

Major Ohio LAND AUCTION

CLARK COUNTY, OHIO
(NEW CARLISLE, OHIO)

1,013[±] ACRES

IN 28 TRACTS

ADJACENT TO THE EASTSIDE
OF NEW CARLISLE, OH

- CERTIFIED ORGANIC CROPLAND
- GREAT LOCATION & ABUNDANT ROAD FRONTAGE
- 2024 CROP RIGHTS TO BUYER
- TRANSITIONAL VALUE, 20[±] ACRES IN THE CITY LIMITS
- SEVERAL BUILDING SITES
- TRACT SIZES FOR

• HIGHLY IMPROVED TRACTS

INFORMATION BOOKLET

EQUIPMENT
AUCTION
THURSDAY,
MARCH 28TH
10:30 AM



Wednesday, March 27th at 11am
Auction Site: CLARK COUNTY FAIRGROUNDS (Springfield, OH)

800-451-2709 • SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNER: Evans Family Ranch, LLC

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

Andrew M. Walther, SAL.2012001611

Travis B. Kelley, SAL.2008003813

Schrader Real Estate and Auction Company, Inc., REC.0000314452 (Jeffersonville,OH)

Schrader Real Estate and Auction Company, Inc., 63198513759



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 28 individual tracts, any combination of tracts, or as a total 1,013± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

DEED: Seller(s) shall provide a Warranty Deed(s)

CLOSING: The balance of the real estate purchase price is due at closing, which will take place

on or before May 1st, 2024.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES / ASSESSMENTS: Taxes will be pro-rated to the date of closing. The property is currently enrolled in the CAUV program.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for title transfer.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record. (Contact Agent for information Book).

PERSONAL PROPERTY: The hoop greenhouses located on the property are not included in the real estate transaction. They will be offered at the equipment auction to be held on Thursday, March 28th, 10:30 AM.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclu-

sive agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

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**For Information Call Auction Managers:
Andy Walther, 765-969-0401 • Travis Kelley, 740-572-1525**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, MARCH 27, 2024

1013± ACRES – CLARK COUNTY, OHIO

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Wednesday, March 20, 2024.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
1013± Acres • Clark County, Ohio
Wednesday, March 27, 2024

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder’s Package for the auction being held on Wednesday, Marh 27, 2024 at 11:00 AM (EST).
3. I have read the information contained in the Real Estate Bidder’s Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer’s premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier’s check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, March 20, 2024**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & AERIAL TRACT MAP

LOCATION MAP



Inspection Times:
Wed., March 6th • 10 AM - 12 PM
Wed., March 13th • 10 AM - 12 PM
Wed., March 20th • 10 AM - 12 PM
Meet an Agent at Tract 6 or Tract 22

PROPERTY LOCATION: The farm is located just east of New Carlisle, OH. From the stoplight and junction of OH SR 235 and OH 571 (Milton Carlisle Rd), turn east and travel ¼ mile to the farm starting on your right. The farm has frontage on Milton Carlisle Rd, OH SR 571, Funderburg Rd, Musselman Rd, New Carlisle Pike, and Quick Rd. Watch for signs. **Use GPS Address: 10490 Milton Carlisle Rd, New Carlisle, OH 45344 (Tract 6).**

AUCTION SITE: Clark County Fairgrounds (Mercantile Building), 4401 S. Charleston Pike, Springfield, OH 45505.

AERIAL MAP



TRACT DESCRIPTIONS

(Section 27 Bethel Township)

TRACT 1: 52.5± ACRES with 43± FSA cropland acres with the balance in woods located along the east end of the tract. Features a mix of Eldean soils. The tract has (2) points of frontage along Quick Rd and a 1200gpm irrigation well. Close proximity to US 40.

(Sections 16 & 22 Bethel Township)

TRACT 2: 149.5± ACRES with 140± FSA cropland acres. Features a quality mix of Kokomo and Miamian soils. The tract has 600± ft. of frontage on Milton Carlisle Rd and a good established entry. The north-east part of this tract features great views overlooking the auction property. The land quickly flattens out to some of the farms most level and productive soils.

