Docket #1047 Date Filed: 09/15/2026

2015 Wesel Blvd LLC
P.O. Box 4217
Hagerstown MD 21741-4217

Sales Invoices	SINV02001
Date	7/16/2025
Due Date	7/16/2025
Payment Terms ID	Upon Receipt

Customer: AMER079001

AMERICAN SIGNATURE INC
VALUE CITY STORE #90
4300 E FIFTH AVE
COLUMBUS OH 43219

Description:		Amount
REAL ESTATE TAXES		**$63,928.85**
CITY OF HAG 7/1/25-6/30/26	$34,296.25	
WASH CO 7/1/25-6/30/26	$29,632.60	

Total Due	$63,928.85



2512105260915000000000004

Real Estate Tax

For Fiscal Year July 2025 through June 2026

Parcel Number: 03-027791
Assessment: $5,430,400
Tax Rate: $ 0.010570

Bill Number: 2602157
Print Date: 7/1/2025
Class: C
Jurisdiction: C

Base Tax Due: $57,399.33

Property Description: LOT 4 10.4255 ACRES
1581 WESEL BLVD & 1571,

2015 Wesel Boulevard Llc
Po Box 4217
Hagerstown MD 21741-4217

7506
17

Interest applies after October 1 at a rate of 1% per month.

Payment Due (including interest)	Annual
July	$57,255.83
August	$57,399.33
September	$57,399.33
October	$57,973.32
November	$58,547.32
December	$59,121.31

Keep this copy for your records.

Return this coupon with your Second Semi-Annual Payment.

Parcel Number: 03-027791
Bill Number: 2602157

Class: C

Make checks payable and mail to: **CITY OF HAGERSTOWN**
Treasurer's Office
PO Box 8708
Lancaster, PA 17604

Value City 59.9%

Tax Office Phone: 301-797-6210

Your cancelled check is your receipt. Enclose a self-addressed and stamped envelope for a copy of your receipt.

2015 Wesel Boulevard Llc
Po Box 4217
Hagerstown MD 21741-4217

#79 CAM

2026026021570000000000000008

Return this coupon with your Annual OR First Semi-Annual Payment.

Parcel Number: 03-027791
Bill Number: 2602157

Class: C

Base Tax Due: $57,399.33

Make checks payable and mail to: **CITY OF HAGERSTOWN**
Treasurer's Office
PO Box 8708
Lancaster, PA 17604

Tax Office Phone: 301-797-6210

Your cancelled check is your receipt.
Enclose a self-addressed and stamped envelope for a copy of your receipt.

Payment Due (including interest)	Annual
July	$57,255.83
August	$57,399.33
September	$57,399.33
October	$57,973.32
November	$58,547.32
December	$59,121.31

2015 Wesel Boulevard Llc
Po Box 4217
Hagerstown MD 21741-4217

2026026021570000000005725583O

Washington County, MD — Real Estate Property Tax Bill — 07/01/2025 - 06/30/2026

Parcel ID No.	FY	Customer No.	Bill No.
03-027791	2026	254585	5874

PROPERTY DESCRIPTION:

LOT 4 10.4255 ACRES
1581 WESEL BLVD & 1571,

NOT A PRINCIPAL RESIDENCE

Map: 0049
Parcel: 0003
Liber:
Folio: 60
Jurisdiction: 030

003701
2015 WESEL BOULEVARD LLC
PO BOX 4217
HAGERSTOWN, MD 21741-4217

Charges	Assessment	Rate	Amount
RE STATE TAX	5,430,400	.112000	6,082.05
RE COUNTY TAX DIFFER	5,430,400	.803000	43,606.11
TOTAL TAX			49,688.16
TOTAL DUE			49,688.16

See below for actual payment amount due.

Interest applies after Oct 1st at rate of 1% per month.
Amount based on per $100 of Assessment.

Constant Yield Rate: .8741

Keep this copy for your records.

Parcel ID No.	FY	Customer No.	Bill No.
03-027791	2026	254585	5874

Your cancelled check is your receipt.
Enclose self-addressed stamped envelope for copy of receipt.

Copy to Rachel —

Value City 59.9%

☐ Check here if requesting address correction.
Please make changes on address below.

Make checks payable to: Washington County Treasurer, and mail to address below

Washington County Treasurer's Office
35 West Washington Street, Suite 102
Hagerstown, MD 21740-4868

2015 WESEL BOULEVARD LLC
PO BOX 4217
HAGERSTOWN, MD 21741

Return this coupon with your Payment

Parcel ID No.	FY	Customer No.	Bill No.
03-027791	2026	254585	5874

Your cancelled check is your receipt.
Enclose self-addressed stamped envelope for copy of receipt.

Annual Payment Amount Due	
Remit this amount if paid in:	
JUL	49,470.13
AUG	49,688.16
SEP	49,688.16
OCT	50,185.04
NOV	50,681.92
DEC	51,178.80

☐ Check here if requesting address correction.
Please make changes on address below.

