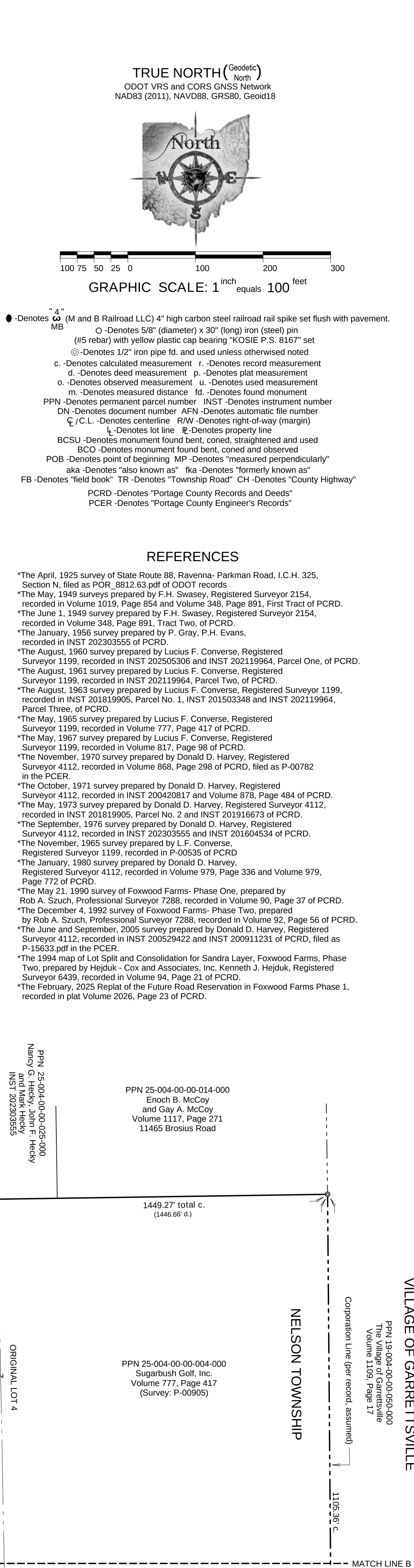
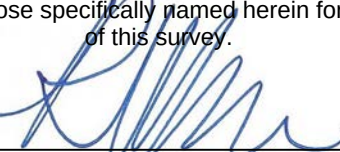
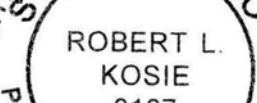




BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

SURVEYOR'S CERTIFICATION	
I certify to:	Sugar Bush Golf, Inc., Lillian M. Koval ico Kim Kohli, Kohli Law, LLC
that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North by The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID18). Distances are based on US Survey Foot Conversion (feet with decimal parts). The above certification is intended only those parties named herein, and is valid only when accompanied by an original signature below. In accordance with the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown hereon. No liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named hereon for the intended purpose of this survey.  Robert L. Kosie, P.S. Registered Professional Land Surveyor #167 Signed and sealed on this 28th day of May, 2026. For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.	

Professional Land Surveyors of Ontario

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

DBK MAP

1458 2026

Page 1 of 2

Situated in The	Month:	Page:
Township of Nelson, County of Portage and State of Ohio and known as being part of Original Lots 3 and 4 within said Township and Township 5N, Range 6W in the Connecticut Western Reserve	May	TWO
Survey for:	Year:	of
Sugar Bush Golf, Inc., Lillian M. Koval ico Kim Kohli, Kohli Law, LLC	2026	TWO
Checked on May 18th, 2026 by RLK, MBL Revised on May 29th, 2026		

PPN 25-003-10-00-013-000, PPN 25-003-00-00-014-000, PPN 25-003-10-00-016-000
and PPN 25-004-00-00-004-000
Sugarbush Golf, Inc.

PPN 25-003-10-00-001-000, PPN 25-003-10-00-014-000 and PPN 25-003-10-00-015-000

Sugar Bush Golf, Inc.

PPN 25-003-10-00-017-000 and PPN 25-003-10-00-018-000

Lillian M. Koval

DEED OF RECORD:
Volume 348, Page 891, 2nd Tract and 1st Tract

TRUE NORTH (Geoid18)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



GRAPHIC SCALE: 1 inch equals 100 feet

- Denotes 4" (M and B Railroad LLC) 4" high carbon steel railroad rail spike set flush with pavement.
- MB
- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin
- (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- Denotes 1/2" iron pipe fd. and used unless otherwise noted
- Denotes calculated measurement
- Denotes record measurement
- Denotes deed measurement
- Denotes plat measurement
- Denotes observed measurement
- Denotes used measurement
- Denotes measured distance
- Denotes found monument
- PPN - Denotes permanent parcel number
- INST - Denotes instrument number
- DN - Denotes document number
- AFN - Denotes automatic file number
- C/L - Denotes centerline
- R/W - Denotes right-of-way (margin)
- Denotes lot line
- Denotes property line
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning
- MP - Denotes "measured perpendicularity"
- aka - Denotes "also known as"
- fka - Denotes "formerly known as"
- FB - Denotes "field book"
- TR - Denotes "Township Road"
- CH - Denotes "County Highway"
- PCRD - Denotes "Portage County Records and Deeds"
- PCER - Denotes "Portage County Engineer's Records"

