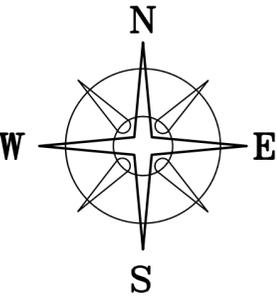


BEARINGS ARE BASED ON THE \odot OF LAFAYETTE-PLAIN CITY ROAD (S 13°54'E) AS DESCRIBED IN OFFICIAL RECORD 178 PAGE 2378.



ALTA/NSPS

DEED REFERENCE

GARY N WATSON, SUCCESSOR TRUSTEE
OR 103 P 2440

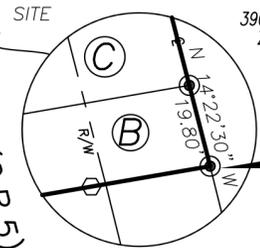
- PARCEL No. 11-00384.000
- (A) 3.60 ACRES PARCEL ONE
- (B) 2.563 ACRES PARCEL TWO
- PARCEL No. 11-00340.000
- (C) 51.03 ACRES PARCEL THREE-FIRST TRACT
- (D) 51.03 ACRES PARCEL THREE-SECOND TRACT
- (E) 51.03 ACRES PARCEL THREE-THIRD TRACT
- (F) 0.75 ACRES PARCEL THREE-FOURTH TRACT
- (G) 79.55 ACRES PARCEL THREE-FIFTH TRACT

JEHOVAH WITNESS ASSEMBLY HALL
DB 212 P 418
(H) 11.242 ACRES
PARCEL No. 11-00439.000

