** to a 5/8" iron pin capped "Lewis Land Professionals" set;
4. Thence, **North 01°03'41" West**, along a line of new division, passing over a 5/8" iron pin capped "Lewis Land Professionals" set at 932.00 feet, a distance of **962.02 feet** to the **PLACE OF BEGINNING** and containing **36.325 acres** of land, more or less, of which 1.155 acres lie within the right-of-way of said Bieri Road.

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Survey and description prepared by Eric J. Misanko, Registered Surveyor No. 8850 in May 2026, for and on behalf of Lewis Land Professionals, Inc.

For survey See Volume yy, Page 377 of the Wayne County Survey Records.

Permanent Parcel Number: _____

Prior Deed Reference: _____



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Mapcheck 1: REMAINDER PARCEL

Closure Summary

Precision, 1 part in: 912926.77'
Error distance: 0.01'
Error direction: S39°27'04"W
Area: 36.3246acres
Square area: 1582297.90
Perimeter: 5239.06'

Point of Beginning

Easting: 2191125.5532'
Northing: 461807.9659'

Side 1: Line

Direction: S88°49'04"E
Angle: [-88.8178 (d)]
Deflection angle: [91.1822 (d)]
Distance: 1677.93'
Easting: 2192803.1260'
Northing: 461773.3465'

Side 2: Line

Direction: S0°37'18"E
Angle: [-91.8039 (d)]
Deflection angle: [88.1961 (d)]
Distance: 929.27'
Easting: 2192813.2085'
Northing: 460844.1312'

Side 3: Line

Direction: N89°55'56"W
Angle: [-89.3106 (d)]
Deflection angle: [90.6894 (d)]
Distance: 1669.84'
Easting: 2191143.3697'
Northing: 460846.1065'

Side 4: Line

Direction: N1°03'41"W
Angle: [-91.1292 (d)]
Deflection angle: [88.8708 (d)]
Distance: 962.02'
Easting: 2191125.5495'
Northing: 461807.9614'

Mapcheck 2: PARCEL A

Closure Summary

Precision, 1 part in: 577222.70'
Error distance: 0.00'
Error direction: N19°40'30"E
Area: 10.0002acres
Square area: 435610.63
Perimeter: 2834.76'

Point of Beginning

Easting: 2190674.5492'
Northing: 461817.2737'

Side 1: Line

Direction: S88°49'04"E
Angle: [-88.8178 (d)]
Deflection angle: [91.1822 (d)]
Distance: 451.10'
Easting: 2191125.5532'
Northing: 461807.9665'

Side 2: Line

Direction: S1°03'41"E
Angle: [-92.2436 (d)]
Deflection angle: [87.7564 (d)]
Distance: 962.02'
Easting: 2191143.3733'
Northing: 460846.1116'

Side 3: Line

Direction: N89°55'56"W
Angle: [-88.8708 (d)]
Deflection angle: [91.1292 (d)]
Distance: 450.84'
Easting: 2190692.5337'
Northing: 460846.6449'

Side 4: Line

Direction: N1°03'41"W
Angle: [-91.1292 (d)]
Deflection angle: [88.8708 (d)]
Distance: 970.80'
Easting: 2190674.5509'
Northing: 461817.2784'

Mapcheck 3: PARCEL B

Closure Summary

Precision, 1 part in: 2857260.33'
Error distance: 0.00'
Error direction: N13°59'16"W
Area: 83.9999 acres
Square area: 3659034.56
Perimeter: 7690.25'

Point of Beginning

Easting: 2190724.5958'
Northing: 459115.8873'

Side 1: Line

Direction: N1°03'41"W
Angle: [178.9386 (d)]
Deflection angle: [-1.0614 (d)]
Distance: 1731.05'
Easting: 2190692.5304'
Northing: 460846.6403'

Side 2: Line

Direction: S89°55'56"E
Angle: [-88.8708 (d)]
Deflection angle: [91.1292 (d)]
Distance: 2120.68'
Easting: 2192813.2089'
Northing: 460844.1316'