REFERENCES

- *The April, 1925 survey of State Route 88, Ravenna - Parkman Road, I.C.H. 325, Section N, filed as POR, 8812.63.pdf of ODOT records
- *The May, 1949 surveys prepared by F.H. Swasey, Registered Surveyor 2154, recorded in Volume 1019, Page 854 and Volume 348, Page 891, First Tract of PCRD.
- *The June 1, 1949 survey prepared by F.H. Swasey, Registered Surveyor 2154, recorded in Volume 348, Page 891, Tract Two, of PCRD.
- *The January, 1956 survey prepared by P. Gray, P.H. Evans, recorded in INST 202303555 of PCRD.
- *The August, 1960 survey prepared by Lucius F. Converse, Registered Surveyor 1199, recorded in INST 202505306 and INST 202119964, Parcel One, of PCRD.
- *The August, 1961 survey prepared by Lucius F. Converse, Registered Surveyor 1199, recorded in INST 202119964, Parcel Two, of PCRD.
- *The August, 1963 survey prepared by Lucius F. Converse, Registered Surveyor 1199, recorded in INST 201919905, Parcel No. 1, INST 201503346 and INST 202119964, Parcel Three, of PCRD.
- *The May, 1965 survey prepared by Lucius F. Converse, Registered Surveyor 1199, recorded in Volume 777, Page 417 of PCRD.
- *The May, 1967 survey prepared by Lucius F. Converse, Registered Surveyor 1199, recorded in Volume 817, Page 98 of PCRD.
- *The November, 1970 survey prepared by Donald D. Harvey, Registered Surveyor 4112, recorded in Volume 868, Page 298 of PCRD, filed as P-00782 in the PCER.
- *The October, 1971 survey prepared by Donald D. Harvey, Registered Surveyor 4112, recorded in INST 200420817 and Volume 878, Page 484 of PCRD.
- *The May, 1973 survey prepared by Donald D. Harvey, Registered Surveyor 4112, recorded in INST 201919905, Parcel No. 2 and INST 201916673 of PCRD.
- *The September, 1976 survey prepared by Donald D. Harvey, Registered Surveyor 4112, recorded in INST 202303555 and INST 201604534 of PCRD.
- *The November, 1965 survey prepared by L.F. Converse, Registered Surveyor 1199, recorded in P-00535 of PCRD.
- *The January, 1980 survey prepared by Donald D. Harvey, Registered Surveyor 4112, recorded in Volume 979, Page 336 and Volume 979, Page 772 of PCRD.
- *The May 21, 1990 survey of Foxwood Farms- Phase One, prepared by Rob A. Szuch, Professional Surveyor 7288, recorded in Volume 90, Page 37 of PCRD.
- *The December 4, 1992 survey of Foxwood Farms- Phase Two, prepared by Rob A. Szuch, Professional Surveyor 7288, recorded in Volume 92, Page 56 of PCRD.
- *The June and September, 2005 survey prepared by Donald D. Harvey, Registered Surveyor 4112, recorded in INST 200529422 and INST 200911231, filed as P-15633.pdf in the PCER.
- *The 1994 map of Lot Split and Consolidation for Sandra Layer, Foxwood Farms, Phase Two, prepared by Heidjuk - Cox and Associates, Inc. Kenneth J. Heidjuk, Registered Surveyor 6439, recorded in Volume 94, Page 21 of PCRD.
- *The February, 2025 Replat of the Future Road Reservation in Foxwood Farms Phase 1, recorded in plat Volume 2026, Page 23 of PCRD.

PARCEL DATA

P-1
1.007 ACRE
PARCEL
0.121 acres R/W
0.886 acres
exclusive of R/W
PPN 25-003-10-00-017-000
Lillian M. Koval
Volume 348, Page 891,
2nd Tract

P-2
0.688 ACRE
PARCEL
0.083 acres R/W
0.605 acres
exclusive of R/W
PPN 25-003-10-00-018-000
Lillian M. Koval
Volume 348, Page 891, 1st Tract
11118 State Route 88

219.246 TOTAL
COMBINED
ACRE PARCEL

0.886 acres R/W (north) + 0.475 acres R/W (south)
1.361 total acres R/W
217.885 acres exclusive of R/W

ENCROACHMENTS

Existing asphalt parking are located on
PPN 25-003-10-00-001-000 as conveyed to
Sugar Bush Golf, Inc. is encroaching
3.3' northerly over the property line
as shown.

PPN 25-003-10-00-013-000
Sugarbush Golf, Inc.
Volume 777, Page 417
11186 State Route 88
(Survey: P-00905)



This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com

COUNTY, TOWNSHIP, TRACT, SECTION AND LOT LINE DISCLAIMER

It is the sole purpose and intent for the boundary portion of this survey to determine legal property lines of record. No effort was made in this survey to determine, nor any liability to be assumed by D.B. Kosie & Associates, LLC for the location of any County Lines, Township Lines, Tract Lines, Section Lines, or any Original Lot Lines, whether shown or not shown hereon.

