

1. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

- 2. AS TO PARCELS 3 AND 4 ONLY: ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF PARCELS 3 AND 4 OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS.
- 3. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW.
- 4. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 5. THE LIEN OF THE REAL ESTATE TAXES OR ASSESSMENTS IMPOSED ON THE TITLE BY A GOVERNMENTAL AUTHORITY THAT ARE NOT SHOWN AS EXISTING LIENS IN THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR
- 6. TAXES OR ASSESSMENTS APPROVED, LEVIED OR ENACTED BY THE STATE, COUNTY, MUNICIPALITY, TOWNSHIP OR SIMILAR TAXING AUTHORITY, BUT NOT YET CERTIFIED TO THE TAX DUPLICATE OF THE COUNTY IN WHICH THE LAND IS SITUATED, INCLUDING BUT NOT LIMITED TO ANY RETROACTIVE INCREASES IN TAXES OR ASSESSMENTS RESULTING FROM ANY RETROACTIVE INCREASE IN THE VALUATION OF THE LAND BY THE STATE, COUNTY, MUNICIPALITY, TOWNSHIP, OR OTHER TAXING AUTHORITY.
- THE POLICY
- 8. FUTURE SPECIAL ASSESSMENTS ON THE TAX DUPLICATE OCCASIONED BY PAST DUE WATER BILLS, SEWER BILLS, WEED CUTTING CHARGES, PROPERTY CLEAN-UP AND BUILDING MAINTENANCE CHARGES ASSESSED BY THE APPROPRIATE GOVERNING BODY

7. ALL ASSESSMENTS AND TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS WHICH BECOME DUE AND PAYABLE AFTER THE DATE OF

- 9. COAL, OIL, NATURAL GAS, OR OTHER MINERAL INTERESTS AND ALL RIGHTS INCIDENT THERETO NOW OR PREVIOUSLY CONVEYED TRANSFERRED, LEASED, EXCEPTED OR RESERVED.
- 10. INTENTIONALLY DELETED, DUPLICATIVE OF EXCEPTION 7
- 11. INTENTIONALLY DELETED, DUPLICATIVE OF EXCEPTION 7.
- 12. INTENTIONALLY DELETED, DUPLICATIVE OF EXCEPTION 7.
- 13. INTENTIONALLY DELETED, DUPLICATIVE OF EXCEPTION 7.
- 14. INTENTIONALLY DELETED, DUPLICATIVE OF EXCEPTION 7.
- 15. OIL AND GAS LEASE FROM ROSE LAMB, A WIDOW, LESSOR, TO THE PURE OIL COMPANY, LESSEE, FILED FOR RECORD DECEMBER 15, 1960 IN/AS LEASE VOLUME 8, PAGE 383 OF MADISON COUNTY RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN. (DOES NOT AFFECT SUBJECT
- OVER-RIDING ROYALTIES RECORDED SEPTEMBER 02, 1964, IN/AS VOLUME 11, PAGE 176 OF MADISON COUNTY RECORDS. OVERRIDING ROYALTIES RECORDED SEPTEMBER 03, 1964, IN/AS VOLUME 11, PAGE 192 OF MADISON COUNTY RECORDS. OVERRIDING ROYALTIES RECORDED SEPTEMBER 03, 1964, IN/AS VOLUME 11, PAGE 208 OF MADISON COUNTY RECORDS. OVERRIDING ROYALTIES RECORDED SEPTEMBER 03, 1964, IN/AS VOLUME 11, PAGE 225 OF MADISON COUNTY RECORDS. OVERRIDING ROYALTIES RECORDED SEPTEMBER 04, 1964, IN/AS VOLUME 11, PAGE 242 OF MADISON COUNTY RECORDS.

ASSIGNMENT RECORDED JULY 19, 1966, IN/AS VOLUME 12, PAGE 323 OF MADISON COUNTY RECORDS.

ASSIGNMENT RECORDED JULY 19, 1966, IN/AS VOLUME 12, PAGE 323 OF MADISON COUNTY RECORDS.