Make checks payable to: Washington County Treasurer, and mail to address below

Washington County Treasurer's Office
35 West Washington Street, Suite 102
Hagerstown, MD 21740-4868

2015 WESEL BOULEVARD LLC
PO BOX 4217
HAGERSTOWN, MD 21741

2082026300005874300049688161000

2015 Wesel Blvd LLC
P.O. Box 4217
Hagerstown MD 21741-4217

Sales / Invoices	CYIN001851
Date	1/19/2026
Due Date	1/19/2026
Payment Terms ID	Upon Receipt

Customer: AMER079001

AMERICAN SIGNATURE INC
VALUE CITY STORE #90
4300 E FIFTH AVE
COLUMBUS OH 43219

Description:		Amount
QUARTERLY CAM		**$6,233.74**
OCT/NOV/DEC 2025	$6,233.74	

Total Due	$6,233.74

Exhibit 2

	INVOICES REQUIRED		*
			VALUE CITY
DATE	**VENDOR**	**TOTAL**	**0.599**
2025	**4TH QTR - 2025**		
10/1/2025	2015 Wesel Blvd., LLC		$ 660.55
11/1/2025	2015 Wesel Blvd., LLC		$ 660.55
12/1/2025	2015 Wesel Blvd., LLC		$ 660.55
11/5/2025	Hopwood Ent.	$110.00	$ 65.89
12/2/2025	Hopwood Ent.	$110.00	$ 65.89
1/5/2026	Hopwood Ent.	$110.00	$ 65.89
11/10/2025	Miles Outdoor Works	$2,625.00	$ 1,572.37
10/27/2025	Potomac Edison	$332.30	$ 199.05
11/26/2025	Potomac Edison	$368.42	$ 220.68
12/30/2025	Potomac Edison	$408.71	$ 244.82
			$ 4,416.24
10/2/2025	Grove's Property Svcs. LLC		$ 650.00
12/14/2025	Alpha Space Control Co.		$ 1,167.50
			$ 6,233.74

2015 Wesel Blvd., LLC.
P.O. Box 4217
Hagerstown, MD 21741-4217
301-582-2782 Ext138 fax 301-582-5736

Invoice No. 100125

INVOICE

Customer

Name	American Signature, Inc. (Value City #90)
Address	4300 East Fifth Avenue
City	Columbus State OH ZIP 43219
Acct. #	AMER079001

Date	10/1/2025
Rent For:	10/01-10/31/25
Terms:	Upon receipt of invoice

Qty	Description	Unit Price	TOTAL
	Rental of property located at 1581 Wesel Blvd., Hagerstown, MD 21740.		
1	Management Fee - 3% of Oct 2025 Rent - $22,018.14	$660.55	$660.55

Payment Details

- ○ Cash
- ◉ Check
- ○

	SubTotal	$660.55
	Shipping & Handling	$0.00
Taxes	State	
	TOTAL	$660.55

2015 Wesel Blvd., LLC.
P.O. Box 4217
Hagerstown, MD 21741-4217
301-582-2782 Ext138 fax 301-582-5736

Invoice No. 110125

INVOICE

Customer

Name	American Signature, Inc. (Value City #90)
Address	4300 East Fifth Avenue
City	Columbus State OH ZIP 43219
Acct. #	AMER079001

Date	11/1/2025
Rent For:	11/01-11/30/25
Terms:	Upon receipt of invoice

Qty	Description	Unit Price	TOTAL
	Rental of property located at 1581 Wesel Blvd., Hagerstown, MD 21740.		
1	Management Fee - 3% of Nov 2025 Rent - $22,018.14	$660.55	$660.55

Payment Details

- ○ Cash
- ◉ Check
- ○

	SubTotal	$660.55
Shipping & Handling		$0.00
Taxes	State	
	TOTAL	$660.55

2015 Wesel Blvd., LLC.
P.O. Box 4217
Hagerstown, MD 21741-4217
301-582-2782 Ext138 fax 301-582-5736

Invoice No. 120125

INVOICE

Customer

Name	American Signature, Inc. (Value City #90)
Address	4300 East Fifth Avenue
City	Columbus State OH ZIP 43219
Acct. #	AMER079001

Date	12/1/2025
Rent For:	12/01-12/31/25
Terms:	Upon receipt of invoice

Qty	Description	Unit Price	TOTAL
	Rental of property located at 1581 Wesel Blvd., Hagerstown, MD 21740.		
1	Management Fee - 3% of Dec 2025 Rent - $22,018.14	$660.55	$660.55

Payment Details

- ○ Cash
- ◉ Check
- ○

	SubTotal	$660.55
	Shipping & Handling	$0.00
Taxes	State	
	TOTAL	$660.55

HOPWOOD ENTERPRISES INC.

309 Ballenger Center Drive
Frederick, MD 21703
3018347855
office@hopwoodent.com

Invoice 68604

BILL TO
AC&T, Inc.
Po Box 4217
Hagerstown, MD 21741

DATE	PLEASE PAY	DUE DATE
11/05/2025	**$110.00**	12/05/2025

LOCATION
2015 Wesel Blvd

DATE	DESCRIPTION	AMOUNT
10/11/2025	Exterior Parking Lot Sweeping Service September 2025 Frequency: Once per month	110.00

Pay invoice

TOTAL DUE $110.00

THANK YOU.

COPY

#74
Cam

HOPWOOD ENTERPRISES INC.

309 Ballenger Center Drive
Frederick, MD 21703
3018347855
office@hopwoodent.com

Invoice 68904

BILL TO
AC&T, Inc.
Po Box 4217
Hagerstown, MD 21741

DATE	PLEASE PAY	DUE DATE
12/02/2025	**$110.00**	01/01/2026

LOCATION
2015 Wesel Blvd

DATE	DESCRIPTION	AMOUNT
11/15/2025	Exterior Parking Lot Sweeping Service: Once per month	110.00

Pay invoice

TOTAL DUE $110.00

THANK YOU.

#79
CAM

Invoice 69291

HOPWOOD ENTERPRISES INC.

309 Ballenger Center Drive
Frederick, MD 21703
3018347855
office@hopwoodent.com

BILL TO
AC&T, Inc.
Po Box 4217
Hagerstown, MD 21741

DATE	PLEASE PAY	DUE DATE
01/05/2026	**$110.00**	02/04/2026

LOCATION
2015 Wesel Blvd

DATE	DESCRIPTION	AMOUNT
12/13/2025	Exterior Parking Lot Sweeping Service: Once per month	110.00

Pay invoice

TOTAL DUE $110.00

THANK YOU.