NELSON TOWNSHIP

ORIGINAL LOT 3
(1050.81' p., 1051.79' p.)
1050.60' c.
S 89°20'37" W
Corporation Line (per record, assumed)

ORIGINAL LOT 2

VILLAGE OF GARRETTSVILLE

DBK MAP 1458 2026

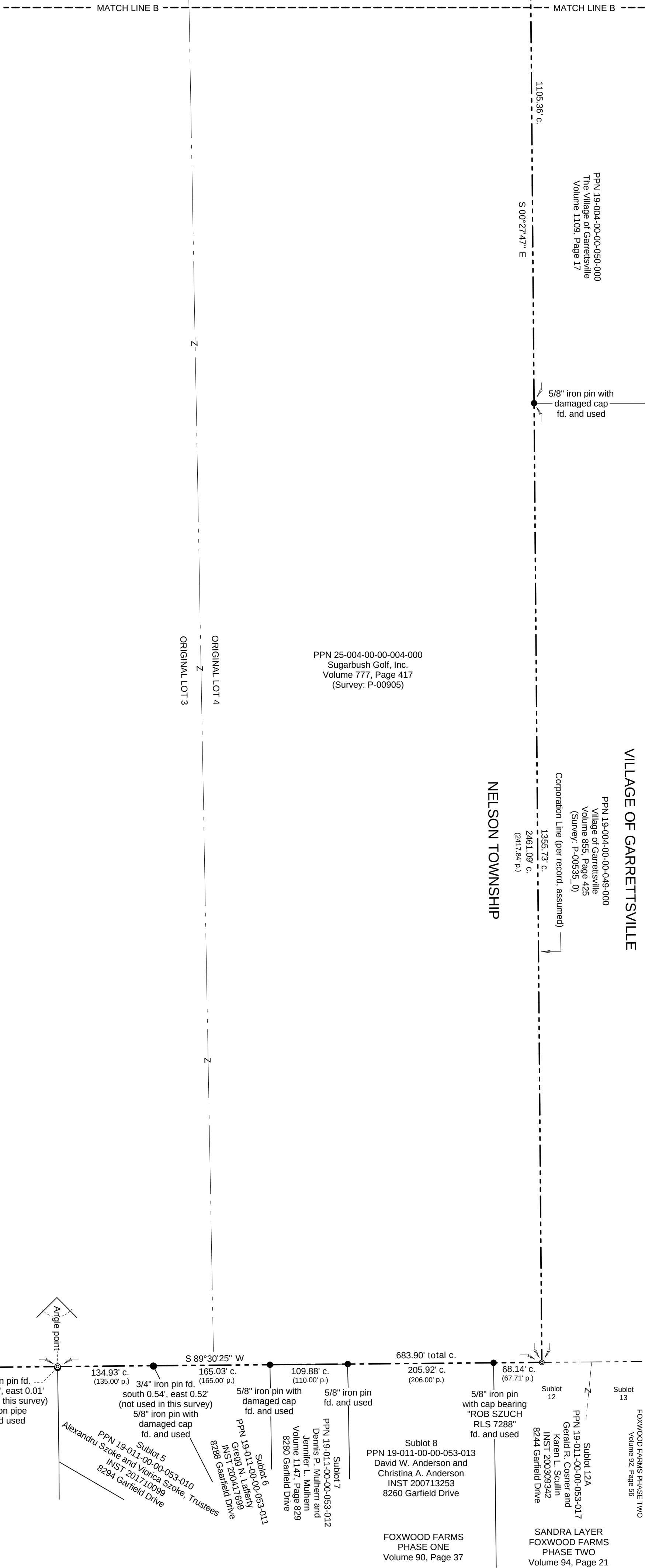


Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) **286-2131**
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



0.688 ACRE PARCEL

0.083 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 25-003-10-00-018-000, Lillian M. Koval, Volume 348, Page 891, 1st Tract of Portage County Records and Deeds (PCRD). 11118 State Route 88.

Situated in the Township of Nelson, County of Portage and State of Ohio and known as being part of Original Lot 3 within said Township and Township 5N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of State Route 305 (R/W varies) and State Route 88 (also known as Ravenna- Parkman Road, Section N, 60 feet wide).

Thence South 01°16'46" East, along the centerline of said State Route 88, 1992.65 feet to a railroad spike set at an angle point therein.

Thence South 01°06'46" East, continuing along said centerline, 3431.08 feet to the southwesterly corner of PPN 25-003-10-00-017-000, now or formerly conveyed to Lillian M. Koval, recorded in Volume 348, Page 891, 2nd Tract of PCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 89°05'40" East, along the southerly line of said Koval's land, passing through a 5/8" iron pin set at 30.00 feet and a 3/4" iron pipe found at 30.23 feet, a total distance of 250.06 feet to a 5/8" iron pin set at the southeasterly corner thereof, on a westerly line of PPN 25-003-10-00-016-000, now or formerly conveyed to Sugarbush Golf, Inc., recorded in Volume 817, Page 98 of PCRD, being the northeasterly corner of the parcel herein described.