- AS AFFECTED BY THE AFFIDAVIT OF NON-PRODUCTION RECORDED MARCH 21, 2022 IN/AS OR BOOK 398, PAGE 2105 OF MADISON COUNTY RECORDS.
- 16. OIL AND GAS LEASE FROM LEE COY AND GLADYS COY, HUSBAND AND WIFE, LESSOR, TO THE PURE OIL COMPANY, LESSEE, ENTERED INTO JULY 29, 1960 IN/AS LEASE VOLUME 8, PAGE 301 OF MADISON COUNTY RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN. (DOES
- NOT AFFECT SUBJECT TRACT) OVER-RIDING ROYALTIES RECORDED SEPTEMBER 02, 1964, IN/AS VOLUME 11, PAGE 176 OF MADISON COUNTY RECORDS. OVERRIDING ROYALTIES RECORDED SEPTEMBER 03, 1964, IN/AS VOLUME 11, PAGE 192 OF MADISON COUNTY RECORDS. OVERRIDING ROYALTIES RECORDED SEPTEMBER 03, 1964, IN/AS VOLUME 11, PAGE 208 OF MADISON COUNTY RECORDS. OVERRIDING ROYALTIES RECORDED SEPTEMBER 03, 1964, IN/AS VOLUME 11, PAGE 225 OF MADISON COUNTY RECORDS. OVERRIDING ROYALTIES RECORDED SEPTEMBER 04, 1964, IN/AS VOLUME 11, PAGE 242 OF MADISON COUNTY RECORDS.
- AS AFFECTED BY THE AFFIDAVIT OF NON-PRODUCTION RECORDED MARCH 21, 2022 IN/AS OR BOOK 398, PAGE 2105 OF MADISON COUNTY RECORDS.
- 17. EASEMENT FROM L. F. RUBIN AND RUTH RUBIN TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY RECORDED JUNE 16, 1943 IN/AS DEED BOOK 133, PAGE 328 OF MADISON COUNTY RECORDS. (DOES NOT AFFECT SUBJECT TRACT)
- 18. EASEMENT FROM BERRY S. LAMB AND ROSE B. LAMB TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY RECORDED JUNE 16, 1943 IN/AS DEED BOOK 133, PAGE 329 OF MADISON COUNTY RECORDS. (DOES NOT AFFECT SUBJECT TRACT)
- 19. EASEMENT FROM B. S. LAMB AND ROSE LAMB TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY RECORDED JANUARY 12, 1949 IN/AS DEED BOOK 144, PAGE 4 OF MADISON COUNTY RECORDS. (DOES NOT AFFECT SUBJECT TRACT)
- 20. EASEMENT FROM THE CONCORD COAL COMPANY TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY RECORDED JANUARY 12, 1949 IN/AS DEED BOOK 144, PAGE 3 OF MADISON COUNTY RECORDS. (DOES NOT AFFECT SUBJECT TRACT)
- 21. THIS ITEM HAS BEEN INTENTIONALLY DELETED DOES NOT AFFECT PER SURVEYOR 22. EASEMENT FROM ELDON HUNTER AKA ELDEN C. HUNTER AND EDNA S. HUNTER TO OHIO EDISON COMPANY RECORDED FEBRUARY 21, 1952 IN/AS DEED BOOK 147, PAGE 302 OF MADISON COUNTY RECORDS. (DOES NOT AFFECT SUBJECT TRACT)
- 23. EASEMENT FROM THE CONCORD COAL COMPANY TO OHIO EDISON COMPANY RECORDED MARCH 6, 1952 IN/AS DEED BOOK 147, PAGE 324 OF MADISON COUNTY RECORDS. (DOES NOT AFFECT SUBJECT TRACT)
- 24. RIGHT OF WAY EASEMENT FROM ELDEN C. HUNTER AND EDNA S. HUNTER TO PIONEER RURAL ELECTRIC COOPERATIVE, INC. RECORDED
- DECEMBER 23, 1954 IN/AS DEED BOOK 150, PAGE 455 OF MADISON COUNTY RECORDS. (DOES NOT AFFECT SUBJECT TRACT) 25. DISTRIBUTION CORPORATION EASEMENT FROM STEWART FARMS, INC. TO OHIO EDISON COMPANY RECORDED DECEMBER 7, 1977 IN/AS
- VOLUME 240, PAGE 272 OF MADISON COUNTY RECORDS. (DOES NOT AFFECT SUBJECT TRACT) 26. UNDERGROUND EASEMENT FROM SPRING FORK FARMS, INCORPORATED TO OHIO EDISON COMPANY RECORDED APRIL 22, 1981 IN/AS
- VOLUME 254, PAGE 189 OF MADISON COUNTY RECORDS. (DOES NOT AFFECT SUBJECT TRACT) 27. LEASE BY AND BETWEEN SPRING FORK FARMS, INC., LESSOR, AND MADISON FIELDS SOLAR PROJECT, LLC, LESSEE, DATED MARCH 20,
- LIMITED WAIVER OF SURFACE RIGHTS RECORDED MARCH 21, 2022 AS OR BOOK 398, PAGE 2084. AMENDMENT TO MEMORANDUM OF SOLAR ENERGY LEASE RECORDED NOVEMBER 09, 2022 AS OR BOOK 407, PAGE 1608.
- MUTUAL PARTIAL TERMINATION, RELEASE AND QUIT CLAIM OF SOLAR ENERGY LEASE RECORDED APRIL 17, 2023 AS OR VOL 412, DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE
- PUBLIC RECORDS ARE NOT SHOWN HEREIN. NOTE WILL DELETED UPON RECEIPT OF A PARTIAL TERMINATION. (THE SURVEYED PROPERTY IS A PART OF THE LAND DESCRIBED IN BOOK 339, PAGE 302)
- 28. MORTGAGE FROM SPRING FORK FARMS INC., AN OHIO CORPORATION TO MERCHANTS NATIONAL BANK, TO SECURE \$3,400,000.00, FILED FOR RECORD APRIL 14, 2020 IN/AS OR BOOK 363, PAGE 2622 OF MADISON COUNTY RECORDS, COVERING PREMISES DESCRIBED IN SCHEDULE A, TOGETHER WITH ANY AND ALL TERMS, CONDITIONS AND RESTRICTIONS CONTAINED THEREIN AFFECTS: THE LAND OTHER PROPERTY.
 - PARTIAL RELEASE RECORDED JANUARY 11, 2021 AS OR BOOK 377, PAGE 416 OF OFFICIAL RECORDS.