Side 3: Line

Direction: S0°37'52"E
Angle: [-90.6989 (d)]
Deflection angle: [89.3011 (d)]
Distance: 1730.84'
Easting: 2192832.2736'
Northing: 459113.3966'

Side 4: Line

Direction: N89°55'56"W
Angle: [-89.3011 (d)]
Deflection angle: [90.6989 (d)]
Distance: 2107.68'
Easting: 2190724.5951'
Northing: 459115.8899'

Mapcheck 4: PARCEL C

Closure Summary

Precision, 1 part in: 2412480000.00'
Error distance: 0.00'
Error direction: N0°00'00"E
Area: 8.0000acres
Square area: 348479.64
Perimeter: 2412.48'

Point of Beginning

Easting: 2193543.7406'
Northing: 460403.7088'

Side 1: Line

Direction: N88°49'04"W
Angle: [91.1822 (d)]
Deflection angle: [-88.8178 (d)]
Distance: 726.00'
Easting: 2192817.8951'
Northing: 460418.6878'

Side 2: Line

Direction: N0°37'52"W
Angle: [-91.8133 (d)]
Deflection angle: [88.1867 (d)]
Distance: 480.24'
Easting: 2192812.6054'
Northing: 460898.8986'

Side 3: Line

Direction: S88°49'04"E
Angle: [-88.1867 (d)]
Deflection angle: [91.8133 (d)]
Distance: 726.00'
Easting: 2193538.4508'
Northing: 460883.9197'

Side 4: Line

Direction: S0°37'52"E
Angle: [-91.8133 (d)]
Deflection angle: [88.1867 (d)]
Distance: 480.24'
Easting: 2193543.7406'
Northing: 460403.7088'

Mapcheck 5: PARCEL D

Closure Summary

Precision, 1 part in: 2412480000.00'

Error distance: 0.00'

Error direction: N0°00'00"E

Area: 8.0000acres

Square area: 348479.64

Perimeter: 2412.48'

Point of Beginning

Easting: 2193549.0304'

Northing: 459923.4975'

Side 1: Line

Direction: N88°49'04"W

Angle: [91.1822 (d)]

Deflection angle: [-88.8178 (d)]

Distance: 726.00'

Easting: 2192823.1850'

Northing: 459938.4765'

Side 2: Line

Direction: N0°37'52"W

Angle: [-91.8133 (d)]

Deflection angle: [88.1867 (d)]

Distance: 480.24'

Easting: 2192817.8953'

Northing: 460418.6874'

Side 3: Line

Direction: S88°49'04"E

Angle: [-88.1867 (d)]

Deflection angle: [91.8133 (d)]

Distance: 726.00'

Easting: 2193543.7407'

Northing: 460403.7084'

Side 4: Line

Direction: S0°37'52"E

Angle: [-91.8133 (d)]

Deflection angle: [88.1867 (d)]

Distance: 480.24'

Easting: 2193549.0304'

Northing: 459923.4975'

Mapcheck 6: PARCEL E

Closure Summary

Precision, 1 part in: 2122995.79'
Error distance: 0.00'
Error direction: S17°32'33"E
Area: 13.6277acres
Square area: 593620.90
Perimeter: 3087.83'

Point of Beginning

Easting: 2193557.9638'
Northing: 459112.5338'

Side 1: Line

Direction: N89°55'56"W
Angle: [90.0678 (d)]
Deflection angle: [-89.9322 (d)]
Distance: 725.69'
Easting: 2192832.2743'
Northing: 459113.3923'

Side 2: Line

Direction: N0°37'52"W
Angle: [-90.6989 (d)]
Deflection angle: [89.3011 (d)]
Distance: 825.13'
Easting: 2192823.1857'
Northing: 459938.4722'

Side 3: Line

Direction: S88°49'04"E
Angle: [-88.1867 (d)]
Deflection angle: [91.8133 (d)]
Distance: 726.00'
Easting: 2193549.0312'
Northing: 459923.4933'

Side 4: Line

Direction: S0°37'52"E
Angle: [-91.8133 (d)]
Deflection angle: [88.1867 (d)]
Distance: 811.01'
Easting: 2193557.9642'
Northing: 459112.5325'