GARY & PATRICIA WATSON
DB 259 P 340
(I) 0.995 ACRES
PARCEL No. 11-00385.000

NOTES

RECENT EARTH MOVING WORK INCLUDES ACTIVITIES OF PLANTING AND HARVEST OF AGRACULTURAL CROPS. NO EVIDENCE OF BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. EASEMENTS AND IMPROVMENTS AS SHOWN ON PLAT. SEE PAGE 2 OF 3 FOR LEGAL DESCRIPTION
FEMA FLOOD MAPS: 39097C00500 & 39097C01500 ZONES X & A (AS SHOWN)



POB
N=728326.06'
E=1718877.47'



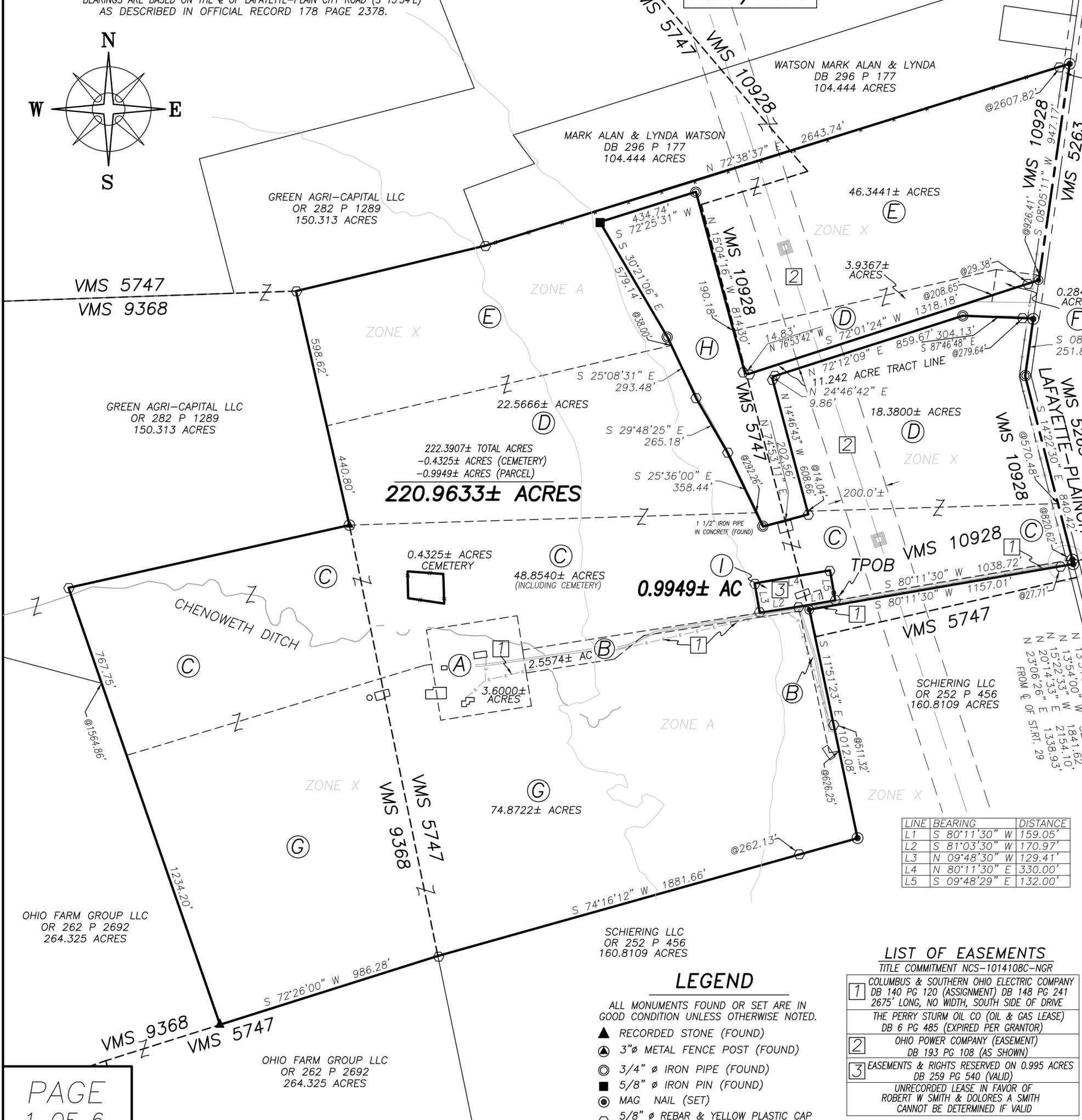
To First American Title Insurance Company and Oak Run Solar Project, LLC: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 13, 14, 16 and 18 of Table A thereof. The fieldwork was completed on October 14, 2022.