#79
CAM

Miles Outdoor Works
23438 Foxville Rd
Smithsburg, MD 21783
2405279346
tmiles1992@gmail.com

BILL TO
2015 Wesel Boulevard LLC
P.O BOX 4217
Hagerstown, MD 21741

INVOICE # 4561
DATE 11/10/2025
DUE DATE 12/10/2025
TERMS Net 30

Lawn Mowing August, September, October mowing August - Dry September - 9/12, 9/19, 9/26 October - 10/3, 10/10, 10/17, 10/24 Sprayed parking lots, curbs and bed areas	7	375.00	2,625.00

BALANCE DUE $2,625.00

Pay invoice

#79
CAM

PotomacEdison
A FirstEnergy Company

Bill Based On: Actual Meter Reading, eBill

October 27, 2025
Account Number: [redacted]0 069

Amount Due: $332.30

Due Date: November 12, 2025

Billing Period: Sep 23 to Oct 22, 2025 for 30 days
Bill For: AC&T CO INC
WESEL BLVD
HAGERSTOWN MD 21740

To report an emergency or an outage, call 24 hours a day 1-888-544-4877.
Bill issued by: Potomac Edison, 341 White Pond Dr., Akron, OH 44320-1119
To enroll in eBill or pay your bill online, scan the QR code on the right of this bill from your mobile device or go to www.firstenergycorp.com.
For Customer Service, call 1-800-686-0011. For Payment Options, call 1-800-736-3401.

Messages

To avoid a 1.50% Late Payment Charge being added to your bill, please pay the **Amount Due** by the Due Date.

Generation, Transmission & Energy Cost Adjustment Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 9.177 cents/kWh, effective through May 31, 2026. The weighted average price of SOS electricity will be 9.792 cents/kWh through May 31, 2026. The price for SOS from June 1, 2026, through May 31, 2027, will be set in April 2026.

Your next meter reading is scheduled to occur on or about Nov 25, 2025.

For a detailed explanation of how to read your bill, visit www.firstenergycorp.com/PEBill

The EmPOWER MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to: www.energysavemd.com.

Effective October 1, 2025 the Energy Cost Adjustment and Generation Charge has changed for customers who have not selected an alternate electricity supplier. Also, the Administrative Credit has changed. Please visit www.potomacedison.com, or call 1-800-686-0011 for further details.

Additional messages, if any, can be found on back.

Account Summary

	Amount Due
Previous Balance	325.93
Payments/Adjustments	-325.93
Balance at Billing on Oct 27, 2025	**0.00**
Potomac Edison - Consumption	112.05
ENGIE Resources	220.25
Total Current Charges	**332.30**
Total owed by Nov 12, 2025	**$332.30**

As an AutoPay Customer, total charges of $332.30 will be automatically processed.

Usage Information for Meter Number S66136057

Oct 22, 2025 KWH Reading (Actual)	85,538
Sep 23, 2025 KWH Reading (Actual)	83,229
KWH used	2,309
Measured Load in KW	6.2
Billed Load in KW/KVA	6.0

Charges From Potomac Edison

Customer Number: 0804427003 5000796900
Rate: General Service PE-GSG1D

Customer Distribution Charge	4.85
Distribution Charge	51.79
Electric Universal Service Fee	1.84
Administrative Credit	-5.22
CoGeneration PURPA Project Termination Agreement Surcharge	27.06
Franchise Tax	1.43
EmPower MD Surcharge	23.60
MD Environmental Surcharge	0.37
State Sales Tax	6.33
Current Consumption Bill Charges	**112.05**

Billing Information for ENGIE Resources

Po Box 17867, San Antonio, TX 78217
Customer Service: 1-866-693-6443
Rate: BILL-READY

Billing Period: Sep 23, 2025 to Oct 22, 2025

Capacity Planning Year Rate Adj 2.4619 Kw @ $ 7.24240	17.83
Fixed Price @ 2309.0001 Kwh @ $ 0.08011	184.97
Rmr Charge	0.05
Tec Adj 5.95 Kw @ $ 0.14790	0.88
Trans Tariff Change 5.95 Kw @ $ 0.68067	4.05
State Sales Tax	12.47
Total ENGIE Resources Current Charges	**220.25**

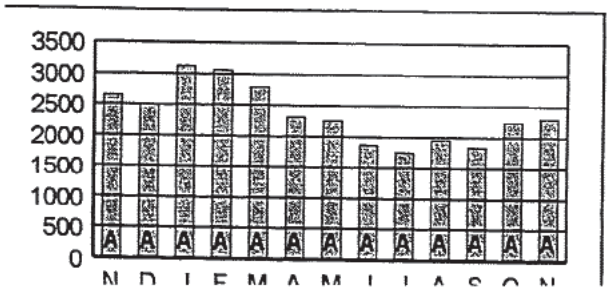
Detail Payment and Adjustment Information

10/10/25 Payment	-325.93

Account Balances by Company

	Previous Balance	Payments/ Adjustments	Current Charges	Amount Due
Potomac Edison	109.03	-109.03	112.05	112.05
ENGIE Resources	216.90	-216.90	220.25	220.25
Total	**325.93**	**-325.93**	**332.30**	**332.30**

Usage History



#79
CAM

PotomacEdison
A FirstEnergy Company

Bill Based On: Actual Meter Reading, eBill

November 26, 2025
Account Number: [redacted]0 069

Amount Due: $368.42

Due Date: December 11, 2025

Billing Period: Oct 23 to Nov 21, 2025 for 30 days
Bill For: AC&T CO INC
WESEL BLVD
HAGERSTOWN MD 21740

To report an emergency or an outage, call 24 hours a day 1-888-544-4877.
Bill issued by: Potomac Edison, 341 White Pond Dr., Akron, OH 44320-1119
To enroll in eBill or pay your bill online, scan the QR code on the right of this bill from your mobile device or go to www.firstenergycorp.com.
For Customer Service, call 1-800-686-0011. For Payment Options, call 1-800-736-3401.

