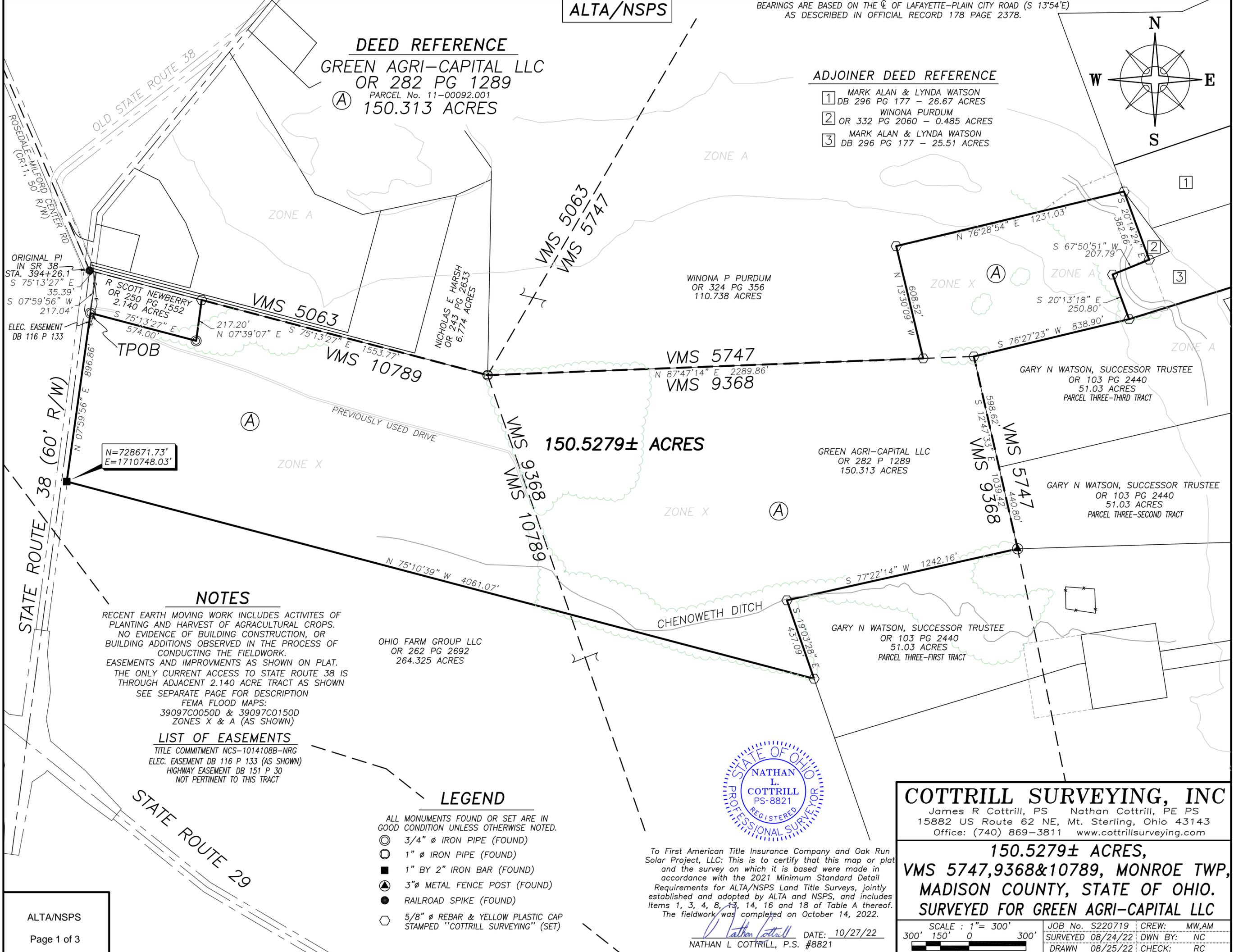


DEED REFERENCE
GREEN AGRI-CAPITAL LLC
OR 282 PG 1289
PARCEL No. 11-00092.001
150.313 ACRES

ADJOINER DEED REFERENCE

- 1 MARK ALAN & LYNDA WATSON
DB 296 PG 177 - 26.67 ACRES
- 2 WINONA PURDUM
OR 332 PG 2060 - 0.485 ACRES
- 3 MARK ALAN & LYNDA WATSON
DB 296 PG 177 - 25.51 ACRES



NOTES

RECENT EARTH MOVING WORK INCLUDES ACTIVITIES OF PLANTING AND HARVEST OF AGRICULTURAL CROPS. NO EVIDENCE OF BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. EASEMENTS AND IMPROVEMENTS AS SHOWN ON PLAT. THE ONLY CURRENT ACCESS TO STATE ROUTE 38 IS THROUGH ADJACENT 2.140 ACRE TRACT AS SHOWN SEE SEPARATE PAGE FOR DESCRIPTION

FEMA FLOOD MAPS:
39097C0050D & 39097C0150D
ZONES X & A (AS SHOWN)

LIST OF EASEMENTS
TITLE COMMITMENT NCS-1014108B-NRG
ELEC. EASEMENT DB 116 P 133 (AS SHOWN)
HIGHWAY EASEMENT DB 151 P 30
NOT PERTINENT TO THIS TRACT