TRACT 3: 67± ACRES mostly cropland with frontage along Milton Carlisle Rd. A new line fence separates Tract 2 & 3. There is a small pond which is fenced off in the southeast of the tract. Consider combining with Tract 2 and 4 for a large contiguous field. *If purchased separately from Tract 2, an ingress and egress easement will be created to cross the open ditch using the current lane at 10254 Milton Carlisle Rd.*

TRACT 4: 81± ACRES with approximately 70± FSA cropland acres and 7.5± acres of woods. There is an open ditch running through this tract and a fenced pond along the south border. This tract includes a 50' owned lane off OH SR 571 and (2) established entries with frontage on Milton Carlisle Rd. Newer perimeter fence on most of this tract. **NOTE: A well servicing the neighboring property is located on this tract. An easement for access and maintenance will be created prior to closing.**

(Sections 22, 23 & 28 Bethel Township)

TRACT 5: 49.5± ACRES nearly all tillable. The tract features level topography and has nice frontage along Milton Carlisle Rd. Add this to your conventional operation or examine the great income potential that organic farming has to offer. Features a good mix of Crosby, Miamian & Eldean soils. This tract, along with several others in the offering, has buried irrigation pipe with riser ports that could add considerable value.

TRACT 6: 43.5± ACRES with 40± cropland acres. The tract includes a picturesque turn-of-the-century white barn and smaller corn crib building. Level land that combines very nicely with additional tracts.

TRACT 7: 66± ACRES nearly all cropland. The rectangular shape of this tract would allow for ease of farming operation. Features a mix of Crosby, Miamian and Eldean soils. Frontage on Milton Carlisle Rd.

TRACT 8: 24± ACRES with frontage on Funderburg and Milton Carlisle Rd. Prime corner location with picturesque fencing. Consider combining with adjacent tracts or as a stand-alone plot.

TRACT 9: 27± ACRES with 2 points of frontage along Funderburg Rd. Great location for a potential estate homesite (variance needed) or to continue in hay, pasture, or crop production. **NOTE: A well servicing the neighboring property is located on this tract. An easement for access and maintenance will be created prior to closing.**

TRACT 10: 19± ACRES nearly all cropland with 125' of frontage on New Carlisle Pike. Currently in hay production.

TRACT 11: 32.5± ACRES nearly all cropland with 220' of frontage on New Carlisle Pike.

TRACT 12: 7.3± ACRES with frontage on Funderburg Rd. and Milton Carlisle Rd. Potential building site (lot size variance required). Soil suitability tests have been completed and are available for review.

TRACT 13: 4.8± ACRES with frontage on Funderburg Rd. Potential building site. Soil suitability tests have been completed.

TRACT 14: 3.8± ACRES with frontage on Funderburg Rd. Potential building site. Soil suitability tests have been completed.

TRACT 15: 3.8± ACRES with frontage on Funderburg Rd. Potential building site. Soil suitability tests have been completed.

TRACT 16: 3.8± ACRES with frontage on Funderburg Rd. Potential building site. Soil suitability tests have been completed.

(Sections 27 & 28 Bethel Township)

TRACT 17: 75± ACRES nearly all tillable with frontage on OH SR 571. This tract is adjacent to the Flying Angels Airport, lays relatively level and has a quality mix Crosby and Ockley soils.

TRACT 18: 21± ACRES nearly all cropland. Quality soils featuring Kokomo, Celina, & Miami soils. Rd frontage on Musselman Rd. and a 50' owned lane off OH SR 571.

TRACT 19: 19± ACRES of transitional land. There is a vacant 2-story, 1,792 sf home and an older barn (24'x40'). The land currently has several portable greenhouse structures that will be offered separately from the real estate. Level land that could be brought back into row crop production or many potential uses. *Physical address: 11050 Musselman Rd.*

TRACT 20: 31± ACRES of transitional land. There is a vacant 2-story, 1,776 sf home and an older barn (40'x56') and detached garage (18'x32'). *Physical address: 11168 Musselman Rd. New Carlisle, OH. Consider combining with adjacent Tracts.*

TRACT 21: 136± ACRES with extensive improvements. Owned frontage on Musselman Rd. and an ingress and egress easement to be created adjacent to 11111 Milton Carlisle Rd (across current lane). The majority of the tract is zoned B2S and is currently approved for a wedding venue and auto repair shop.