2018, FILED FOR RECORD MARCH 30, 2018, IN/AS BOOK 339, PAGE 302 OF MADISON COUNTY RECORDS.

- AMENDMENT TO MORTGAGE RECORDED MAY 24, 2021 IN OR BOOK 384, PAGE 1153 OF MADISON COUNTY RECORDS PARTIAL RELEASE RECORDED AUGUST 02, 2021 AS OR BOOK 387, PAGE 1253 OF OFFICIAL RECORDS. (NOT PLOTTABLE).
- 29. MORTGAGE DATED MAY 10, 2021 AND RECORDED MAY 14, 2021 AS OR BOOK 383, PAGE 2454, MADE BY SPRING FORK FARMS. INC., TO FARM CREDIT MID-AMERICA, PCA, TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$250,0000.00, AND THE TERMS AND CONDITIONS THEREOF. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BY AND BETWEEN MADISON FIELDS SOLAR PROJECT, LLC, TENANT AND FARM CREDIT MID-AMERICA, PCA, LENDER, FILED FOR RECORD DECEMBER 28, 2021 IN/AS OR BOOK 395, PAGE 1265 OF
- MADISON COUNTY RECORDS. (NOT PLOTTABLE) (DOES NOT AFFECT SUBJECT TRACT) 30. AFFIDAVIT TO BE FILED WITH COUNTY RECORDER RECORDED SEPTEMBER 28, 2021 AS OR BOOK 390, PAGE 1514. (AFFECTS PROPERTY,
- 31. THIS ITEM HAS BEEN INTENTIONALLY DELETED, ADDED TO EXCEPTION 29.
- 32. INTENTIONALLY DELETED, ADDED TO EXCEPTIONS 15 AND 16.
- 33. MEMORANDUM OF OPTION RECORDED NOVEMBER 09, 2022 OR BOOK 407, PAGE 1621. (AFFECTS PROPERTY, THE SURVEYED PROPERTY
- IS A PART OF THE LAND DESCRIBED IN BOOK 407, PAGE 1621) 34. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 35. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 36. THIS ITEM HAS BEEN INTENTIONALLY DELETED. 37. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 38. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 39. DRAINAGE EASEMENT ACCESS EASEMENT DATED BETWEEN SPRING FORK FARMS, INC., AN OHIO CORPORATION, MADISON FIELDS SOLAR PROJECT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND AMERICAN TRANSMISSION SYSTEMS INCORPORATED, AN OHIO CORPORATION RECORDED IN BOOK ___ PAGE ___