NATHAN L. COTTRILL, P.S. #8821 DATE: 10/27/22

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

0.9949± & 220.9633± ACRES,
VMS 5747, 9368 & 10928, MONROE TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WATSON

SCALE: 1" = 300'
300' 150' 0 300'
JOB No. S220223 CREW: MW,AM
SURVEYED 4/2022 DWN BY: JRC,NC
DRAWN 5/2022 CHECK: JRC



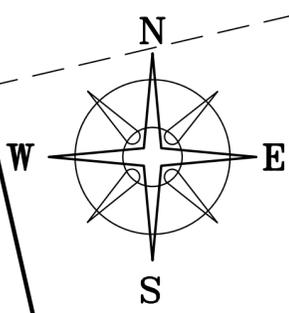
LINE	BEARING	DISTANCE
L1	S 80°11'30" W	159.05'
L2	S 81°03'30" W	170.97'
L3	N 09°48'30" W	129.41'
L4	N 80°11'30" E	330.00'
L5	S 09°48'29" E	132.00'

LEGEND

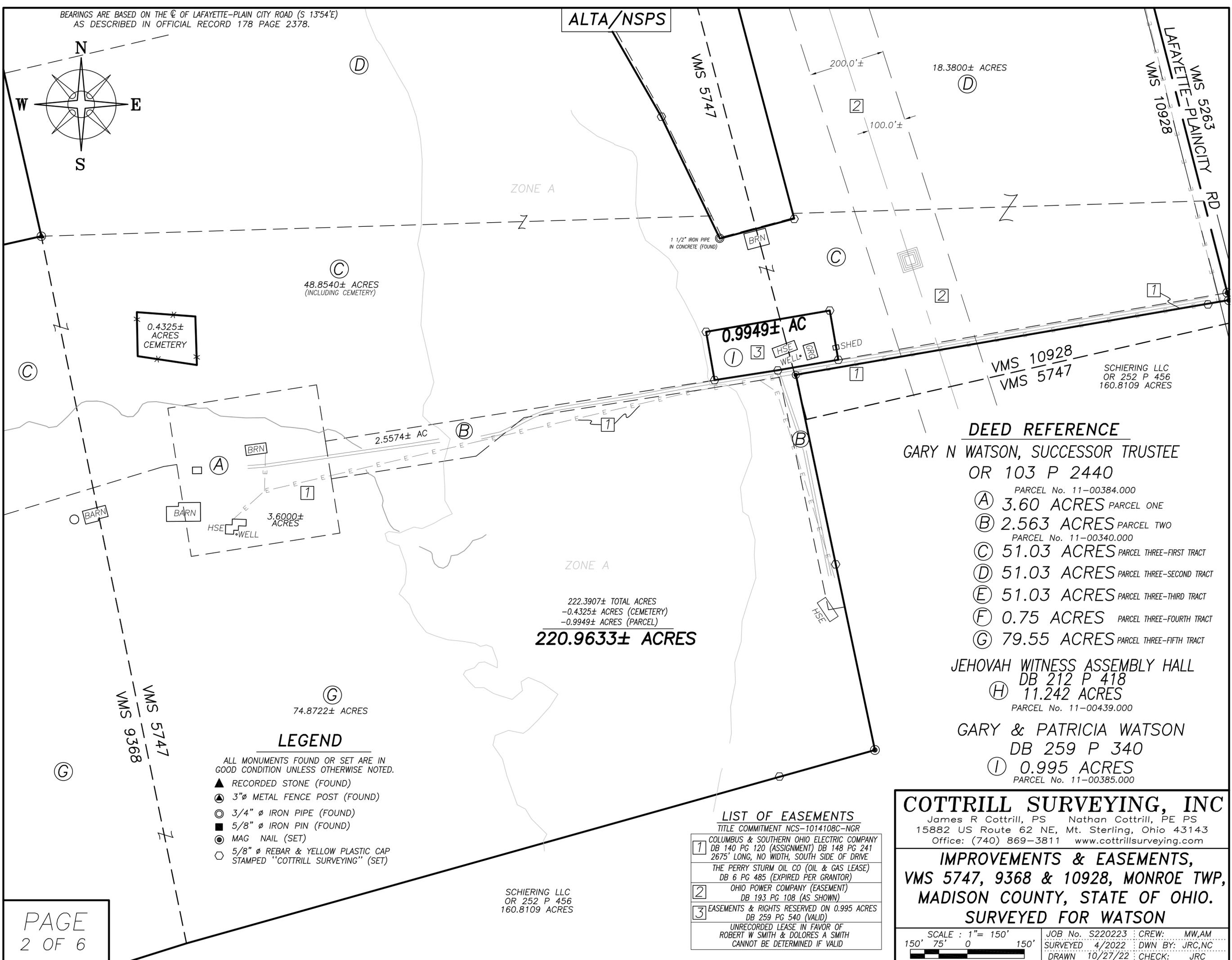
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ RECORDED STONE (FOUND)
 - 3" ϕ METAL FENCE POST (FOUND)
 - ⊙ 3/4" ϕ IRON PIPE (FOUND)
 - 5/8" ϕ IRON PIN (FOUND)
 - ⊙ MAG NAIL (SET)
 - 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

- LIST OF EASEMENTS**
TITLE COMMITMENT NCS-1014108C-NGR
- 1 COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY DB 140 PG 120 (ASSIGNMENT) DB 148 PG 241 2675' LONG, NO WIDTH, SOUTH SIDE OF DRIVE
 - 2 THE PERRY STURM OIL CO (OIL & GAS LEASE) DB 6 PG 485 (EXPIRED PER GRANTOR)
 - 3 OHIO POWER COMPANY (EASEMENT) DB 193 PG 108 (AS SHOWN)
 - 4 EASEMENTS & RIGHTS RESERVED ON 0.995 ACRES DB 259 PG 540 (VALID)
 - 5 UNRECORDED LEASE IN FAVOR OF ROBERT W SMITH & DOLORES A SMITH CANNOT BE DETERMINED IF VALID

BEARINGS ARE BASED ON THE C OF LAFAYETTE-PLAIN CITY ROAD (S 13°54'E)
AS DESCRIBED IN OFFICIAL RECORD 178 PAGE 2378.