Improvements consists of:

- 60' x 100' x 20' high Steel framed building, closed on 3 sides
- Vintage Bank barn with pinned beam construction. Lots of upgrades with several lean-to additions. This barn is being remodeled to accommodate a wedding venue.
- 160'x50' Block building with concrete floor
- 50'x50' Shop with 14' overhead doors connected to a 125'x40' single story building with offices, work area, bathrooms and a break area
- Multiple other buildings, lots of storage and concrete pads
- Semi loading dock with 115'x115' concrete pad
- Well lit gravel parking and work areas
- High-Volume irrigation Well
- 1± acre pond for recreation or irrigation
- **NOTE: The greenhouses are NOT included with the real estate, however, can be purchased during the equipment auction on Thursday March 28th.**

The potential uses for this Tract are only limited by your imagination. Take advantage of the inspection times.

TRACT 22: 27.5± ACRES highly visible with frontage along OH SR 235 and Musselman Rd. This tract is within the New Carlisle city limits. The tract is partially zoned I-1 (Light Industrial) and currently in hay production. There are multiple income producing billboards on this tract.

TRACT 23: 20± ACRES with 270' of frontage along Milton Carlisle Rd. Great location at the edge of town.

TRACT 24: 24± ACRES with 4± acre lake / recreation area. Examine the possibilities this tract has to offer. Potential secluded building site. Although expired, this area was previously approved for a campground. Frontage on Musselman Rd.

TRACT 25: 18± ACRES with frontage on Musselman Rd. Consider as a stand-alone tract or combining additional parcels.

TRACT 26: 1.38± ACRES with 150' of frontage on Musselman Rd. Potential building site. Soil suitability tests have been completed and are available for review.

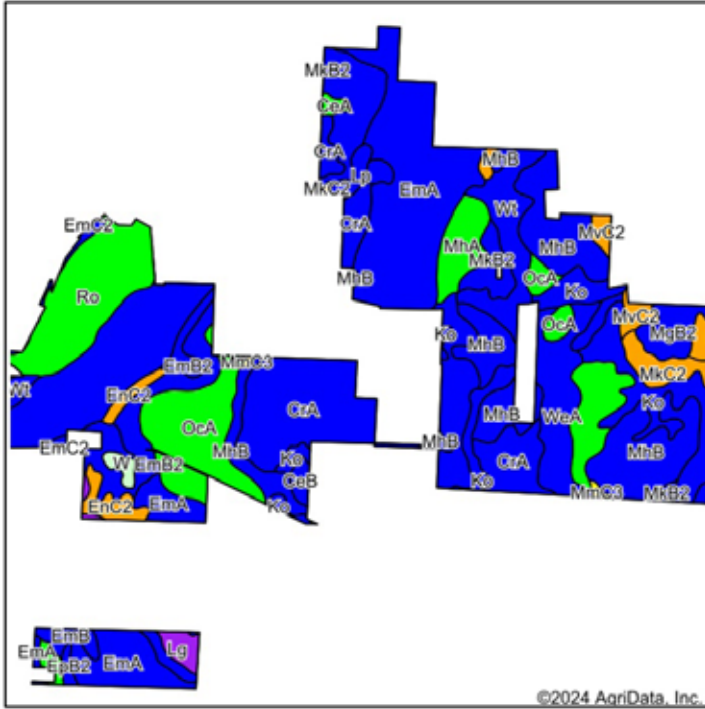
TRACT 27: 1.38± ACRES with 150' of frontage on Musselman Rd. Potential building site. Soil suitability tests have been completed.

TRACT 28: 2.76± ACRES with 300' of frontage on Musselman Rd. Potential building site. Soil suitability tests have been completed and available for review.