PART OF PARCEL ID: 15-00145.001

DESCRIPTION, OF A 2.560 ACRE (111,515 SQUARE FOOT) TRACT OF LAND SITUATED IN THE STATE OF OHIO, MADISON COUNTY, PIKE TOWNSHIP, VMS 9162; SAID TRACT BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 5, RECORDED IN BOOK 333, PAGE 2383 OF SAID MADISON COUNTY RECORDS TO SAID SPRING FORKS FARMS INC.; SAID 2.560 ACRE (111,515 SQUARE FOOT) OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; (BEARING SYSTEM FOR THIS EXHIBIT IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), OHIO SOUTH ZONE).

COMMENCING, AT A 5/8-INCH IRON ROD FOUND IN THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 3, RECORDED IN BOOK 327, PAGE 427 OF SAID MADISON COUNTY RECORDS TO SHANNON FARMS, INC.; SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL 3 OF SPŘÍNG FORKS FARMS INC. AND THE NORTHEAST CORNER OF SAID PARCÉL 5 ÓF SPRING FORKS FARMS INC.

THENCE, DEPARTING SAID SOUTHEAST LINE OF PARCEL 3 OF SHANNON FARMS, INC., INTO AND ACROSS SAID PARCEL 5, THE FOLLOWING THREE (3) CALLS: SOUTH 06 DEGREES, 20 MINUTES, 46 SECONDS EAST, A DISTANCE OF 158.62 FEET TO THE POINT OF BEGINNING; SAID POINT BEING IN THE SOUTH LINE

OF A 100-FOOT TRANSMISSION LINE RIGHT OF WAY EASEMENT TO OHIO EDISON COMPANY, RECORDED IN BOOK 147, PAGE 324 AND BOOK 240, PAGE 272

- OF SAID MADISON COUNTY RECORDS: SOUTH 29 DEGREES, 28 MINUTES, 34 SECONDS EAST, A DISTANCE OF 245.41 FEET TO A POINT FOR CORNER;
- NORTH 60 DEGREES, 39 MINUTES, 38 SECONDS EAST, A DISTANCE OF 62.31 FEET TO A POINT FOR CORNER; SAID POINT BEING IN THE NORTHEAST LINE OF SAID PARCEL 5 AND THE SOUTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 3 OF SAID SPRING FORKS FARMS INC. TRACT; THENCE, SOUTH 29 DEGREES, 28 MINUTES, 34 SECONDS EAST, ALONG SAID NORTHEAST LINE OF LOT 5 AND SAID SOUTHWEST LINE OF SAID LOT 3 BOTH OF
- SPRING FORKS FARMS INC., A DISTANCE OF 75.13 FEET TO A POINT FOR CORNER: THENCE, DEPARTING SAID NORTHEAST LINE OF LOT 5 AND SAID SOUTHWEST LINE OF SAID LOT 3 BOTH OF SPRING FORKS FARMS INC., INTO AND ACROSS SAID PARCEL 5, THE FOLLOWING THREE (3) CALLS;
- SOUTH 60 DEGREES, 43 MINUTES, 29 SECONDS WEST, A DISTANCE OF 397.20 FEET TO A POINT FOR CORNER;
- NORTH 29 DEGREES, 51 MINUTES, 35 SECONDS WEST, A DISTANCE OF 315.55 FEET TO A POINT FOR CORNER; SAID POINT BEING IN SAID SOUTH LINE OF 100 FOOT TRANSMISSION LINE RIGHT OF WAY EASEMENT;
- NORTH 59 DEGREES, 53 MINUTES, 07 SECONDS EAST, ALONG SAID SOUTH LINE OF 100 FOOT TRANSMISSION LINE RIGHT OF WAY EASEMENT, A DISTANCE OF 337.03 FEET TO THE **POINT OF BEGINNING**;