ALTA/NSPS



48.8540± ACRES
(INCLUDING CEMETERY)

0.4325± ACRES
CEMETERY

0.9949± AC

18.3800± ACRES

2.5574± AC

3.6000± ACRES

222.3907± TOTAL ACRES
-0.4325± ACRES (CEMETERY)
-0.9949± ACRES (PARCEL)
220.9633± ACRES

74.8722± ACRES

SCHIERING LLC
OR 252 P 456
160.8109 ACRES

DEED REFERENCE
GARY N WATSON, SUCCESSOR TRUSTEE
OR 103 P 2440

- PARCEL No. 11-00384.000
- (A) 3.60 ACRES PARCEL ONE
- (B) 2.563 ACRES PARCEL TWO
- PARCEL No. 11-00340.000
- (C) 51.03 ACRES PARCEL THREE-FIRST TRACT
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JEHOVAH WITNESS ASSEMBLY HALL
DB 212 P 418
(H) 11.242 ACRES
PARCEL No. 11-00439.000

GARY & PATRICIA WATSON
DB 259 P 340
(I) 0.995 ACRES
PARCEL No. 11-00385.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ RECORDED STONE (FOUND)
 - 3"Ø METAL FENCE POST (FOUND)
 - 3/4" Ø IRON PIPE (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - MAG NAIL (SET)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

LIST OF EASEMENTS

TITLE COMMITMENT NCS-1014108C-NGR	
1	COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY DB 140 PG 120 (ASSIGNMENT) DB 148 PG 241 2675' LONG, NO WIDTH, SOUTH SIDE OF DRIVE
	THE PERRY STURM OIL CO (OIL & GAS LEASE) DB 6 PG 485 (EXPIRED PER GRANTOR)
2	OHIO POWER COMPANY (EASEMENT) DB 193 PG 108 (AS SHOWN)
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UNRECORDED LEASE IN FAVOR OF ROBERT W SMITH & DOLORES A SMITH CANNOT BE DETERMINED IF VALID	

SCHIERING LLC
OR 252 P 456
160.8109 ACRES

COTTRILL SURVEYING, INC
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Office: (740) 869-3811 www.cottrillsurveying.com

**IMPROVEMENTS & EASEMENTS,
VMS 5747, 9368 & 10928, MONROE TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WATSON**

SCALE : 1" = 150'
150' 75' 0 150'

JOB No. S220223 : CREW: MW,AM
SURVEYED 4/2022 : DWN BY: JRC,NC
DRAWN 10/27/22 : CHECK: JRC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

220.9633 Acre Tract *Surveyed for Watson*

The following described 220.9633 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5747, 9368 and 10928, being all of a 3.60 acre tract (Parcel 11-00384.000, Parcel One), all of a 2.563 acre tract (Parcel 11-00384.000, Parcel Two), part of a 51.03 acre tract (Parcel 11-00340.000, Parcel Three-First Tract), part of a 51.03 acre tract (Parcel 11-00340.000, Parcel Three-Second Tract), part of a 51.03 acre tract (Parcel 11-00340.000, Parcel Three-Third Tract), part of a 0.75 acre tract (Parcel 11-00340.000, Parcel Three-Fourth Tract) and all of a 79.55 acre tract (Parcel 11-00340.000, Parcel Three-Fifth Tract) all conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) and in the line between VMS 5263 and 10928, at the Northeast corner of a 160.8109 acre tract conveyed to Schiering LLC by Official Record 252 page 456 and the Southeast corner of said 2.563 acre tract, said mag nail bears North 23° 06' 26" East a distance of 1338.93 feet, North 20° 14' 33" East a distance of 2154.10 feet, North 15° 22' 33" West a distance of 1841.62 feet, North 13° 54' 00" West a distance of 326.87 feet and North 13° 54' 28" West a distance of 738.32 feet from the centerline intersection of Lafayette-Plain City Road and State Route 29;

Thence, around said 160.8109 acre tract with the following three courses:

- 1) **South 80° 11' 30" West**, passing an iron pin and cap set at 27.71 feet, a total distance of **1157.01 feet** to a mag nail set;
- 2) **South 11° 51' 23" East**, passing an iron pin and cap set at 511.32 feet, passing a corner to said 79.55 acre tract at 626.25 feet, a total distance of **1012.08 feet** to a mag nail set;
- 3) **South 74° 16' 12" West**, passing an iron pin and cap set at 262.13 feet, a total distance of **1881.66 feet** to an iron pin and cap set at the Northeast corner of a 264.325 acre tract conveyed to Ohio Farm Group LLC by Official Record 262 page 2692 and in the line between VMS 5747 and 9368;

Thence, with said 264.325 acre tract with the following two courses:

- 1) with said VMS line, **South 72° 26' 00" West** a distance of **986.28 feet** to a recorded stone found;
- 2) **North 19° 03' 28" West**, passing the Southwest corner of said 51.03 acre tract (Parcel Three-First Tract) at 1234.20 feet, passing the South corner of a 150.313 acre tract conveyed to Green Agri-Capital LLC by Official Record 282 page 1289 at 1564.86 feet, a total distance of **2001.95 feet** to an iron pin and cap set;

Thence, around said 150.313 acre tract with the following three courses:

- 1) **North 77° 22' 14" East** a distance of **1242.16 feet** to a 3 inch diameter metal fence post found at the Southwest corner of said 51.03 acre tract (Parcel Three-Second Tract) and in the line between VMS 5747 and 9368;
- 2) with said VMS line, **North 12° 47' 33" West**, passing the Southwest corner of said 51.03 acre tract (Parcel Three-Third Tract) at 440.80 feet, a total distance of **1039.42 feet** to an iron pin and cap set at a corner to said VMS 9368 and 5747;
- 3) **North 76° 27' 23" East** a distance of **838.90 feet** to an iron pin and cap set at the Southwest corner of a 104.444 acre tract conveyed to Mark Alan and Lynda Watson by Deed Book 296 page 177;

Thence, with the South line of said 104.444 acre tract, **North 72° 38' 37" East**, passing an iron pin and cap set at 2607.82 feet, a total distance of **2643.74 feet** to a mag nail set in the centerline of Lafayette-Plain City Road and in the line between VMS 5263 and 10928;

Thence, with the centerline of Lafayette-Plain City Road and said VMS line, **South 08° 05' 11" West**, passing the Northeast corner of said 0.75 acre tract at 926.41 feet, a total distance of **947.17 feet** to a mag nail set;

Thence, with a new line across said 0.75 acre tract, **South 72° 01' 24" West**, passing an iron pin and cap set at 29.38 feet, passing the East line of said 51.03 acre tract (Parcel Three-Second Tract) at 208.65 feet, continuing with a new line across said 51.03 acre tract, a total distance of **1318.18 feet** to an iron pin and cap set;

Thence, continuing across said 51.03 acre tract with the following two new courses:

- 1) **North 76° 53' 42" West** a distance of **14.83 feet** to an iron pin and cap set;
- 2) **North 15° 04' 16" West**, passing the South line of said 51.03 acre tract (Parcel Three-Third Tract) at 190.18 feet, continuing with a new line across said 51.03 acre tract, a total distance of **814.30 feet** to a 3/4 inch diameter iron pipe found at the Northeast corner of a 11.242 acre tract conveyed to Jehovah Witness Assembly Hall by Deed Book 212 page 418;

Thence, around said 11.242 acre tract with the following two courses:

- 1) **South 72° 25' 31" West** a distance of **434.74 feet** to a 5/8 inch diameter iron pin found;
- 2) **South 30° 21' 06" East** a distance of **579.14 feet** to a 3/4 inch diameter iron pipe found;

Thence, with a new line across said 51.03 acre tract (Parcel Three-Third Tract), **South 25° 08' 31" East**, passing the North line of said 51.03 acre tract (Parcel Three-Second Tract) at 38.00 feet, continuing across said 51.03 acre tract, a total distance of **293.48 feet** to an iron pin and cap set;

Thence, across said 51.03 acre tract with the following two new courses:

- 1) **South 29° 48' 25" East** a distance of **265.18 feet** to an iron pin and cap set;
- 2) **South 25° 36' 00" East**, passing the North line of said 51.03 acre tract (Parcel Three-First Tract) at 292.26 feet, continuing with a new line across said 51.03 acre tract, a total distance of **358.44 feet** to a 3/4 inch diameter iron pipe found;

Thence, across said 51.03 acre tract with the following two new courses:

- 1) **North 74° 53' 11" East** a distance of **202.56 feet** to an iron pin and cap set;
- 2) **North 14° 46' 43" West**, passing the South line of said 51.03 acre tract (Parcel Three-Second Tract) at 14.04 feet, continuing with a new line across said 51.03 acre tract, a total distance of **608.66 feet** to an iron pin and cap set;

Thence, across said 51.03 acre tract with the following three new courses:

- 1) **North 24° 46' 42" East** a distance of **9.86 feet** to an iron pin and cap set;
- 2) **North 72° 12' 09" East** a distance of **859.67 feet** to a 3/4 inch diameter iron pipe found at a corner to said 11.242 acre tract;
- 3) **South 87° 46' 48" East**, passing an iron pin and cap set at 279.64 feet, a total distance of **304.13 feet** to a mag nail set in the centerline of Lafayette-Plain City Road and in the line between VMS 5263 and 10928;

Thence, with the centerline of Lafayette-Plain City Road and said VMS line with the following two courses:

- 1) **South 08° 05' 11" West** a distance of **251.88 feet** to a 3/4 inch diameter iron pipe found;
- 2) **South 14° 22' 30" East**, passing the Northeast corner of said 51.03 acre tract (Parcel Three-First Tract) at 570.48 feet, passing the Northeast corner of said 2.563 acre tract at 820.62 feet, a total distance of **840.42 feet** returning to the **Point of Beginning**, containing 222.3907 acres more or less, *excepting 0.4325 acres more or less for the purpose of a cemetery and a 0.9949 acres more or less tract conveyed to Gary and Patricia Watson by Deed Book 259 page 340 as shown on accompanying plat*, leaving a total acreage of **220.9633 Acres** more or less, of which 3.6000 acres more or less is all of said 3.60 acre tract, 2.5574 acres more or less is all of said 2.563 acre tract, 48.8540 acres more or less (excepting said 0.4325 acres more or less for said cemetery) is part of said 51.03 acre tract (Parcel Three-First Tract), 44.8833 acres more or less is part of said 51.03 acre tract (Parcel Three-Second Tract), 46.3441 acres more or less is part of said 51.03 acre tract (Parcel

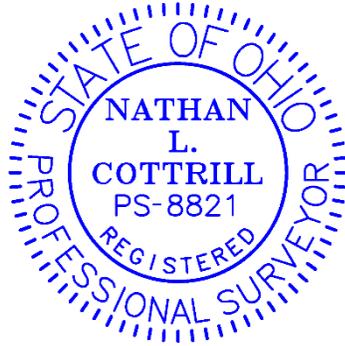
Three-Third Tract) 0.2848 acres more or less is part of said 0.75 acre tract and 74.8722 acres more or less is part of said 79.55 acre tract.

Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page 2378.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed April 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220223-220.9633)



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.9949 Acre Tract Surveyed for Watson

The following described 0.9949 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5747 and 10928, being all of a 0.995 acre tract (Parcel 11-00385.000) conveyed to Gary and Patricia Watson by Deed Book 259 page 340, and being more particularly described as follows:

Commencing at a mag nail set in the centerline of Lafayette-Plain City Road (County Road 5, 50 feet right-of-way) and in the line between VMS 5263 and 10928, at the Northeast corner of a 2.563 acre tract and the Southeast corner of a 51.03 acre tract (Parcel Three-First Tract) both conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440, said mag nail bears North 23° 06' 26" East a distance of 1338.93 feet, North 20° 14' 33" East a distance of 2154.10 feet, North 15° 22' 33" West a distance of 1841.62 feet, North 13° 54' 00" West a distance of 326.87 feet, North 13° 54' 28" West a distance of 738.32 feet and North 14° 22' 30" West a distance of 19.80 feet from the centerline intersection of Lafayette-Plain City Road and State Route 29;

Thence, with the North line of said 2.563 acre tract, South 80° 11' 30" West a distance of 1038.72 feet to an iron pin and cap set at the Southeast corner of said .0995 acre tract and being the **True Point of Beginning**;

Thence, continuing with the North line of said 2.563 acre tract with the following two courses,

- 1) **South 80° 11' 30" West** a distance of **159.05 feet** to an iron pin and cap set;
- 2) **South 81° 03' 30" West** a distance of **170.97 feet** to an iron pin and cap set at the Southwest corner of said 0.995 acre tract and corner to said 51.03 acre tract;

Thence, around said 0.995 acre tract with the following three courses:

- 1) **North 09° 48' 30" West** a distance of **129.41 feet** to an iron pin and cap set;
- 2) **North 80° 11' 30" East**, a distance of **330.00 feet** to an iron pin and cap set;
- 3) **South 09° 48' 29" East** a distance of **132.00 feet** returning to the **True Point of Beginning**, containing **0.9949 Acres** more or less.

Bearings are based on the centerline of Lafayette-Plain City Road (South 13° 54' East) as described in Official Record 178 page 2378.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed April 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220223-0.9949)




Nathan L. Cottrill, PS #8821