Messages

To avoid a 1.50% Late Payment Charge being added to your bill, please pay the **Amount Due** by the Due Date.

Generation, Transmission & Energy Cost Adjustment Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 9.177 cents/kWh, effective through May 31, 2026. The weighted average price of SOS electricity will be 9.792 cents/kWh through May 31, 2026. The price for SOS from June 1, 2026, through May 31, 2027, will be set in April 2026.

Your next meter reading is scheduled to occur on or about Dec 26, 2025.

Mailing in your payment, using your bank, or any another service to submit your payments? We have a new address! Please use the enclosed bill stub that has been pre-addressed for your convenience. If you use your bank or third party service to send us payment please update our address to the following: P.O. Box 371431 Pittsburgh, PA 15250-7431

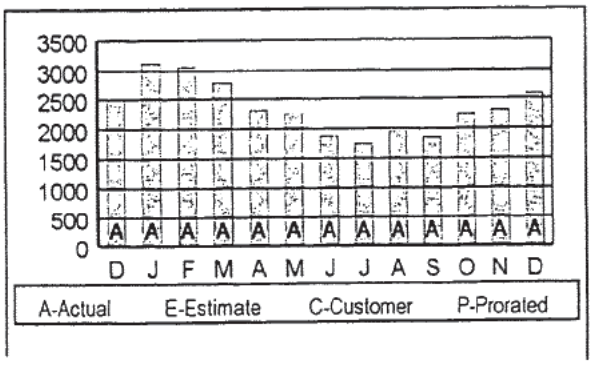
For a detailed explanation of how to read your bill, visit www.firstenergycorp.com/PEBill

The EmPOWER MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to: www.energysavemd.com.

#79
CAM

Additional messages, if any, can be found on back.

Usage History



Account Summary

	Amount Due
Previous Balance	332.30
Payments/Adjustments	-332.30
Balance at Billing on Nov 26, 2025	**0.00**
Potomac Edison - Consumption	124.58
ENGIE Resources	243.84
Total Current Charges	**368.42**
Total owed by Dec 11, 2025	**$368.42**

As an AutoPay Customer, total charges of $368.42 will be automatically processed.

Usage Information for Meter Number S66136057

Nov 21, 2025 KWH Reading (Actual)	88,121
Oct 23, 2025 KWH Reading (Actual)	85,538
KWH used	2,583
Measured Load in KW	6.3
Billed Load in KW/KVA	6.5

Charges From Potomac Edison

Customer Number: 0804427003 5000796900
Rate: General Service PE-GSG1D

Customer Distribution Charge	4.85
Distribution Charge	57.94
Electric Universal Service Fee	1.84
Administrative Credit	-5.76
CoGeneration PURPA Project Termination Agreement Surcharge	30.27
Franchise Tax	1.60
EmPower MD Surcharge	26.40
MD Environmental Surcharge	0.41
State Sales Tax	7.03
Current Consumption Bill Charges	**124.58**

Billing Information for ENGIE Resources

Po Box 17867, San Antonio, TX 78217
Customer Service: 1-866-693-6443
Rate: BILL-READY

Billing Period: Oct 23, 2025 to Nov 21, 2025

Capacity Planning Year Rate Adj 2.4619 Kw @ $ 7.24240	17.83
Fixed Price @ 2583.0004 Kwh @ $ 0.08011	206.92
Rmr Charge	0.15
Tec Adj 5.95 Kw @ $ 0.18319	1.09
Trans Tariff Change 5.95 Kw @ $ 0.68067	4.05
State Sales Tax	13.80
Total ENGIE Resources Current Charges	**243.84**

Detail Payment and Adjustment Information

11/12/25 Payment	-332.30

Account Balances by Company

	Previous Balance	Payments/ Adjustments	Current Charges	Amount Due
Potomac Edison	112.05	-112.05	124.58	124.58
ENGIE Resources	220.25	-220.25	243.84	243.84
Total	**332.30**	**-332.30**	**368.42**	**368.42**

PotomacEdison
A FirstEnergy Company

Bill Based On: Actual Meter Reading, eBill

December 30, 2025
Account Number: [redacted]0 069

Amount Due: $408.71

Due Date: January 14, 2026

Billing Period: Nov 22 to Dec 23, 2025 for 32 days
Bill For: AC&T CO INC
WESEL BLVD
HAGERSTOWN MD 21740

To report an emergency or an outage, call 24 hours a day 1-888-544-4877.
Bill issued by: Potomac Edison, 341 White Pond Dr., Akron, OH 44320-1119
To enroll in eBill or pay your bill online, scan the QR code on the right of this bill from your mobile device or go to www.firstenergycorp.com.
For Customer Service, call 1-800-686-0011. For Payment Options, call 1-800-736-3401. **Online Registration Code: 553117**

Messages

To avoid a 1.50% Late Payment Charge being added to your bill, please pay the **Amount Due** by the Due Date.

Generation, Transmission & Energy Cost Adjustment Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 9.177 cents/kWh, effective through May 31, 2026. The weighted average price of SOS electricity will be 9.792 cents/kWh through May 31, 2026. The price for SOS from June 1, 2026, through May 31, 2027, will be set in April 2026.

