

WICKES LUMBER CO. PORTFOLIO

LEGAL DESCRIPTION: (AS SURVEYED)

Parcel 1 is the City of Mansfield, County of Richland, State of Ohio: Being known as part of Outlot 22 and part of Outlot 21 of the numbered Outlots in said City, and more particularly described as follows:
Commencing at the intersection of the West line of Newman Street with the South line of Orange Street, also being the Northwest corner of Outlot 22; thence along said South line of Orange Street, S 87°40'41" W, a distance of 236.91 feet to a 1/2" Rebar set; thence along said East line of Orange Street, N 73°27'11" W, a distance of 227.53 feet to a 1/2" Rebar set; thence along said South line of Orange Street, N 87°40'41" E, a distance of 24.89 feet to a 5/8" Rebar set on the east line of a tract of land owned by Gorman Rupp & Associates, S 41°2'40" E, a distance of 124.00 feet to a 5/8" Rebar set; thence continuing along said South line of Orange Street, S 00°08'25" E, a distance of 83.00 feet to a 5/8" Rebar set on the north line of the Tappan Store Company Switch Track; thence along said North line of the Switch Track, N 84°54'35" W, a distance of 207.14 feet to a 5/8" Rebar set marking the P.C. of a curve to the right;
Thence along said North line and along said curve, having a radius of 993.00 feet and a Central Angle of 213°34'9", a Length of Curve distance of 228.92 feet to a 5/8" Rebar set; thence along said curve bearing N 73°27'11" W, a distance of 227.53 feet to a 1/2" Rebar set;
Thence continuing along said North line of the Switch Track, N 02°19'19" W, a distance of 5.48 feet to a 5/8" Rebar set on the east line of a tract of land owned by Daniel H. Schneider;
Thence along said East line, N 02°19'19" W, a distance of 163.34 feet to a 5/8" Rebar set on the East line of a tract of land owned by Daniel H. Schneider;
Thence along said South line of Orange Street, N 87°40'41" E, a distance of 236.92 feet to the PRINCIPAL POINT OF BEGINNING and containing 2.0553 Acres of land, more or less, subject however to any prior easements of record; thence continuing along said South line of Orange Street, S 00°08'25" E, a distance of 112.08 feet to a 1/2" Rebar set marking the northeast corner of a tract of land owned by Anton M. & Eleonore H. Brenner, Trustees; thence along the North line of said tract, N 87°7'00" W, a distance of 364.10 feet to a 1/2" Rebar set marking the northwest corner of said Brenner tract and the East line of Pennsylvania Lines, LLC;
Thence along said East line, N 24°25'00" W, a distance of 201.40 feet to a 5/8" Rebar set marking the intersection of said East line with the north line of the Tappan Store Company Switch Track;
Thence along said North line and along a curved to the left, having a Radius of 646.00 feet and a Central Angle of 214°59'59", a Length of Curve distance of 247.31 feet to a 5/8" Rebar set; thence along said curve bearing S 72°50'44" E, a distance of 248.91 feet;
Thence continuing along said North line, S 84°54'35" E, a distance of 211.85 feet to the PRINCIPAL POINT OF BEGINNING and containing 1.1609 Acres of land, more or less, subject however to any prior easements of record;
Parcel 2 is the City of Mansfield, County of Richland, State of Ohio:
Being known as Inlet No. 8066 of the consecutively numbered lots of said City of Mansfield, and more particularly described as follows:
Beginning at a 5/8" Rebar set marking the intersection of the East line of Pennsylvania Lines, LLC and the North line of Orange Street;
Thence along said East line of the Pennsylvania Lines, LLC, N 24°16'35" W, a distance of 446.00 feet to a 5/8" Rebar set;
Thence continuing along said East line, N 11°00'06" W, a distance of 162.64 feet to a 5/8" Rebar set on the South line of a tract of land owned by Donald A. Daugherty;
Thence along said South line of said tract, N 85°00'54" E, a distance of 289.00 feet to a 5/8" Rebar set on the West line of a tract of land owned by M. & D Real Estate;
Thence along said West line, S 08°49'49" E, a distance of 194.56 feet to a 5/8" Rebar set;
Thence continuing along said West line, S 10°33'19" E, a distance of 390.13 feet to a P.K. Nail set on the North line of Orange Street;
Thence along said North line, S 87°40'41" W, a distance of 222.00 feet to the PRINCIPAL POINT OF BEGINNING and containing 3.2659 Acres of land, more or less, subject however to any prior easements of record.