CONTAINING, 2.560 ACRES OR 111,515 SQUARE FEET, MORE OR LESS

DESCRIPTION, OF A 3.801 ACRE (165.579 SOUARE FOOT) TRACT OF LAND SITUATED IN THE STATE OF OHIO, MADISON COUNTY, PIKE TOWNSHIP, VMS 9162: SAID TRACT BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 3, RECORDED IN BOOK 333, PAGE 2383 OF SAID MADISON COUNTY RECORDS TO SAID SPRING FORKS FARMS INC.: SAID 3.801 ACRE (165.579 SOUARE FOOT) OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARING SYSTEM FOR THIS EXHIBIT IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), OHIO SOUTH ZONE) COMMENCING, AT A 5/8-INCH IRON ROD FOUND IN THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 3, RECORDED IN BOOK

327, PAGE 427 OF SAID MADISON COUNTY RECORDS TO SHANNON FARMS, INC.; SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL 3 OF SPRING FORKS FARMS INC.;

THENCE, SOUTH 29 DEGREES, 28 MINUTES, 34 SECONDS EAST, WITH THE SOUTHWEST LINE OF SAID PARCEL 3 A DISTANCE OF 145.29 FEET TO THE POINT OF

THENCE, NORTH 59 DEGREES 53 MINUTES 07 SECONDS EAST, DEPARTING SAID SOUTHWEST LINE OF PARCEL 3 OF SHANNON FARMS, INC., A DISTANCE OF 236.52 FEET TO AN ANGLE POINT;

THENCE, NORTH 59 DEGREES 53 MINUTES 58 SECONDS EAST, A DISTANCE OF 83.38 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 29 DEGREES 19 MINUTES 47 SECONDS EAST, A DISTANCE OF 520.85 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 60 DEGREES 39 MINUTES 37 SECONDS WEST, A DISTANCE OF 318.55 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF SAID PARCEL 3;

THENCE, NORTH 29 DEGREES 28 MINUTES 34 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID PARCEL 3, A DISTANCE OF 516.55 FEET TO THE POINT OF **BEGINNING**; CONTAINING, 3.801 ACRES OR 165,579 SQUARE FEET, MORE OR LESS

DESCRIPTION, OF A 0.352 ACRE (15.317 SOUARE FOOT) TRACT OF LAND SITUATED IN THE STATE OF OHIO, MADISON COUNTY, PIKE TOWNSHIP, VMS 916 SAID TRACT BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 5, RECORDED IN BOOK 333, PAGE 2383 OF SAID MADISON COUNTY RECORDS TO SAID SPRING FORKS FARMS INC.; SAID 0.352 ACRE (15,317 SQUARE FOOT) OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; (BEARING SYSTEM FOR THIS EXHIBIT IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), OHIO SOUTH ZÓNE),

COMMENCING, AT A 5/8-INCH IRON ROD FOUND IN THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 3, RECORDED IN BOOK 327. PAGE 427 OF SAID MADISON COUNTY RECORDS TO SHANNON FARMS, INC.: SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL 3 OF SPRING FORKS FARMS INC. AND THE NORTHEAST CORNER OF SAID PARCEL 5 OF SPRING FORKS FARMS INC.

THENCE, SOUTH 29 DEGREES, 28 MINUTES, 34 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID PARCEL 5 A DISTANCE OF 145.29 FEET TO THE POINT OF

BEGINNING; THENCE, SOUTH 29 DEGREES, 28 MINUTES, 34 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID PARCEL 5, A DISTANCE OF 246.25 FEET TO A POINT FOR

THENCE, SOUTH 60 DEGREES, 39 MINUTES, 38 SECONDS WEST, DEPARTING NORTHEAST LINE OF SAID PARCEL 5, A DISTANCE OF 62.31 FEET TO A POINT FOR

THENCE, NORTH 29 DEGREES, 28 MINUTES, 34 SECONDS WEST, A DISTANCE OF 245.41 FEET TO A POINT FOR CORNER IN THE NORTHWEST LINE OF SAID

THENCE, NORTH 59 DEGREES, 53 MINUTES, 07 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID PARCEL 5, A DISTANCE OF 62.31 FEET TO THE POINT OF

CONTAINING, 0.352 ACRE OR 15,317 SQUARE FEET, MORE OR LESS.