Your next meter reading is scheduled to occur on or about Jan 26, 2026.

Please note that your electric generation supplier has changed during this billing period.

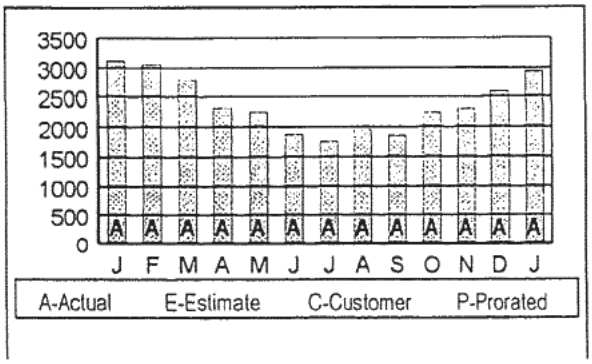
Mailing in your payment, using your bank, or any another service to submit your payments? We have a new address! Please use the enclosed bill stub that has been pre-addressed for your convenience. If you use your bank or third party service to send us payment please update our address to the following: P.O. Box 371431 Pittsburgh, PA 15250-7431

For a detailed explanation of how to read your bill, visit www.firstenergycorp.com/PEBill

The EmPOWER MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to: www.energysavemd.com.

Additional messages, if any, can be found on back.

Usage History



Account Summary

	Amount Due
Previous Balance	368.42
Payments/Adjustments	-368.42
Balance at Billing on Dec 30, 2025	**0.00**
Potomac Edison - Consumption	176.71
ENGIE Resources	232.00
Total Current Charges	**408.71**
Total owed by Jan 14, 2026	**$408.71**

As an AutoPay Customer, total charges of $408.71 will be automatically processed.

Usage Information for Meter Number S66136057

Dec 23, 2025 KWH Reading (Actual)	91,053
Nov 22, 2025 KWH Reading (Actual)	88,121
KWH used (Nov 22, 2025 to Dec 18, 2025)	2,473
KWH used (Dec 19, 2025 to Dec 23, 2025)	459
Total KWH Used	2,932
Measured Load in KW	6.3
Billed Load in KW/KVA	6.5

Charges From Potomac Edison

Customer Number: 0804427003 5000796900	
Rate: General Service PE-GSG1D(Nov 22, 2025 to Dec 18, 2025)	
Customer Distribution Charge	4.09
Distribution Charge	55.47
Electric Universal Service Fee	1.55
Administrative Credit	-5.51
CoGeneration PURPA Project Termination Agreement Surcharge	28.98
Franchise Tax	1.53
EmPower MD Surcharge	25.27
MD Environmental Surcharge	0.39
State Sales Tax	6.69
Current Consumption Bill Charges	**118.46**
Customer Number: 0804427003 5000796900	
Rate: General Service PE-GSG1F(Dec 19, 2025 to Dec 23, 2025)	
Generation Charge	33.42
Transmission Charge	1.23
Customer Distribution Charge	0.76
Distribution Charge	10.30
Electric Universal Service Fee	0.29
Energy Cost Adjustment	-0.45
Administrative Credit	-1.02
CoGeneration PURPA Project Termination Agreement Surcharge	5.38
Franchise Tax	0.28
EmPower MD Surcharge	4.69
MD Environmental Surcharge	0.07
State Sales Tax	3.30
Current Consumption Bill Charges	**58.25**
Total Charges	**$ 176.71**

Billing Information for ENGIE Resources

Po Box 17867, San Antonio, TX 78217
Customer Service: 1-866-693-6443
Rate: BILL-READY

Billing Period: Nov 22, 2025 to Dec 18, 2025	
Capacity Planning Year Rate Adj 2.4619 Kw @ $ 6.51938	16.05
Fixed Price @ 2473.0002 Kwh @ $ 0.08011	198.11
Rmr Charge	0.18
Tec Adj 5.95 Kw @ $ 0.14790	0.88
Trans Tariff Change 5.95 Kw @ $ 0.61345	3.65
State Sales Tax	13.13
Total ENGIE Resources Current Charges	**232.00**

Invoice

Invoice No: 1521
Invoice Date: Oct 2, 2025

Grove's Property Services llc
22139 Jugtown Rd
Hagerstown, MD 21742
(301) 992-2293 Office
https://grovesservices.com/
agrove@grovesservices.com

Bill To:
AC&T - 902
Art Cordell
11535 Hopewell Road
Hagerstown, MD 21740
acordell@acandt.com

Job Date	Description	Job Location	Qty	Each	Amount
Oct 2, 2025	Power Wash Concrete: Walkway at the front of the store. Power washing painted curb blowing off loose paint to prep for painting. The dirt and paint from the washing will be blown 10 to 15 feet into the parking lot from the curb.	Value City Furniture, 1581 Wesel Boulevard; Hagerstown, MD 21740	1	$550.00	$550.00
	A la carte Wash: Wash the yellow stripes in the parking lot to prep for re painting.		1	$100.00	$100.00

Total $650.00

Thank you for your Business!