Being known as part of Outlot 24 of the numbered Outlots in said City, and more particularly described as follows:
Commencing at the intersection of the West line of Newman Street with the South line of Orange Street, also being the northeast corner of Outlot 24; thence along said West line of Newman Street, S 00°08'25" E, a distance of 83.00 feet to a 5/8" Rebar set marking the principal point of beginning of the tract to be herein described;
Thence continuing along said West line of Newman Street, S 00°08'25" E, a distance of 112.08 feet to a 1/2" Rebar set marking the northeast corner of a tract of land owned by Anton M. & Eleonore H. Brenner, Trustees;
Thence along the North line of said tract, N 87°7'00" W, a distance of 364.10 feet to a 1/2" Rebar set marking the northwest corner of said Brenner tract and the East line of Pennsylvania Lines, LLC;
Thence along said East line, N 24°25'00" W, a distance of 201.40 feet to a 5/8" Rebar set marking the intersection of said East line with the north line of the Tappan Store Company Switch Track;
Thence along said North line and along a curved to the left, having a Radius of 646.00 feet and a Central Angle of 214°59'59", a Length of Curve distance of 247.31 feet to a 5/8" Rebar set; thence along said curve bearing S 72°50'44" E, a distance of 248.91 feet;
Thence continuing along said North line, S 84°54'35" E, a distance of 211.85 feet to the PRINCIPAL POINT OF BEGINNING and containing 1.1609 Acres of land, more or less, subject however to any prior easements of record;
Parcel 3 is the City of Mansfield, County of Richland, State of Ohio:
Being known as Inlet No. 8066 of the consecutively numbered lots of said City of Mansfield, and more particularly described as follows:
Beginning at a 5/8" Rebar set marking the intersection of the East line of Pennsylvania Lines, LLC and the North line of Orange Street;
Thence along said East line of the Pennsylvania Lines, LLC, N 24°16'35" W, a distance of 446.00 feet to a 5/8" Rebar set;
Thence continuing along said East line, N 11°00'06" W, a distance of 162.64 feet to a 5/8" Rebar set on the South line of a tract of land owned by Donald A. Daugherty;
Thence along said South line of said tract, N 85°00'54" E, a distance of 289.00 feet to a 5/8" Rebar set on the West line of a tract of land owned by M. & D Real Estate;
Thence along said West line, S 08°49'49" E, a distance of 194.56 feet to a 5/8" Rebar set;
Thence continuing along said West line, S 10°33'19" E, a distance of 390.13 feet to a P.K. Nail set on the North line of Orange Street;
Thence along said North line, S 87°40'41" W, a distance of 222.00 feet to the PRINCIPAL POINT OF BEGINNING and containing 3.2659 Acres of land, more or less, subject however to any prior easements of record.

ENCROACHMENT STATEMENT:
 (A) — THE FENCE ENCROACHES ONTO THE NEIGHBOR'S PROPERTY.
 (B) — THE FENCE ENCROACHES ONTO THE NEIGHBOR'S PROPERTY.
 (C) — THE BUILDINGS ARE ENCROACHING BEYOND THE SETBACK LINES.
 (D) — THE POLE BARN IN PARCEL 2 ENCRACHES ONTO THE TAPPAN STORE CO. RIGHT OF WAY.
 (215 SQ. FT. OF THE BUILDING ENCROACHES)