PART OF PID: 15-00128.001

DESCRIPTION, OF A 1.682 ACRE TRACT OF LAND SITUATED IN THE STATE OF OHIO, MADISON COUNTY, PIKE TOWNSHIP, VMS 8425, 8854 AND 16176; SAID TRACT BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 3 IN BOOK 327, PAGE 427 OF THE MADISON COUNTY RECORDS TO SHANNON FARMS, INC.; SAID 1.682 ACRE (73,293 SQUARE FOOT) OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; (BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), OHIO SOUTH ZONE).

COMMENCING, AT A 5/8-INCH IRON REBAR WITH "GUIDER S7752" CAP FOUND FOR CORNER INSIDE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 2 IN BOOK 327, PAGE 427 OF MADISON COUNTY RECORDS TO SHANNON FARMS, INC.; SAID POINT ALSO BEING IN THE CENTERLINE OF A 20' ELECTRICAL RIGHT OF WAY DESCRIBED IN VOLUME 286, PAGE 320 OF SAID MADISON COUNTY RECORDS TO PIONEER RURAL ELECTRICAL COOPERATIVE; THENCE; NORTH 04 DEGREES, 29 MINUTES, 58 SECONDS EAST, DEPARTING SAID CENTERLINE OF 20' ELECTRICAL RIGHT OF WAY, A DISTANCE OF 235.43 FEET TO A POINT FOR CORNER IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 3 IN BOOK 121, PAGE 2311 OF SAID MADISON COUNTY RECORDS TO MICHAEL K. BOERGER AND PAMELA J. BOERGER AND BEING IN THE WEST LINE OF SAID PARCEL 3 OF SHANNON FARMS, INC.; SAID POINT BEING THE POINT OF BEGINNING:

THENCE, NORTH 11 DEGREES, 08 MINUTES, 22 SECONDS EAST, ALONG SAID EAST LINE OF MICHAEL K. BOERGER AND PAMELA J. BOERGER TRACT AND SAID WEST LINE OF PARCEL 3 OF SHANNON FARMS, INC. TRACT, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES, 59 MINUTES, 20 SECONDS EAST, A DISTANCE OF 283.62 FEET TO A POINT FOR CORNER; SAID POINT BEING AT THE BEGINNING OF A

SOUTH 46 DEGREES, 57 MINUTES, 38 SECONDS EAST, A DISTANCE OF 1,556.57 FEET TO A POINT FOR CORNER; SAID POINT BEING THE BEGINNING OF A

THENCE, DEPARTING SAID EAST LINE OF THE MICHAEL K. BOERGER AND PAMELA J. BOERGER TRACT AND SAID WEST LINE OF PARCEL 3 OF SHANNON FARMS, INC., INTO AND ACROSS SAID PARCEL 3 OF SHANNON FARMS, INC. THE FOLLOWING EIGHT (8) CALLS:

- NON-TANGENT CURVE TO THE RIGHT;
- ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 278.66 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 64 DEGREES 43 MINUTES, 34 SECONDS EAST, 184.72 FEET, AN ARC LENGTH OF 188.28 FEET TO A POINT FOR CORNER;
- TANGENT CURVE TO THE RIGHT;
- ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADUIS OF 326.48 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES, 01 MINUTES, 44 SECONDS EAST, 71.21, AN ARC LENGTH OF 71.35 FEET TO A POINT FOR CORNER;
- SOUTH 36 DEGREES, 43 MINUTES, 33 SECONDS EAST, A DISTANCE OF 80.78 FEET TO A POINT FOR CORNER;

SOUTH 30 DEGREES, 09 MINUTES, 42 SECONDS EAST, A DISTANCE OF 1,378.13 FEET TO A POINT FOR CORNER;