REBILL
VALUE CITY
#650.00
Co #79

Alpha Space Control Company
RIGHT TRAFFIC

INVOICE

Alpha Space Control, LLC
1580 Gabler Road
Chambersburg PA 17201
United States
Business No: 815965728RT0001

Invoice No.:	ASC441
Date:	12/14/2025
Secondary Reference Number:	
Page:	1
Estimate:	2879
PO Number:	
Job Location:	1580 Gabler Road Chambersburg, PA 17201

Sold To
A C & T INC.
PO BOX 4217
HAGERSTOWN MD 21741
United States

Unit	Qty	Description	Tax	Unit Price	Amount
	1	12/11/25 Total Striping: 1 MOB		950.00	950.00
	50	12/11/25 Parking lot 24" line white VOC for stop bars		2.75	137.50
	16	12/11/25 Legend 16 3' letter/number white for 4 "STOP" legends		5.00	80.00

Terms: Net 30 Due Date: 01/13/2026
Comment:

Subtotal	$1,167.50
Discount	
Tax	$0.00
Total	$1,167.50
Amount Paid	$0.00
Amount Owing	$1,167.50

Value City Furniture

Remittance address-
Alpha Space Control, LLC
ATT: Right Traffic AR
1200 Sharon Rd.
Suite 1
Beaver, PA 15009

REBILL VALUE CITY #1167.50 Co #79

2015 Wesel Blvd LLC
P.O. Box 4217
Hagerstown MD 21741-4217

Sales / Invoices	CYIN001851
Date	4/7/2026
Due Date	4/7/2026
Payment Terms ID	Upon Receipt

Customer: AMER079001

AMERICAN SIGNATURE INC
VALUE CITY STORE #90
4300 E FIFTH AVE
COLUMBUS OH 43219

Description:		Amount
QUARTERLY CAM		**$6,800.29**
JAN & FEB 2026	$6,800.29	

Total Due	$6,800.29

Exhibit 3

	INVOICES REQUIRED		*
			VALUE CITY
DATE	**VENDOR**	**TOTAL**	**0.599**
2026	**1ST QTR - 2026**		
1/1/2026	2015 Wesel Blvd., LLC		$ 660.55
2/1/2026	2015 Wesel Blvd., LLC		$ 660.55
3/1/2026	2015 Wesel Blvd., LLC		
3/3/2026	Hopwood Ent.	$110.00	$ 65.89
	Hopwood Ent.		
	Hopwood Ent.		
2/17/2026	Miles Outdoor Works	$8,315.00	$ 4,980.69
1/26/2026	Potomac Edison	$349.76	$ 209.51
2/25/2026	Potomac Edison	$324.28	$ 194.25
3/31/2026	Potomac Edison	$279.12	$ 28.85
		$9,378.16	**$ 6,800.29**

2015 Wesel Blvd., LLC.

P.O. Box 4217
Hagerstown, MD 21741-4217
301-582-2782 Ext138 fax 301-582-5736

Invoice No. **10126**

INVOICE

Customer

Name	American Signature, Inc. (Value City #90)		
Address	4300 East Fifth Avenue		
City	Columbus	State OH	ZIP 43219
Acct. #	AMER079001		

Date	1/1/2026
Rent For:	01/01-01/31/26
Terms:	Upon receipt of invoice

Qty	Description	Unit Price	TOTAL
	Rental of property located at 1581 Wesel Blvd., Hagerstown, MD 21740.		
1	Management Fee - 3% of Jan. 2026 Rent - $22,018.14	$660.55	$660.55

	SubTotal	$660.55
	Shipping & Handling	$0.00
Taxes	State	
	TOTAL	$660.55

Payment Details

- ○ Cash
- ◉ Check
- ○

2015 Wesel Blvd., LLC.

P.O. Box 4217
Hagerstown, MD 21741-4217
301-582-2782 Ext138 fax 301-582-5736

Invoice No. **20126**

INVOICE

Customer

Name	American Signature, Inc. (Value City #90)
Address	4300 East Fifth Avenue
City	Columbus State OH ZIP 43219
Acct. #	AMER079001

Date	2/1/2026
Rent For:	02/01-02/28/26
Terms:	Upon receipt of invoice

Qty	Description	Unit Price	TOTAL
	Rental of property located at 1581 Wesel Blvd., Hagerstown, MD 21740.		
1	Management Fee - 3% of Feb. 2026 Rent - $22,018.14	$660.55	$660.55

	SubTotal	$660.55
	Shipping & Handling	$0.00
Taxes	State	
	TOTAL	$660.55

Payment Details

- ○ Cash
- ◉ Check
- ○

Invoice 70048

HOPWOOD ENTERPRISES INC.

309 Ballenger Center Drive
Frederick, MD 21703
3018347855
office@hopwoodent.com

BILL TO
AC&T, Inc.
Po Box 4217
Hagerstown, MD 21741

DATE	PLEASE PAY	DUE DATE
03/03/2026	**$110.00**	04/02/2026

LOCATION
2015 Wesel Blvd

DATE	DESCRIPTION	AMOUNT
02/14/2026	Exterior Parking Lot Sweeping Service: Once per month	110.00

Ways to pay

BANK

View and pay

TOTAL DUE	$110.00

THANK YOU.

#79
CAM

Miles Outdoor Works
23438 Foxville Rd
Smithsburg, MD 21783
2405279346
tmiles1992@gmail.com

INVOICE

BILL TO
2015 Wesel Boulevard LLC
P.O BOX 4217
Hagerstown, MD 21741

INVOICE # 4566
DATE 02/17/2026
DUE DATE 03/19/2026
TERMS Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Snow Removal - Pick up truck 12/13 storm - Salt lots - 3 hours	3	125.00	375.00
Snow Removal - Skid steer 1/24-1/28 - 28 hours	28	125.00	3,500.00
Snow Removal - Backhoe/ Farm Tractor 1/24-1/28 - 6 hours	6	150.00	900.00
Snow Removal - Pick up truck 1/24-1/28 - 24 hours	24	125.00	3,000.00
Snow Removal - Multiforce (Sidewalk plow) 1/24-1/28 - plow sidewalks/ tight areas at dispensary - 6 hours	6	90.00	540.00