SURVEYOR'S NOTES:
 0 - STRIPPED HANDICAP PARKING SPACES
 1 - STIPPED HANDICAP PARKING SPACES

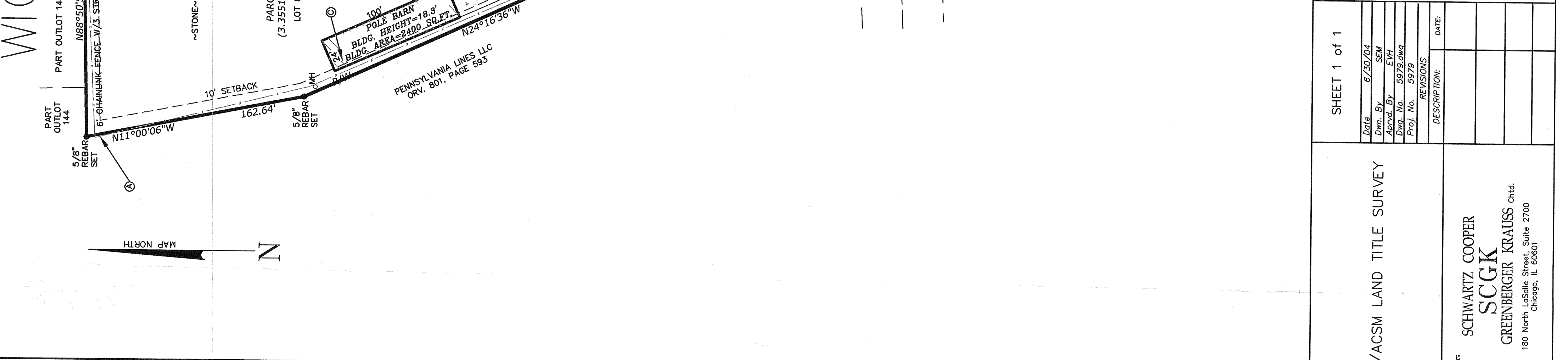
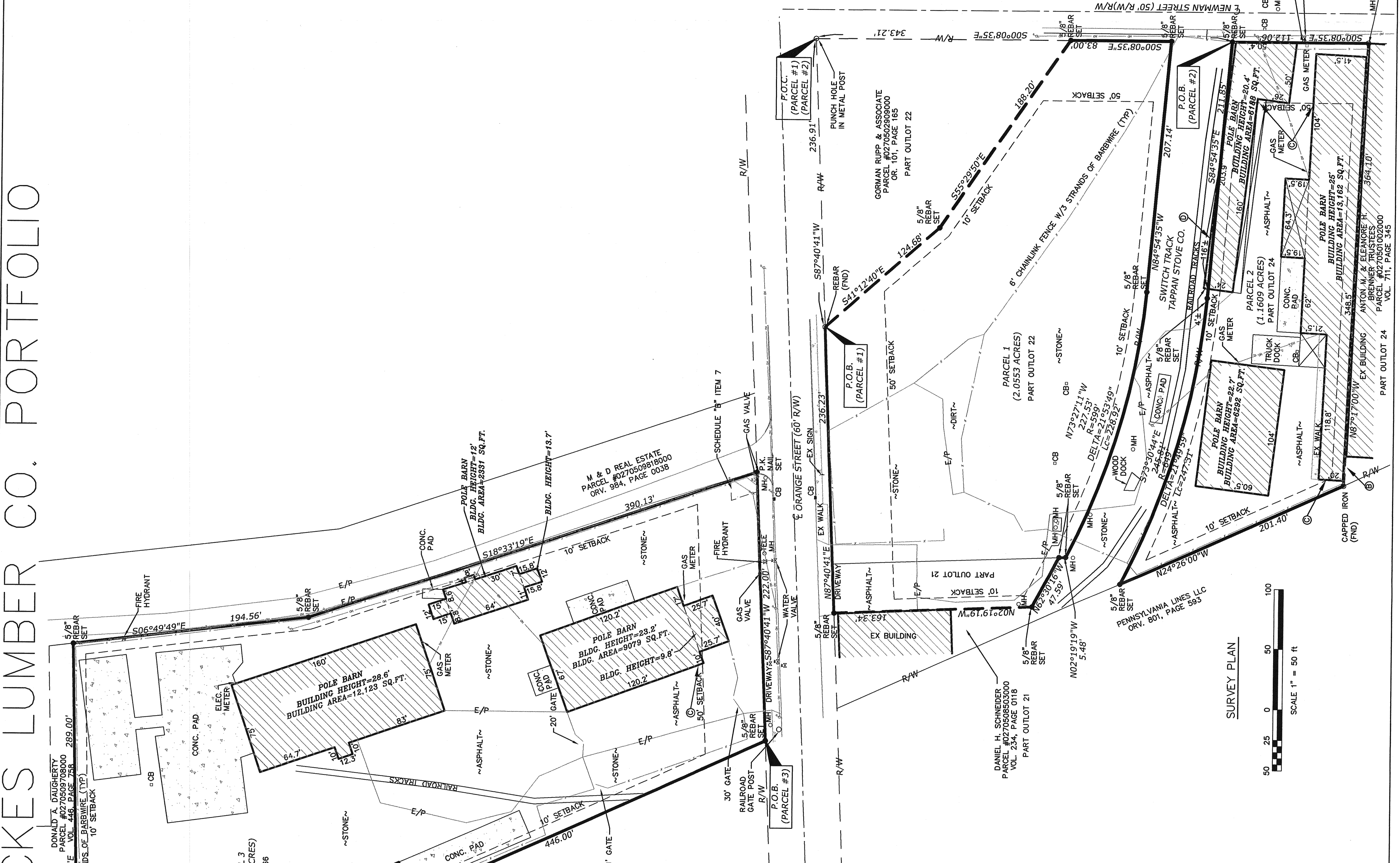
NOTES CORRESPONDING TO SCHEDULE B:
 THE GUARANTY TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 05/20/10, REFERENCE TO PARCELS #1-16, CONTAINS THE FOLLOWING EXCEPTIONS WHICH ARE SURVEY MATTERS:
 6. ROADSIDE RIGHT OF WAY TO COLUMBIA GAS OF OHIO RECORDED AT DEED VOLUME 580, PAGE 450, AS TO PARCEL #3 (AFFECTS SUBJECT PROPERTY). THE LOCATION OF THE EASEMENT IS UNABLE TO BE DETERMINED.
 7. EASEMENT TO UNITED TELEPHONE COMPANY OF OHIO RECORDED AT OFFICIAL RECORD VOLUME 129, PAGE 466, AS TO PARCEL #3 (AFFECTS AS SHOWN)