SOIL INFORMATION

- **Maps**
- **Soil Evaluation Tests**
- **CAUV Recoupment Chart**

SOIL MAP



State: Ohio
 County: Clark
 Location: 28-3E-9N
 Township: Bethel
 Acres: 1011.12
 Date: 3/1/2024

SCHRADER
 Real Estate and Auction Company, Inc.

Maps Provided by:
surety
 CUSTOMER ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriData.com

Area Symbol: OH023, Soil Area Version: 22

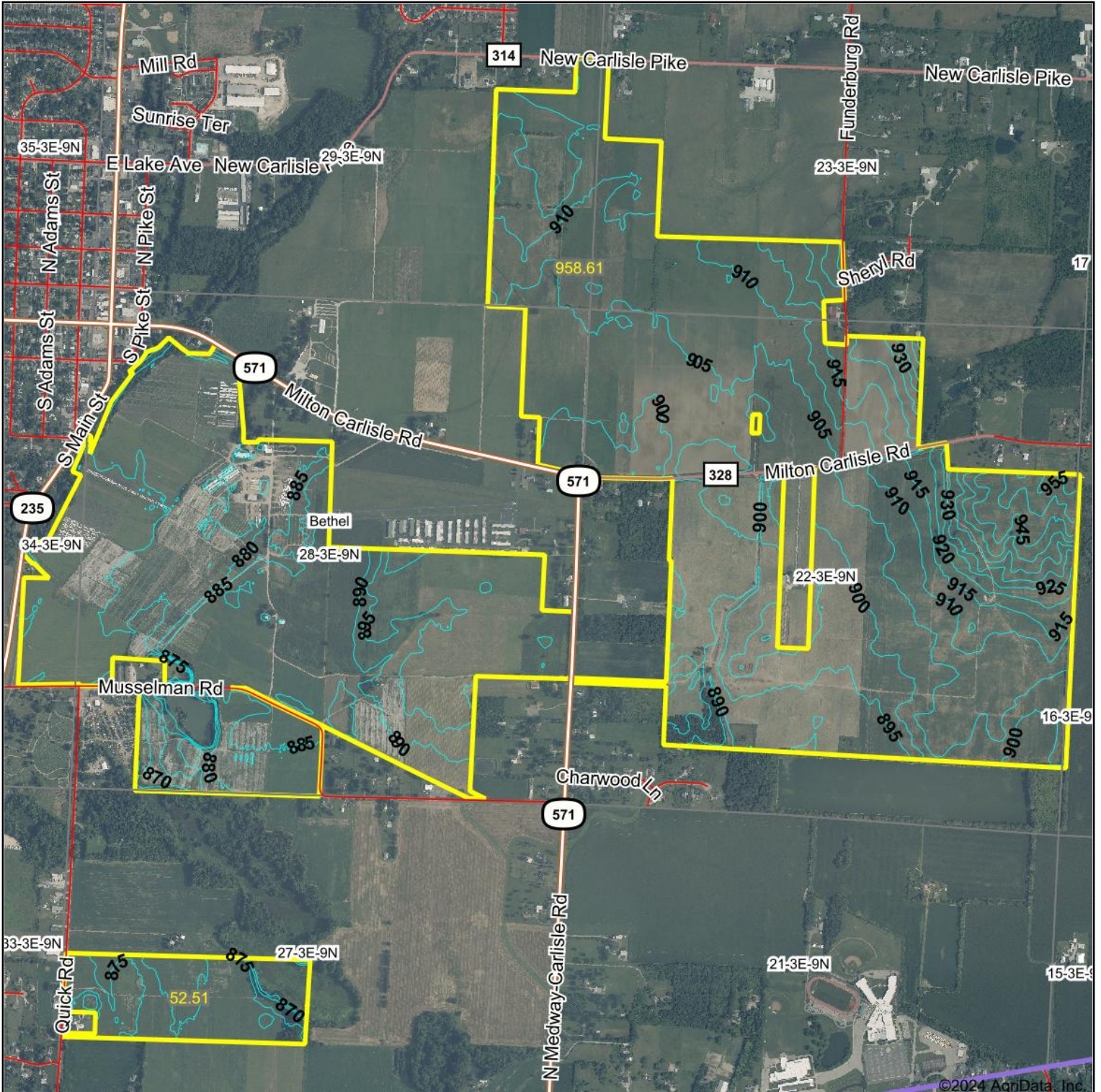
Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class	Corn Bu	Grass legume hay Tons	Oats Bu	Pasture AUM	Soybeans Bu	Tall fescue AUM	Tobacco Lbs	Wheat Bu	Winter wheat Bu	%FOTG P1
EmA	Eldon silt loam, 0 to 2 percent slopes	257.29	25.4%		Ia	112.9	4.2	7.3	38.1					49.7	71
MbB	Miamian silt loam, 2 to 6 percent slopes	160.60	15.9%		Ia	130	4.3	8.5	46					50	76
CrA	Crabapple silt loam, Southern Ohio T16 Plain, 0 to 2 percent slopes	133.60	13.2%		Ia	120	5		46	0.6				49	81
OcA	Ockley silt loam, Southern Ohio T16 Plain, 0 to 2 percent slopes	68.09	6.7%		Ia	113			37	6.4	2465			50	77
Ko	Konoson silt loam, 0 to 2 percent slopes	65.94	6.5%		Ia	167	5.6		11	48				66	87
Ro	Ross silty clay loam, rarely flooded	64.33	6.4%		I	150	5.5	80		50	8.8	2700		60	89
MhA	Miamian silt loam, 0 to 2 percent slopes	45.90	4.5%		I	125		70		45				54	79
WaA	Wapakoneta silt loam, 0 to 3 percent slopes	38.32	3.8%		Ia	115		70		40	6.6			50	74
Wt	Wheatland silty clay loam, Southern Ohio T16 Plain, 0 to 2 percent slopes	37.11	3.7%		Ia	142	5		12	46				53	83
EmB2	Eldon silt loam, 2 to 6 percent slopes, eroded	27.38	2.7%		Ia	105		70		35				46	66
MgB2	Miamian silty clay loam, limestone substratum, 2 to 6 percent slopes, eroded	16.53	1.6%		Ia	106	4	70	7.5	36				46	71
MA2	Miamian silty clay loam, 6 to 12 percent slopes, eroded	14.34	1.4%		Ile	90		65		30				40	67
MVC2	Milton silty clay loam, 6 to 12 percent slopes, eroded	14.17	1.4%		Ile	75		60		25				34	60
EmC2	Eldon-Casco complex, 6 to 12 percent slopes, eroded	13.86	1.4%		Ile	80		60		25				36	65

