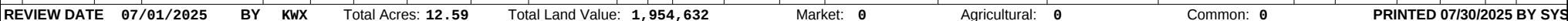


ISLAND WALK STATION LLC/  
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR  
CINCINNATI, OH 45249

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ISLAND WALK STATION LLC/  
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR  
CINCINNATI, OH 45249

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ISLAND WALK STATION LLC/  
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR  
CINCINNATI, OH 45249

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ISLAND WALK STATION LLC/  
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR  
CINCINNATI, OH 45249

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ISLAND WALK STATION LLC/  
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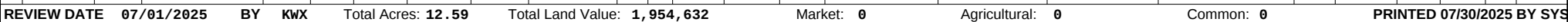
ISLAND WALK STATION LLC/  
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR  
CINCINNATI, OH 45249

00-00-30-0800-0038-0000

| BUILDING DIMENSIONS |         |     |     |               |     |     |     |     |    |     |     |        |  |  |
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| SFB=[YR=1993]       | W6N6W20 | L3  | D15 | BAS=[YR=1993] | L9  | D45 |     |     |    |     |     |        |  |  |
| CAN=[YR=1994]       | L4      | D20 | R17 | U10           | E23 | U13 | R13 | U7  | L7 | D10 | L10 |        |  |  |
| W32\$               | E32     | U10 | R10 | U4            | L4  | N25 | U6  | L29 | \$ | R29 | D6  | N15\$. |  |  |

ISLAND WALK STATION LLC/  
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR  
CINCINNATI, OH 45249

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ISLAND WALK STATION LLC/  
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR  
CINCINNATI, OH 45249

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ISLAND WALK STATION LLC/  
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR  
CINCINNATI, OH 45249

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ISLAND WALK STATION LLC/  
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR  
CINCINNATI, OH 45249

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ISLAND WALK STATION LLC/  
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR  
CINCINNATI, OH 45249

00-00-30-0800-0038-0000

REVIEW DATE 07/01/2025 BY KWX Total Acres: 12.59 Total Land Value: 1,954,632 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

ISLAND WALK STATION LLC/  
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR  
CINCINNATI, OH 45249

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ISLAND WALK STATION LLC/  
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR  
CINCINNATI, OH 45249

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ISLAND WALK STATION LLC/  
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR  
CINCINNATI, OH 45249

**00-00-30-0800-0038-0000**

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| NASSAU COUNTY PROPERTY    |  |  |           | PAGE 16 of 19 |  | 2          |
|---------------------------|--|--|-----------|---------------|--|------------|
| VALUATION SUMMARY         |  |  |           |               |  |            |
| VALUATION BY              |  |  |           |               |  | DIRECT CAP |
| Tax Group: 2              |  |  | Tax Dist: |               |  |            |
| BUILDING MARKET VALUE     |  |  |           |               |  | 8,332,907  |
| TOTAL MARKET OB/XF VALUE  |  |  |           |               |  | 0          |
| TOTAL LAND VALUE - MARKET |  |  |           |               |  | 0          |
| TOTAL MARKET VALUE        |  |  |           |               |  | 10,287,539 |
| SOH/AGL Deduction         |  |  |           |               |  | 0          |
| ASSESSED VALUE            |  |  |           |               |  | 10,287,539 |
| TOTAL EXEMPTION VALUE     |  |  |           |               |  | 0          |
| BASE TAXABLE VALUE        |  |  |           |               |  | 10,287,539 |
| TOTAL JUST VALUE          |  |  |           |               |  | 10,287,539 |
| NCON VALUE                |  |  |           |               |  | 379,218    |
| INCOME VALUE              |  |  |           |               |  | 10,287,539 |
| PREVIOUS YEAR MKT VALUE   |  |  |           |               |  | 10,287,539 |
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ISLAND WALK STATION LLC/  
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR  
CINCINNATI, OH 45249

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[illegible]

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