BALANCE DUE **$8,315.00**

Pay invoice

#79
CAM

PotomacEdison
A FirstEnergy Company

Bill Based On: Actual Meter Reading, eBill

January 26, 2026
Account Number: [redacted]0 069

Billing Period: Dec 24 to Jan 22, 2026 for 30 days
Bill For: AC&T CO INC
WESEL BLVD
HAGERSTOWN MD 21740

Amount Due: $349.76

Due Date: February 10, 2026

To report an emergency or an outage, call 24 hours a day 1-888-544-4877.
Bill issued by: Potomac Edison, 341 White Pond Dr., Akron, OH 44320-1119
To enroll in eBill or pay your bill online, scan the QR code on the right of this bill from your mobile device or go to www.firstenergycorp.com.
For Customer Service, call 1-800-686-0011. For Payment Options, call 1-800-736-3401. **Online Registration Code: 553117**

Messages

To avoid a 1.50% Late Payment Charge being added to your bill, please pay the **Amount Due** by the Due Date.

Generation, Transmission & Energy Cost Adjustment Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 9.158 cents/kWh, effective through May 31, 2026. The weighted average price of SOS electricity will be 9.743 cents/kWh through May 31, 2026. The price for SOS from June 1, 2026, through May 31, 2027, will be set in April 2026.

Your next meter reading is scheduled to occur on or about Feb 25, 2026.

Mailing in your payment, using your bank, or any another service to submit your payments? We have a new address! Please use the enclosed bill stub that has been pre-addressed for your convenience. If you use your bank or third party service to send us payment please update our address to the following: P.O. Box 371431 Pittsburgh, PA 15250-7431

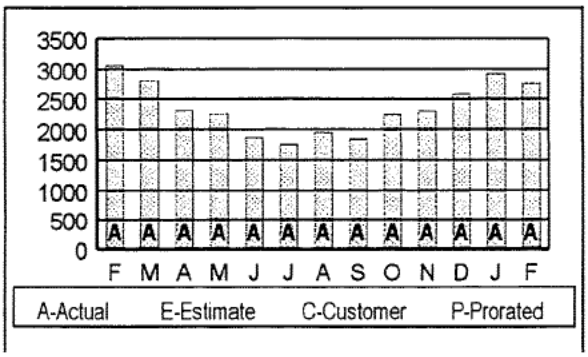
For a detailed explanation of how to read your bill, visit www.firstenergycorp.com/PEBill

The EmPOWER MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to: www.energysavemd.com.

Effective January 1, 2026, the Administrative Credit, PURPA Surcharge and EmPower MD Surcharge have changed. Also, the Energy Cost Adjustment has changed for customers who have not selected an alternate electricity supplier. Please visit www.potomacedison.com, or call 1-800-686-0011 for further details.

Additional messages, if any, can be found on back.

Usage History



Account Summary

	Amount Due
Previous Balance	408.71
Payments/Adjustments	-408.71
Balance at Billing on Jan 26, 2026	**0.00**
Potomac Edison - Consumption	**349.76**
Total owed by Feb 10, 2026	**$349.76**

As an AutoPay Customer, total charges of $349.76 will be automatically processed.

Usage Information for Meter Number S66136057

Jan 22, 2026 KWH Reading (Actual)	93,798
Dec 24, 2025 KWH Reading (Actual)	91,053
KWH used	2,745
Measured Load in KW	6.3
Billed Load in KW/KVA	6.5

Charges From Potomac Edison

Customer Number: 0804427003 5000796900
Rate: General Service PE-GSG1F

Generation Charge	203.05
Transmission Charge	7.46
Customer Distribution Charge	4.85
Distribution Charge	61.57
Electric Universal Service Fee	1.84
Energy Cost Adjustment	-3.10
Administrative Credit	-6.06
CoGeneration PURPA Project Termination Agreement Surcharge	27.76
Franchise Tax	1.70
EmPower MD Surcharge	30.47
MD Environmental Surcharge	0.44
State Sales Tax	19.78
Current Consumption Bill Charges	**349.76**

Detail Payment and Adjustment Information

01/14/26 Payment	-408.71

Account Balances by Company

	Previous Balance	Payments/ Adjustments	Current Charges	Amount Due
Potomac Edison	176.71	-176.71	349.76	349.76
ENGIE Resources	232.00	-232.00	0.00	0.00
Total	**408.71**	**-408.71**	**349.76**	**349.76**

#79
CAM

PotomacEdison
A FirstEnergy Company

Bill Based On: Actual Meter Reading, eBill

February 25, 2026
Account Number: [redacted]0 069

Billing Period: Jan 23 to Feb 23, 2026 for 32 days
Bill For: AC&T CO INC
WESEL BLVD
HAGERSTOWN MD 21740

Amount Due: $324.28

Due Date: March 12, 2026

To report an emergency or an outage, call 24 hours a day 1-888-544-4877.
Bill issued by: Potomac Edison, 341 White Pond Dr., Akron, OH 44320-1119
To enroll in eBill or pay your bill online, scan the QR code on the right of this bill from your mobile device or go to www.firstenergycorp.com.
For Customer Service, call 1-800-686-0011. For Payment Options, call 1-800-736-3401. **Online Registration Code: 553117**

Messages

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Generation, Transmission & Energy Cost Adjustment Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 9.158 cents/kWh, effective through May 31, 2026. The weighted average price of SOS electricity will be 9.743 cents/kWh through May 31, 2026. The price for SOS from June 1, 2026, through May 31, 2027, will be set in April 2026.

Your next meter reading is scheduled to occur on or about Mar 26, 2026.

If you want to be contacted by alternative electric suppliers in MD, call us at 1-800-255-3443 to have your name included on our Interested Customers List. Once listed, those suppliers may contact you to offer their electric supply.