MbB2	Miamian silty clay loam, 2 to 6 percent slopes, eroded	13.51	1.3%		Ia	110		70						40	71
Lg	Limehood mucil, undrained	7.98	0.8%		Ve										0
EmB	Eldon silt loam, 2 to 6 percent slopes	6.82	0.6%		Ia	110.6	4.4		5.6	37.4				47.7	88
Lp	Lopocott silty clay loam, 0 to 2 percent slopes	5.48	0.5%		Ia	127		4	10	44				57	80
CaB	Delma silt loam, 2 to 6 percent slopes	4.23	0.4%		Ia	131	4.3	70	9.7	46				58	76
W	Water	3.97	0.4%												0
Rn	Ross silt loam, 0 to 2 percent slopes, occasionally flooded	2.87	0.3%		Ia	136	4.6		9.2	46				49	82
CaA	Delma silt loam, 2 to 2 percent slopes	2.83	0.3%		Ia	121	4.6		8.1	42				53	79
EpB2	Eldon-Miamian complex, 2 to 6 percent slopes, eroded	2.23	0.2%		Ia	110		70		40				48	68
Sto	Milford silty clay loam, sandy substratum	2.20	0.2%		Ile	140		75		50				58	87
MmC3	Miamian clay loam, shallow to dense sil substratum, 6 to 12 percent slopes, severely eroded	1.78	0.2%		Ile	96.2		1	7	37.4				41	61
On	Genesee silt loam, sil substratum, 0 to 2 percent slopes, occasionally flooded	0.11	0.0%		Ia	119	3	71	4	42	6	3900	41	45	71
Weighted Average						121.3	3.6	18.1	4.7	41.5	2.1	328.4	51.8	75.4	