ALTA CERTIFICATION
 I HEREBY CERTIFY TO:
 Wickes Inc., a Delaware Corporation, f/k/a Wickes Lumber Company
 Lanoga Corporation, a Minnesota Corporation
 UBC Mansfield LLC, a Washington Limited Liability Company
 First American Title Insurance Company
 Schwartz Cooper Greenberger & Krauss, Chtd.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1989, and includes items 2, 3, 4, 6, 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11(a) (location of utilities per visible above-ground, on-site observation), 13, 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that

the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1989.

Date: 10/24/24
 (signed) EDWARD VAN HORN
 6883
 REGISTERED SURVEYOR
 OF OHIO
 HIGHWAY 43
 COLUMBIANA COUNTY
 TAX MAP OFFICE



FLOOD STATEMENT
 ZONE: AO - 100 YEAR FLOODPLAIN
 MAP PANEL: 390477 000C
 EFFECTIVE DATE: JANUARY 3, 1986

BASIS OF BEARING
 THE BEARING N 87°40'41" E IS THE SOUTH RIGHT OF WAY LINE OF ORANGE STREET.

ZONING DATA
 ZONE: I-2
 USE: INDUSTRIAL DISTRICT
 SETBACKS:
 FRONT: 50'
 REAR: 10'
 SIDE: 10'

PARKING NOTES:
 Wholesale establishments: 5 plus 1 for each employee in the largest working shift
 Industrial, research, storage and transfer facilities: 1 per employee for the largest two consecutive shifts

SURVEY LEGEND

CHAIN LINK FENCE	---
EDGE OF PAVEMENT	-o-o-
OVERHEAD WIRE	—o—
GY WIRE	—
RECORD	REC.
RIGHT-OF-WAY	R/W
UTILITY POLE	⊙
ELECTRIC METER	⊖
IRON PIN FOUND	⊚
5/8" REBAR SET (CAPPED)	⊛
NOW OR FORMERLY MEASURED	N/F
MISCELLANEOUS	Ms.
CATCH BASIN	CB
EDGE OF PAVEMENT	E/P

SHEET 1 OF 1

Date	6/29/24
Dwn. By	SEM
Appd. By	EM
Dwg. No.	5979.dwg
Proj. No.	5979

ASC NATIONAL LLC
 128 MANMANN STREET
 WALTHAM, MA 02451
 TELEPHONE: 781.383.6477 FAX: 781.383.7081

SCHWARTZ COOPER GREENBERGER KRAUSS Chtd.
 160 North LaSalle Street, Suite 2700
 Chicago, IL 60601

WICKES LUMBER CO. PORTFOLIO
 MANSFIELD, OH
 143 ORANGE STREET
 212

Task Coordinated by:
 VAN HORN, HOVER & ASSOCIATES, INC.
 10151 STATE ROUTE 162
 HIGHLAND COUNTY, OHIO 43084
 PH: 614.225.2883 FAX: 614.225.2884
 www.vanhornhover.com

Prepared For:
 WICKES LUMBER CO. PORTFOLIO
 MANSFIELD, OH
 143 ORANGE STREET
 212

Project Name: WICKES LUMBER CO. PORTFOLIO
 Project Location: MANSFIELD, OH
 Project Address: 143 ORANGE STREET
 Project Number: 212

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION PROVIDED AND IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL UTILITIES OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.