- SOUTH 59 DEGREES, 49 MINUTES, 33 SECONDS EAST, A DISTANCE OF 47.32 FEET TO A POINT FOR CORNER;
- SOUTH 68 DEGREES, 01 MINUTES, 51 SECONDS EAST, AT A DISTANCE OF 76.39 FEET TO A POINT FOR CORNER; SAID POINT BEING IN THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 5, RECORDED IN BOOK 333, PAGE 2383 OF SAID MADISON COUNTY RECORDS TO SPRING FORKS FARMS INC. AND BEING IN THE SOUTHEAST LINE OF SAID SHANNON FARMS, INC;

THENCE, SOUTH 59 DEGREES, 54 MINUTES, 10 SECONDS WEST, ALONG SAID NORTHWEST LINE OF SAID SPRING FORKS FARMS INC. AND SAID SOUTHEAST LINE OF SHANNON FARMS, INC., A DISTANCE OF 25.36 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE SAID NORTHWEST LINE OF SAID SPRING FORKS FARMS INC. AND SAID SOUTHEAST LINE OF SHANNON FARMS, INC., INTO AND ACROSS SAID SHANNON FARMS, INC. THE FOLLOWING (8) EIGHT CALLS:

- NORTH 68 DEGREES, 01 MINUTES, 51 SECONDS WEST, A DISTANCE OF 61.00 FEET TO A POINT FOR CORNER;
- NORTH 57 DEGREES, 48 MINUTES, 18 SECONDS WEST, A DISTANCE OF 53.72 FEET TO A POINT FOR CORNER;
- NORTH 37 DEGREES. 53 MINUTES, 19 SECONDS WEST, A DISTANCE OF 87.77 FEET TO A POINT FOR CORNER: NORTH 30 DEGREES, 09 MINUTES, 42 SECONDS WEST, A DISTANCE OF 1,376.93 FEET TO A POINT FOR CORNER; SAID POINT BEING THE BEGINNING OF A
- ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 306.48, A CHORD BEARING AND DISTANCE OF NORTH 36 DEGREES, 58 MINUTES, 47 SECONDS WEST, 66.11 FEET, AN ARC LENGTH OF 66.24 FEET;
- NORTH 46 DEGREES, 57 MINUTES, 38 SECONDS WEST, A DISTANCE OF 1,556.20 FEET TO A POINT FOR CORNER; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 258.66 FEET, A CHORD BEARING AND DISTANCE OF NORTH 64 DEGREES, 47 MINUTES, 33 SECONDS WEST, 172.54 FEET, AN ARC LENGTH OF 175.91 FEET;
- NORTH 78 DEGREES, 59 MINUTES, 20 SECONDS WEST, A DISTANCE OF 284.48 FEET TO THE POINT OF BEGINNING;

CONTAINING: 1.682 ACRES OR 73,293 SQUARE FEET OF LAND MORE OR LESS.

NON-TANGENT CURVE TO THE LEFT;

ACCESS ROAD EASEMENT B PART OF PID: 15-00145.001 & 15-00144.001

DESCRIPTION, OF A 0.742 ACRE TRACT OF LAND SITUATED IN THE STATE OF OHIO, MADISON COUNTY, PIKE TOWNSHIP, VMS 8425, 8854 AND 16176; SAID TRACT BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 5 IN BOOK 333, PAGE 2383 OF THE MADISON COUNTY RECORDS TO SPRING FORKS FARMS. INC.: SAID TRACT ALSO BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 3 IN BOOK 333. PAGE 2391 OF SAID MADISON COUNTY RECORDS TO SPRING FORK FARMS INC.; SAID 0.742 ACRE (32,336 SQUARE FOOT) OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING. AT A 5/8-INCH REBAR WITH ILLEGIBLE CAP FOUND AT THE NORTHWEST CORNER OF SAID PARCEL 5 AND BEING IN THE SOUTHEAST LINE OF

THENCE, NORTH 59 DEGREES, 54 MINUTES, 10 SECONDS EAST, CONTINUING ALONG SAID SOUTHEAST LINE OF SHANNON FARMS, INC. TRACT AND THE NORTHWEST LINE OF SAID PARCEL 5 OF SPRING FORKS FARMS, INC., A DISTANCE OF 109.06 FEET TO A POINT FOR CORNER; SAID POINT BEING THE POINT OF