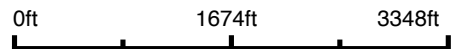
*efotg P1: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

** Non Ir Class weighted average cannot be calculated on the current soils data due to missing data.

TOPO CONTOURS MAP



Source: USGS 3 meter dem
 Interval(ft): 5.0
 Min: 861.0
 Max: 960.1
 Range: 99.1
 Average: 897.0
 Standard Deviation: 16.27 ft



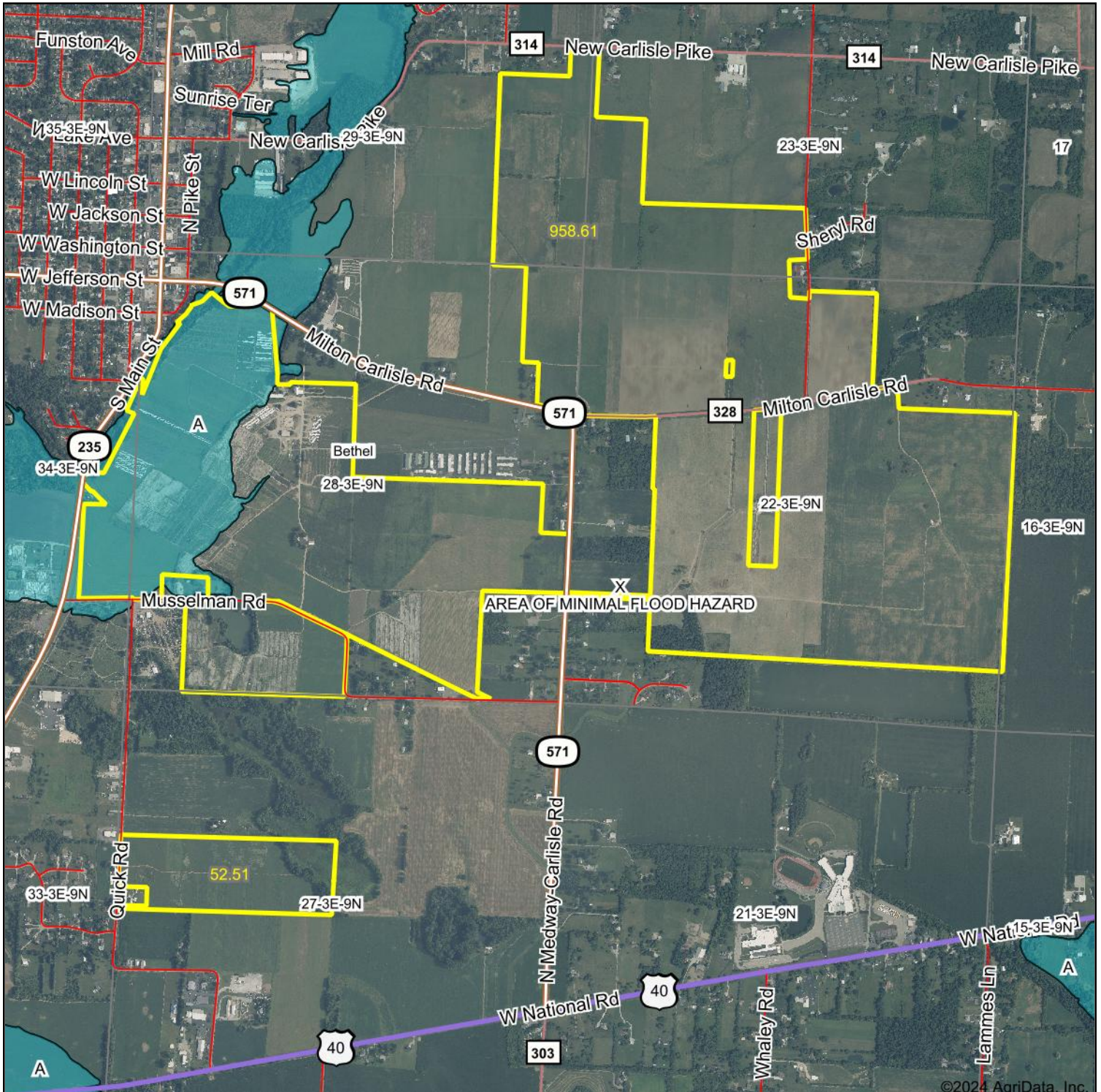
3/1/2024

28-3E-9N
 Clark County
 Ohio

Boundary Center: 39° 55' 44.4, -84° 0' 31.14

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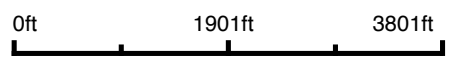
FLOOD ZONE MAP



©2024 AgriData, Inc.



Boundary Center: 39° 55' 44.4, -84° 0' 31.14



28-3E-9N
Clark County
Ohio



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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3/1/2024

Flood related information provided by FEMA

SOIL EVALUATION TESTS

Soil Evaluation Tests

Tests have been completed for the following Tracts.

FUNDERBERG ROAD

- AUCTION TRACT 12
- AUCTION TRACT 13
- AUCTION TRACT 14
- AUCTION TRACT 15
- AUCTION TRACT 16

MUSSELMAN ROAD

- AUCTION TRACT 26
- AUCTION TRACT 27
- AUCTION TRACT 28

**Contact Agent for Copies of Specific Tracts
Andy Walther, 765-969-0401 • Travis Kelley, 740-572-1525**

SOIL EVALUATION TESTS - TRACT 12



Deaton Soil Services, LLC
1427 Concord Fairhaven Rd.
Eaton, OH 45320
Cell: (937) 533-9991

Tuesday, February 13, 2024

Evans Family Ranch
Chad Watkins
10201 New Carlisle Pike
New Carlisle, Ohio 45344

Dear Mr. Watkins,

Enclosed you will find the requested soil evaluation for proposed lot 5 for the property on Funderburg Road in Clark County Ohio. The soil evaluation was the result from the need for a potential new sewage treatment system for a potential new home and possible lot split.