Thence South 01°05'00" East, along said westerly line of the said Sugarbush Golf, Inc. parcel and along a westerly line of PPN 25-003-10-00-022-000 as conveyed to Brian R. Denamen and Melinda D. Denamen, recorded in INST 202502932, Parcel 4 of PCRD, passing through a 1/2" iron pipe found at 35.30 feet, a total distance of 119.79 feet to a 1" iron pipe found bent, coned and observed at the northeasterly corner of PPN 25-003-10-00-

0.688 Acre Parcel (continued)

019-000 as conveyed to Charles Kortan and Louise Carol Kortan, recorded in Volume 1019, Page 854 of PCRD, being the southeasterly corner of the parcel herein described.

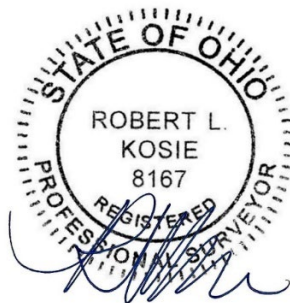
Thence South 89°03'13" West, along the northerly line of said Kortan's land, passing through a 5/8" iron pin set at 220.00 feet, a total distance of 250.00 feet to the northwesterly corner thereof, on the centerline of the aforesaid State Route 88, being the southwesterly corner of the parcel herein described.

Thence North 01°06'46" West, along said centerline, a frontage distance of 119.97 feet to **The Principal Place of Beginning of this Survey** and containing 0.688 acres of land, of which, 0.083 acres are within the R/W of said State Route 88, leaving 0.605 acres of land exclusive of said R/W, surveyed in May of 2026 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to more accurately describe PPN 25-003-10-00-018-000 as conveyed to Lillian M. Koval, recorded in Volume 348, Page 891, 1st Tract of PCRD. Known as being 11118 State Route 88.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor
8167
Signed and Sealed on

May 26th, 2026

0.688 Acre Parcel Closure

Begin Traverse (from imported legal text)...

Starting Coordinates: Northing: 5000.0, Easting: 5000.0

Course 1, N 89° 05' 40" E, 250.060', 5/8" iron pin set

Point 2: Northing: 5003.9520', Easting: 5250.0288' (?N=3.9520', ?E=250.0288')

Course 2, S 01° 05' 00" E, 119.790', 1" iron pipe found bent

Point 3: Northing: 4884.1834', Easting: 5252.2936' (?N=-119.7686', ?E=2.2648')

Course 3, S 89° 03' 13" W, 250.000', northwesterly corner thereof

Point 4: Northing: 4880.0542', Easting: 5002.3277' (?N=-4.1292', ?E=-249.9659')

Course 4, N 01° 06' 46" W, 119.970', Principal Place of Beginning of this Survey

Point 5: Northing: 5000.0016', Easting: 4999.9978' (?N=119.9474', ?E=-2.3299')

...Traverse Complete

CLOSURE INFORMATION

Perimeter (Length of Traverse): 739.82'

Closure Bearing and Distance: S 53° 49' 33.17733177" E, 0.0027'

Misclosure Precision: (739.8201' / 0.0027') 1' / 274837.25'

Acreage: 0.688 (0.688094) Acres

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying
 (440) **286-2131**
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com 

1.007 ACRE PARCEL

0.121 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 25-003-10-00-017-000, Lillian M. Koval, Volume 348, Page 891, 2nd Tract of Portage County Records and Deeds (PCRD).

Situated in the Township of Nelson, County of Portage and State of Ohio and known as being part of Original Lot 3 within said Township and Township 5N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of State Route 305 (R/W varies) and State Route 88 (also known as Ravenna-Parkman Road, Section N, 60 feet wide).

Thence South 01°16'46" East, along the centerline of said State Route 88, 1992.65 feet to a railroad spike set at an angle point therein.

Thence South 01°06'46" East, continuing along said centerline, 3255.48 feet to a southwesterly corner of PPN 25-003-10-00-016-000, now or formerly conveyed to Sugarbush Golf, Inc., recorded in Volume 817, Page 98 of PCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 89°09'39" East, along a southerly line of the said Sugarbush Golf, Inc. parcel, passing through a 5/8" iron pin set at 30.00 feet and a 1/2" iron pipe found at 30.33 feet, a total distance of 250.16 feet to a 1/2" iron pipe found at the northeasterly corner of the parcel herein described.

Thence South 01°05'00" East, along a westerly line of the said Sugarbush Golf, Inc. parcel, 175.31 feet to a 5/8" iron pin set at the northeasterly corner of PPN 25-003-10-00-018-000, now or formerly conveyed to Lillian M. Koval, recorded in Volume 348, Page 891, 1st Tract of PCRD, being the southeasterly corner of the parcel herein described.

1.007 Acre Parcel (continued)

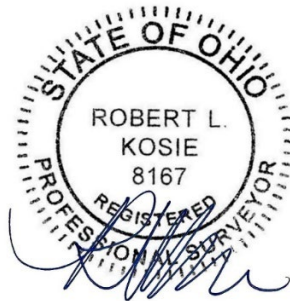
Thence South 89°05'40" West, along the northerly line of said Koval's land, passing through a 3/4" iron pipe found at 219.83 feet and a 5/8" iron pin set at 220.06 feet, a total distance of 250.06 feet to the northwesterly corner thereof, on the centerline of the aforesaid State Route 88, being the southwesterly corner of the parcel herein described.