NORTHWEST LINE OF SAID PARCEL 5 OF SPRING FORKS FARMS, INC., A DISTANCE OF 25.36 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING SAID SOUTHEAST LINE OF SHANNON FARMS, INC. TRACT AND SAID NORTHWEST LINE OF SAID PARCEL 5 OF SPRING FORKS FARMS,

INC., INTO AND ACROSS SAID PARCEL 5 OF SPRING FORKS FARMS, INC., THE FOLLOWING THREE (3) CALLS:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,192.24 FEET, A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES, 18 MINUTES, 58 SECONDS EAST, 971.06 FEET, AN ARC LENGTH OF 1,000.13 FEET;

NORTH 60 DEGREES, 50 MINUTES, 20 SECONDS EAST, AT A DISTANCE OF 269.89 FEET PASSING THE NORTHEAST LINE OF SAID PARCEL 5 OF SPRING FORKS FARMS INC. AND THE SOUTHWEST LINE OF SAID PARCEL 3 OF SAID SPRING FORKS FARMS INC., CONTINUING IN ALL A TOTAL DISTANCE OF 286.07 FEET TO A POINT FOR CORNER;

THENCE, INTO AND ACROSS SAID PARCEL 3 OF SPRING FORKS FARMS INC. THE FOLLOWING EIGHT (8) CALLS:

NORTH 60 DEGREES, 50 MINUTES, 20 SECONDS EAST, A DISTANCE OF 128.01 FEET TO A POINT FOR CORNER;

NORTH 29 DEGREES, 20 MINUTES, 06 SECONDS WEST, A DISTANCE OF 69.21 FEET TO A POINT FOR CORNER;

SOUTH 27 DEGREES, 45 MINUTES, 03 SECONDS EAST, A DISTANCE OF 89.31 FEET TO A POINT FOR CORNER;

THENCE, INTO AND ACROSS SAID PARCEL 5 OF SPRING FORKS FARMS INC. THE FOLLOWING TWO (2) CALLS:

19 MINUTES, 01 SECONDS WEST, 987.84 FEET, AN ARC LENGTH OF 1,017.44 FEET;

NORTH 68 DEGREES, 01 MINUTES, 51 SECONDS WEST, A DISTANCE OF 29.45 FEET TO THE **POINT OF BEGINNING**;

CONTAINING, 0.742 ACRES OR 32,336 SQUARE FEET OF LAND, MORE OR LESS.

(BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), OHIO SOUTH ZONE).

THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 3, RECORDED IN BOOK 327, PAGE 427 OF SAID MADISON COUNTY RECORDS TO SHANNON FARMS,

THENCE. NORTH 59 DEGREES, 54 MINUTES, 10 SECONDS EAST, CONTINUING ALONG SAID SOUTHEAST LINE OF SHANNON FARMS, INC. TRACT AND THE

SOUTH 68 DEGREES, 01 MINUTES, 51 SECONDS EAST, A DISTANCE OF 13.58 FEET TO A POINT FOR CORNER; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

NORTH 28 DEGREES, 31 MINUTES, 12 SECONDS WEST, A DISTANCE OF 68.67 FEET TO A POINT FOR CORNER; NORTH 60 DEGREES, 37 MINUTES, 39 SECONDS EAST, A DISTANCE OF 19.96 FEET TO A POINT FOR CORNER;

SOUTH 28 DEGREES, 31 MINUTES, 12 SECONDS EAST, A DISTANCE OF 68.75 FEET TO A POINT FOR CORNER;

NORTH 60 DEGREES, 37 MINUTES, 39 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 60 DEGREES, 50 MINUTES, 20 SECONDS WEST, AT A DISTANCE OF 181.63 FEET PASSING SAID NORTHEAST LINE OF SAID PARCEL 5 OF SPRING FORKS FARMS INC. ÁND THE SOUTHWEST LINE OF PÁRCEL 3 OF SAID SPRING FORKS FARMS INC., CONTINUING IN ALL A TOTAL DISTANCE OF 451.88 FEET TO A POINT FOR CORNER; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT.

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,212.24 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES,









09/20/2023 PROJECT NO. 43680.009

N/A

SHEET NUMBER

42"x30" FULL SIZ