For a detailed explanation of how to read your bill, visit www.firstenergycorp.com/PEBill

The EmPOWER MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to: www.energysavemd.com.

Account Summary

	Amount Due
Previous Balance	349.76
Payments/Adjustments	-349.76
Balance at Billing on Feb 25, 2026	**0.00**
Potomac Edison - Consumption	**324.28**
Total owed by Mar 12, 2026	**$324.28**

As an AutoPay Customer, total charges of $324.28 will be automatically processed.

Usage Information for Meter Number S66136057

Feb 23, 2026 KWH Reading (Actual)	96,268
Jan 23, 2026 KWH Reading (Actual)	93,798
KWH used	2,470
Measured Load in KW	5.8
Billed Load in KW/KVA	6.0

Charges From Potomac Edison

Customer Number: 0804427003 5000796900
Rate: General Service PE-GSG1F

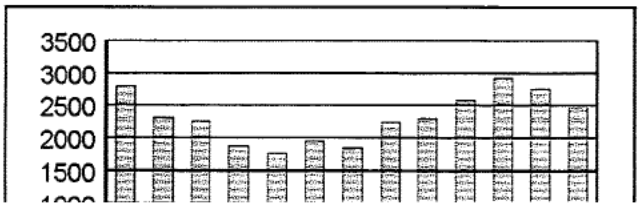
Generation Charge	187.35
Transmission Charge	6.87
Customer Distribution Charge	4.85
Distribution Charge	55.40
Electric Universal Service Fee	6.14
Energy Cost Adjustment	-2.91
Administrative Credit	-5.43
CoGeneration PURPA Project Termination Agreement Surcharge	23.54
Franchise Tax	1.53
EmPower MD Surcharge	28.21
MD Environmental Surcharge	0.39
State Sales Tax	18.34
Current Consumption Bill Charges	**324.28**

Detail Payment and Adjustment Information

02/10/26 Payment	-349.76

Additional messages, if any, can be found on back.

Usage History



#79
CAM

PotomacEdison
A FirstEnergy Company

Bill Based On: Actual Meter Reading, eBill

March 31, 2026
Account Number: [redacted]0 069

Billing Period: Feb 24 to Mar 24, 2026 for 29 days
Bill For: AC&T CO INC
WESEL BLVD
HAGERSTOWN MD 21740

Amount Due: $279.12

Due Date: April 15, 2026

To report an emergency or an outage, call 24 hours a day 1-888-544-4877.
Bill issued by: Potomac Edison, 341 White Pond Dr., Akron, OH 44320-1119
To enroll in eBill or pay your bill online, scan the QR code on the right of this bill from your mobile device or go to www.firstenergycorp.com.
For Customer Service, call 1-800-686-0011. For Payment Options, call 1-800-736-3401. **Online Registration Code: 553117**

Messages

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Generation, Transmission & Energy Cost Adjustment Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 9.158 cents/kWh, effective through May 31, 2026. The weighted average price of SOS electricity will be 9.743 cents/kWh through May 31, 2026. The price for SOS from June 1, 2026, through May 31, 2027, will be set in April 2026.

Your next meter reading is scheduled to occur on or about Apr 24, 2026.

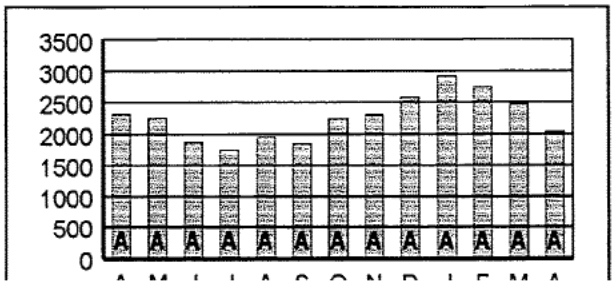
For a detailed explanation of how to read your bill, visit www.firstenergycorp.com/PEBill

The EmPOWER MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to: www.energysavemd.com.

Spring's warm weather often produces thunderstorms, which can cause power outages. If your power goes out, call 1-888-LIGHTSS (1-888-544-4877). For your safety, please treat all downed wires as live and dangerous. For more information on preparing for outages, visit www.firstenergycorp.com/storminfo.

Additional messages, if any, can be found on back.

Usage History



Account Summary

	Amount Due
Previous Balance	324.28
Payments/Adjustments	-324.28
Balance at Billing on Mar 31, 2026	**0.00**
Potomac Edison - Consumption	**279.12**
Total owed by Apr 15, 2026	**$279.12**

As an AutoPay Customer, total charges of $279.12 will be automatically processed.

Usage Information for Meter Number S86136057

Mar 24, 2026 KWH Reading (Actual)	98,312
Feb 24, 2026 KWH Reading (Actual)	96,268
KWH used	2,044
Measured Load in KW	5.6
Billed Load in KW/KVA	5.5

Charges From Potomac Edison

Customer Number: 0804427003 5000796900
Rate: General Service PE-GSG1F

Generation Charge	163.03
Transmission Charge	5.96
Customer Distribution Charge	4.85
Distribution Charge	45.85
Electric Universal Service Fee	6.14
Energy Cost Adjustment	-2.41
Administrative Credit	-4.50
CoGeneration PURPA Project Termination Agreement Surcharge	19.48
Franchise Tax	1.27
EmPower MD Surcharge	23.34
MD Environmental Surcharge	0.32
State Sales Tax	15.79
Current Consumption Bill Charges	**279.12**

Detail Payment and Adjustment Information

03/12/26 Payment	-324.28

#79
CAM

279.12 x 59.90% = 167.19/29 days =
$5.77/day x 5 days =
$28.85