Thence North 01°06'46" West, along said centerline, a frontage distance of 175.60 feet to **The Principal Place of Beginning of this Survey** and containing 1.007 acres of land, of which, 0.121 acres are within the R/W of said State Route 88, leaving 0.886 acres of land exclusive of said R/W, surveyed in May of 2026 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to more accurately describe PPN 25-003-10-00-017-000 as conveyed to Lillian M. Koval, recorded in Volume 348, Page 891, 2nd Tract of PCRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor
8167
Signed and Sealed on

May 26th, 2026

1.007 Acre Parcel Closure

Begin Traverse (from imported legal text)...

Starting Coordinates: Northing: 5000.0, Easting: 5000.0

Course 1, N 89° 09' 39" E, 250.160', 1/2" iron pipe found

Point 2: Northing: 5003.6638', Easting: 5250.1332' (?N=3.6638', ?E=250.1332')

Course 2, S 01° 05' 00" E, 175.310', 5/8" iron pin set

Point 3: Northing: 4828.3851', Easting: 5253.4477' (?N=-175.2787', ?E=3.3145')

Course 3, S 89° 05' 40" W, 250.060', northwesterly corner thereof

Point 4: Northing: 4824.4331', Easting: 5003.4189' (?N=-3.9520', ?E=-250.0288')

Course 4, N 01° 06' 46" W, 175.600', Principal Place of Beginning of this Survey

Point 5: Northing: 5000.0000', Easting: 5000.0087' (?N=175.5669', ?E=-3.4102')

...Traverse Complete

CLOSURE INFORMATION

Perimeter (Length of Traverse): 851.13'

Closure Bearing and Distance: N 89° 48' 38.93991372" W, 0.0087'

Misclosure Precision: (851.1301' / 0.0087') 1' / 97909.00'

Acreage: 1.007 (1.007391) Acres

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying



(440) **286-2131**

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



219.246 TOTAL COMBINED ACRE PARCEL

1.361 total acres Right of Way (R/W)

Deeds of Record:

Permanent Parcel Number (PPN) 25-003-10-00-013-000, PPN 25-003-00-00-014-000, PPN 25-003-10-00-016-000 and PPN 25-004-00-00-004-000, Sugarbush Golf, Inc., Volume 777, Page 417, Volume 1094, Page 287, Volume 817, Page 98 and Volume 777, Page 417 together with PPN 25-003-10-00-001-000, PPN 25-003-10-00-014-000 and PPN 25-003-10-00-015-000, Sugar Bush Golf, Inc., Volume 979, Page 772, Volume 878, Page 484 and Volume 868, Page 289 of Portage County Records and Deeds (PCRD).

Situated in the Township of Nelson, County of Portage and State of Ohio and known as being part of Original Lots 3 and 4 within said Township and Township 5N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of State Route 305 (R/W varies) and State Route 88 (also known as Ravenna- Parkman Road, Section N, 60 feet wide).

Thence South 01°16'46" East, along the centerline of said State Route 88, 1837.73 feet to the southwesterly corner of PPN 25-003-00-00-012-001 as conveyed to Barbara J. Hrobak and Frederick S. Barstow, recorded in INST 201604534 of PCRD, being a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 89°10'59" East, along the southerly line of the said Barbara J. Hrobak and Frederick S. Barstow parcel, along a southerly line of PPN 25-003-00-00-013-000 as conveyed to Nancy G. Hecky, John F. Hecky and Mark Hecky, recorded in INST 202303555 of PCRD, passing through a 5/8" iron pin set at 30.00 feet, a 1/2" iron pipe found bent, coned and observed at 31.16 feet and a 1/2" iron pipe found at 404.29 feet, a total distance of 1717.27 feet to a 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found at a northeasterly corner of the parcel herein described.

Thence South 01°18'41" East, along a westerly line of said Hecky's land, passing by a 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found 0.20 feet east of the property line at

219.246 TOTAL COMBINED ACRE PARCEL (continued)

1279.58 feet, a total distance of 1396.21 feet to a 5/8" iron pin found at a southwesterly corner thereof.

Thence North 89°09'11" East, along a southerly line of said Hecky's land, along a southerly line of PPN 25-004-00-00-025-000 as conveyed to Nancy G. Hecky, John F. Hecky and Mark Hecky, recorded in INST 202303555 and PPN 25-004-00-00-014-000 as conveyed to Enoch B. McCoy and Gay A. McCoy, recorded in Volume 1117, Page 271 of PCRD, 1449.27 feet to a 1/2" iron pipe found on a westerly line of PPN 19-004-00-00-050-000 as conveyed to The Village of Garrettsville, recorded in Volume 1109, Page 17 of PCRD, being a Corporation Line between the Village of Garrettsville and the said Township of Nelson (per record, assumed), and a northeasterly corner of the parcel herein described.