- LEGEND**
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - ⊙ 3/4" ϕ IRON PIPE (FOUND)
 - 1" ϕ IRON PIPE (FOUND)
 - 1" BY 2" IRON BAR (FOUND)
 - ▲ 3" ϕ METAL FENCE POST (FOUND)
 - RAILROAD SPIKE (FOUND)
 - ⬡ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



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

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

150.5279± ACRES,
VMS 5747,9368&10789, MONROE TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR GREEN AGRI-CAPITAL LLC

SCALE : 1" = 300'
300' 150' 0 300'

JOB No. S220719 CREW: MW,AM
SURVEYED 08/24/22 DWN BY: NC
DRAWN 08/25/22 CHECK: RC

COTTRILL SURVEYING, INC

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

150.5279 Acre Tract

Surveyed for Green Agri-Capital LLC

The following described 150.5279 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 5747, VMS 9368, and VMS 10789, being all of a 150.313 acre tract (Parcel 11-00092.001) conveyed to Green Agri-Capital LLC by Official Record 282 page 1289, and being more particularly described as follows:

Commencing at a railroad spike found in the centerline of State Route 38 (60 feet right-of-way) at Station 394+26.1, being an angle point in the original centerline of State Route 38 and at the intersection with the line between VMS 10789 and VMS 5063, and now being with the extension of the centerline of Rosedale-Milford Center Road (County Road 11, 50 feet right-of-way);

Thence, with the line between VMS 5063 and VMS 10789, South 75° 13' 27" East a distance of 35.39 feet to the Northwest corner of a 2.140 acre tract conveyed to R Scott Newberry by Official Record 250 page 1552;

Thence, with the West line of said 2.140 acre tract, South 07° 59' 56" West a distance of 217.04 feet to a 3/4 inch diameter iron pipe found at the Southwest corner of said 2.140 acre tract and a corner to said 150.313 acre tract and being the **True Point of Beginning**;

Thence, around said 2.140 acre tract with the following two courses:

- 1) **South 75° 13' 27" East** a distance of **574.00 feet** to a 3/4 inch diameter iron pipe found;
- 2) **North 07° 39' 07" East** a distance of **217.20 feet** to an iron pin and cap set in the South line of a 6.774 acre tract conveyed to Nicholas E Harsh by Official Record 243 page 2633 and in the line between VMS 5063 and VMS 10789;

Thence, with the South line of said 6.774 acre tract and with said VMS line, **South 75° 13' 27" East** a distance of **1553.77 feet** to a 1 inch diameter iron pipe found at the Southwest corner of a 110.738 acre tract conveyed to Winona P Purdum by Official Record 324 page 356 and a corner to VMS 5063, VMS 5747, VMS 9368 and VMS 10789;

Thence, with said 110.738 acre tract with the following three courses:

- 1) with the line between VMS 5747 and VMS 9368, **North 87° 47' 14" East** a distance of **2289.86 feet** to an iron pin and cap set;
- 2) leaving said VMS line, **North 13° 30' 09" West** a distance of **608.52 feet** to an iron pin and cap set;
- 3) **North 76° 28' 54" East** a distance of **1231.03 feet** to an iron pin and cap set at a corner to a 26.67 acre tract conveyed to Mark Alan and Lynda Watson by Deed Book 296 page 177 and the North corner of a 0.485 acre tract conveyed to Winona P Purdum by Official Record 332 page 2060;

Thence, with the West line of said 0.485 acre tract, **South 20° 14' 24" East** a distance of **382.66 feet** to an iron pin and cap set in a line of a 25.51 acre tract conveyed to Mark Alan and Lynda Watson by Deed Book 296 page 177;

Thence, around said 25.51 acre tract with the following two courses:

- 1) **South 67° 50' 51" West** a distance of **207.79 feet** to an iron pin and cap set;
- 2) **South 20° 13' 18" East** a distance of **250.80 feet** to an iron pin and cap set at a corner to a 51.03 acre tract conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440;

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

- 1) **South 76° 27' 23" West** a distance of **838.90 feet** to an iron pin and cap set at a corner to VMS 5747 and VMS 9368;
- 2) with said VMS line, **South 12° 47' 33" East**, passing the Northwest corner of a 51.03 acre tract conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440 at 598.62 feet, a total distance of **1039.42 feet** to a 3 inch diameter metal fence post found

at a corner to a 51.03 acre tract conveyed to Gary N Watson, Successor Trustee by Official Record 103 page 2440;

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

- 1) **South 77° 22' 14" West** a distance of **1242.16 feet** to an iron pin and cap set;
- 2) **South 19° 03' 28" East** a distance of **437.09 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;

Thence, with the North line of said 264.325 acre tract, **North 75° 10' 39" West** a distance of **4061.07 feet** to a 1 inch x 2 inch iron bar found at the Southwest corner of said 150.313 acre tract;

Thence, with the West line of said 150.313 acre tract, **North 07° 59' 56" East** a distance of **896.86 feet** returning to the **True Point of Beginning**, containing **150.5279 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 August 18-24, 2022 by Nathan L. Cottrill, PS registration #8821.



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

Nathan L. Cottrill, PS #8821
(Job #S220719-150.5279)