Thence South 00°27'47" East, along said westerly line of the said Village of Garrettsville parcel, along said Corporation Line, and along a westerly line of PPN 19-004-00-00-049-000 as conveyed to The Village of Garrettsville, recorded in Volume 855, Page 425, passing through a 5/8" iron pin with a damaged cap found at 1105.36 feet, a total distance of 2461.09 feet to a 1/2" iron pipe found at a southwesterly corner thereof, on the northerly line of PPN 19-011-00-00-053-017 as conveyed to Gerald R. Cosner and Karen L. Scullin, recorded in INST 200309342, being the northerly line of Sublot 12A in Sandra Layer, Foxwood Farms Phase Two, recorded in plat Volume 94, Page 21 of PCRD, a Corporation Line between the said Village of Garrettsville and the said Township of Nelson (per record, assumed), and the southeasterly corner of the parcel herein described.

Thence South 89°30'25" West, along the northerly line of the said Gerald R. Cosner and Karen L. Scullin parcel, and said Sublot, along said Corporation Line, and along the northerly line of PPN 19-011-00-00-053-013 as conveyed to David W. Anderson and Christina A. Anderson, recorded in INST 200713253, PPN 19-011-00-00-053-012 as conveyed to Dennis P. Mulhern and Jennifer L. Mulhern, recorded in Volume 1147, Page 829, PPN 19-011-00-00-053-011 as conveyed to Gregg N. Lafferty, recorded in INST 200417699 and PPN 19-011-00-00-053-010 as conveyed to Alexandru Szoke and Viorica Szoke, Trustees, recorded in INST 201710099, being the northerly line of Sublots 8, 7, 6 and 5 in Foxwood Farms Phase One, recorded in plat Volume 90, Page 37, passing through a 5/8" iron pin with cap bearing "ROB SZUCH RLS 7288" found at 68.14 feet, a 5/8" iron pin found at 274.06 feet, a 5/8" iron pin with a damaged cap found at 383.94 feet, a 5/8" iron pin with a damaged cap found at 548.97 feet, a total distance of 683.90 feet to a 3/4" iron pipe found at an angle point therein, at the northeasterly corner of PPN 19-009-00-00-002-000 as conveyed to Brian R. Denamen and Melinda D. Denamen, recorded in INST 202502932, Parcel 4, being a northeasterly corner of Lot 36 in The Future Road Reservation in Foxwood Farms Phase 1, recorded in plat Volume 2026, Page 23 of PCRD.

Thence South 89°20'37" West, along a northerly line of said Denamen's land, along a northerly line of said Lot 36, along said Corporation Line, 1050.60 feet to a 1/2" iron pipe found at an angle point therein.

219.246 TOTAL COMBINED ACRE PARCEL (continued)

Thence South 89°10'08" West, along a northerly line of said Denamen's land, along a northerly line of said Lot 36, and along said Corporation line, 659.05 feet to a 1/2" iron pipe found at the southeasterly corner of PPN 25- 003-10-00-022-000 as conveyed to Brian R. Denamen and Melinda D. Denamen, recorded in INST 202502932, Parcel 4 of PCRD, being a southwesterly corner of the parcel herein described.

Thence North 01°06'04" West, along an easterly line of said Denamen's land, along an easterly line of said Lot 36, 88.91 feet to a 1/2" iron pipe found at a northeasterly corner thereof.

Thence South 89°21'47" West, along a northerly line of said Denamen's land, along a northerly line of said Lot 36, 382.22 feet to a 1/2" iron pin found at a southwesterly corner of the parcel herein described.

Thence North 02°21'02" West, along an easterly line of said Denamen's land, along an easterly line of said Lot 36, 140.01 feet to a 1/2" iron pin found at a northeasterly corner thereof.

Thence South 88°36'39" West, along a northerly line of said Denamen's land, along a northerly line of said Lot 36, 114.25 feet to a 1/2" iron pipe found at the northwesterly corner thereof, on the easterly line of PPN 25-003-10-00-018-000, now or formerly conveyed to Lillian M. Koval, recorded in Volume 348, Page 891, 1st Tract of PCRD, being a southwesterly corner of the parcel herein described.

Thence North 01°05'00" West, along said easterly line of Koval's land and along the easterly line of PPN 25-003-10-00-017-000, now or formerly conveyed to Lillian M. Koval, recorded in Volume 348, Page 891, 2nd Tract of PCRD, passing through a 5/8" iron pin set at 35.30 feet, a total distance of 210.61 feet to a 1/2" iron pipe found at the northeasterly corner thereof.

Thence South 89°09'39" West, along the northerly line of said Koval's land, passing through a 1/2" iron pipe found at 219.83 feet and a 5/8" iron pin set at 220.16 feet, a total distance of 250.16 feet to the northwesterly corner thereof, on the centerline of the aforesaid State Route 88, being a southwesterly corner of the parcel herein described.

Thence North 01°06'46" West, along said centerline, 690.24 feet to the southwesterly corner of PPN 25-003-10-00-012-000 as conveyed to CJ EMPIRE LLC, recorded in INST 202518692 of PCRD, being a northwesterly corner of the parcel herein described.

Thence North 88°53'36" East, along the southerly line of the said CJ EMPIRE LLC parcel, passing through a 5/8" iron pin set at 30.00 feet, a 1/2" iron pipe found at 30.20 feet, a total distance of 349.98 feet to a 1/2" iron pipe found in a monument assembly at the southeasterly corner thereof.

219.246 TOTAL COMBINED ACRE PARCEL (continued)

Thence North 01°05'43" West, along the easterly line of the said CJ EMPIRE LLC parcel, 249.85 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 88°54'20" West, along the northerly line of the said CJ EMPIRE LLC parcel, passing through a 1/2" iron pipe found at 0.21 feet, a total distance of 99.81 feet to a 5/8" iron pin set at the southeasterly corner of PPN 25-003-10-00-011-000 as conveyed to Douglas Bailey, Trustee, recorded in INST 201801516, Second Parcel of PCRD, being a southwesterly corner of the parcel herein described and witnessed by a 1/2" iron pipe in a sweet birch tree found north 0.39 feet and east 0.42 feet therefrom.

Thence North 01°07'12" West, along the easterly line of Bailey's land, along the easterly line of PPN 25-003-10-00-010-000 as conveyed to Douglas Bailey, Trustee, recorded in INST 201801516, Parcel No. 2, PPN 25-003-10-00-009-000 as conveyed to Donna D. Brys, recorded in INST 200420817, PPN 25-003-10-00-008-000 as conveyed to Grayson Myer, recorded in INST 202505306, PPN 25-003-10-00-007-000, as conveyed to Michael W. Branam and Dolores T. Syllaba, recorded in INST 202119964, Parcel Two, PPN 25-003-10-00-006-000 as conveyed to Michael W. Branam and Dolores T. Syllaba, recorded in INST 202119964, Parcel One and PPN 25-003-10-00-005-000 as conveyed to Michael W. Branam and Dolores T. Syllaba, recorded in INST 202119964, Parcel Three, passing through 1/2" iron pipe found at 394.77 feet, passing by a 1/2" iron pipe found 0.15 feet east of the property line at 544.78 feet, a total distance of 714.69 feet to a 3/4" iron pin found at the northeasterly corner thereof, on the southerly line of PPN 25-003-10-00-004-000 as conveyed to Mary L. Furillo, Trustee, recorded in INST 201503348 of PCRD, being a northwesterly corner of the parcel herein described.

Thence North 88°53'14" East, along said southerly line of Furillo's land, 100.12 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence North 01°05'43" West, along the easterly line of said Furillo's land, and along the easterly line of PPN 25-003-10-00-003-000 as conveyed to Dino Joseph Manno and Melanie Jane Manno, Trustees, recorded in INST 201819905, Parcel 1, PPN 25-003-10-00-002-000 as conveyed to Dino Joseph Manno and Melanie Jane Manno, Trustees, recorded in INST 201819905, Parcel 2 and PPN 25-003-10-00-001-001 as conveyed to Steven A. Fiorino, Jr, recorded in INST 201916673 of PCRD, passing by a 1" iron pin found 0.25 feet east of the property line at 199.80 feet and a 1/2" iron pipe found 0.23 feet west of the property line at 279.87 feet, a total distance of 468.43 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 88°56'22" West, along the northerly line of said Fiorino's land, passing through a 1/2" iron pipe found at 320.16 feet and a 5/8" iron pin set at 320.42 feet, a total distance of 350.42 feet to the northwesterly corner thereof, on the centerline of the aforesaid State Route 88, being a southwesterly corner of the parcel herein described.

219.246 TOTAL COMBINED ACRE PARCEL (continued)

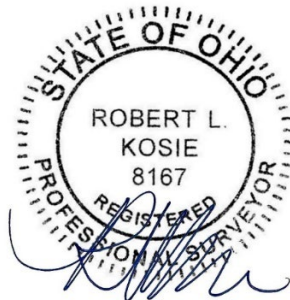
Thence North 01°06'46" West, along said centerline, 1131.95 feet to a railroad spike set at an angle point therein.

Thence North 01°16'46" West, continuing along said centerline, 154.92 feet to **The Principal Place of Beginning of this Survey** and containing 219.246 acres of land, of which, 1.361 total acres are within the R/W of said State Route 88, leaving 217.885 acres of land exclusive of said R/W, surveyed in May of 2026 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to combine PPN 25-003-10-00-013-000, PPN 25-003-00-00-014-000, PPN 25-003-10-00-016-000 and PPN 25-004-00-00-004-000 as conveyed to Sugarbush Golf, Inc., recorded in Volume 777, Page 417, Volume 1094, Page 287, Volume 817, Page 98 and Volume 777, Page 417, together with PPN 25-003-10-00-001-000, PPN 25-003-10-00-014-000 and PPN 25-003-10-00-015-000 as conveyed to Sugar Bush Golf, Inc., recorded in Volume 979, Page 772, Volume 878, Page 484 and Volume 868, Page 289 of PCRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor
8167
Signed and Sealed on

May 26th, 2026

219.246 Total Combined Acre Parcel Closure

Begin Traverse (from imported legal text)...

Starting Coordinates: Northing: 5000.0, Easting: 5000.0

Course 1, N 89° 10' 59" E, 1717.270', 5/8" iron pin with cap bearing "J W

Point 2: Northing: 5024.4846', Easting: 6717.0954' (?N=24.4846', ?E=1717.0954')

Course 2, S 01° 18' 41" E, 1396.210', 5/8" iron pin found

Point 3: Northing: 3628.6403', Easting: 6749.0492' (?N=-1395.8443', ?E=31.9537')

Course 3, N 89° 09' 11" E, 1449.270', 1/2" iron pipe found

Point 4: Northing: 3650.0626', Easting: 8198.1608' (?N=21.4223', ?E=1449.1117')

Course 4, S 00° 27' 47" E, 2461.090', 1/2" iron pipe found

Point 5: Northing: 1189.0530', Easting: 8218.0508' (?N=-2461.0096', ?E=19.8899')

Course 5, S 89° 30' 25" W, 683.900', 3/4" iron pipe found

Point 6: Northing: 1183.1678', Easting: 7534.1761' (?N=-5.8852', ?E=-683.8747')

Course 6, S 89° 20' 37" W, 1050.600', 1/2" iron pipe found

Point 7: Northing: 1171.1322', Easting: 6483.6450' (?N=-12.0356', ?E=-1050.5311')

Course 7, S 89° 10' 08" W, 659.050', 1/2" iron pipe found

Point 8: Northing: 1161.5726', Easting: 5824.6644' (?N=-9.5596', ?E=-658.9807')

Course 8, N 01° 06' 04" W, 88.910', 1/2" iron pipe found

Point 9: Northing: 1250.4662', Easting: 5822.9558' (?N=88.8936', ?E=-1.7086')

Course 9, S 89° 21' 47" W, 382.220', 219

Point 10: Northing: 1246.2173', Easting: 5440.7594' (?N=-4.2490', ?E=-382.1964')

Course 10, N 02° 21' 02" W, 140.010', 1/2" iron pin found

Point 11: Northing: 1386.1095', Easting: 5435.0171' (?N=139.8922', ?E=-5.7423')

Course 11, S 88° 36' 39" W, 114.250', 1/2" iron pipe found

Point 12: Northing: 1383.3397', Easting: 5320.8007' (?N=-2.7698', ?E=-114.2164')

Course 12, N 01° 04' 60" W, 210.610', 1/2" iron pipe found

Point 13: Northing: 1593.9120', Easting: 5316.8188' (?N=210.5724', ?E=-3.9819')

Course 13, S 89° 09' 39" W, 250.160', northwesterly corner thereof

Point 14: Northing: 1590.2483', Easting: 5066.6856' (?N=-3.6638', ?E=-250.1332')

Course 14, N 01° 06' 46" W, 690.240', southwesterly corner of PPN 25-003-10-00-012-000 as conveyed to

Point 15: Northing: 2280.3581', Easting: 5053.2809' (?N=690.1098', ?E=-13.4047')

Course 15, N 88° 53' 36" E, 349.980', 1/2" iron pipe found in a monument assembly

Point 16: Northing: 2287.1175', Easting: 5403.1956' (?N=6.7594', ?E=349.9147')

Course 16, N 01° 05' 43" W, 249.850', 5/8" iron pin set

Point 17: Northing: 2536.9219', Easting: 5398.4197' (?N=249.8044', ?E=-4.7759')

Course 17, S 88° 54' 20" W, 99.810', 5/8" iron pin set

Point 18: Northing: 2535.0154', Easting: 5298.6279' (?N=-1.9064', ?E=-99.7918')

Course 18, N 01° 07' 12" W, 714.690', 3/4" iron pin found

Point 19: Northing: 3249.5689', Easting: 5284.6583' (?N=714.5535', ?E=-13.9696')

Course 19, N 88° 53' 14" E, 100.120', 5/8" iron pin set

Point 20: Northing: 3251.5133', Easting: 5384.7594' (?N=1.9444', ?E=100.1011')

Course 20, N 01° 05' 43" W, 468.430', 5/8" iron pin set

Point 21: Northing: 3719.8577', Easting: 5375.8053' (?N=468.3444', ?E=-8.9541')

Course 21, S 88° 56' 22" W, 350.420', northwesterly corner thereof

Point 22: Northing: 3713.3717', Easting: 5025.4454' (?N=-6.4860', ?E=-350.3600')

Course 22, N 01° 06' 46" W, 1131.950', railroad spike set

Point 23: Northing: 4845.1082', Easting: 5003.4624' (?N=1131.7365', ?E=-21.9829')

Course 23, N 01° 16' 46" W, 154.920', Principal Place of Beginning of this Survey

Point 24: Northing: 4999.9896', Easting: 5000.0033' (?N=154.8814', ?E=-3.4592')

...Traverse Complete

CLOSURE INFORMATION

Perimeter (Length of Traverse): 14913.96'

Closure Bearing and Distance: N 17° 25' 40.82237625" W, 0.0109'

Misclosure Precision: (14913.9598' / 0.0109') 1' / 1370969.10'

Acreage: 219.246 (219.245806) Acres