Two detailed soil descriptions, along with a series of approximately 30 soil borings, were conducted at the proposed location. The sample locations have each been marked with pink glow metal flags and were labeled accordingly to their soil site numbers. The boundary of the proposed location has been marked using pink glow metal flags.

In the packet, you will find 2 technical soil descriptions, a site map marking the locations of the sample sites, and an abbreviations sheet. Copies of this letter, soil descriptions, and site map should be submitted to the Clark County Health Department. The Health Department will make the determination as to whether the soil and site area is suitable for onsite sewage treatment.

The soils described in the proposed treatment area contains dense glacial till that ranges from 20 to 36 inches from the surface with a representative depth of 26 inches. As a result of the dense glacial till, the soils of this area contain a perched seasonal high water table at a depth that ranges from 20 to 36 inches from the surface with a representative depth of 26 inches to the 5 percent 2 chroma iron depletions.

Please protect the proposed location from any disturbances by clearly marking the area. Disturbances to the area could result in compaction of the soils and subsequent failure to the sewage treatment system.

If you have any questions, concerns, or need clarification, please feel free to contact me.

Sincerely,




A handwritten signature in black ink, appearing to read "Matthew H. Deaton".

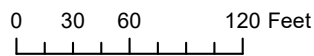
Matthew H. Deaton - Certified Professional Soil Scientist

SOIL EVALUATION TESTS - TRACT 12

Evans Family Ranch - Soil Evaluation Proposed Lot 5 - Funderburg Rd. New Carlisle, Ohio



-  Proposed treatment area
-  Pedon Descriptions
-  Property boundary - from GIS



Prepared by:
Matthew Deaton 2/12/2024



SOIL EVALUATION TESTS - TRACT 12

Landforms		
Glacial	Lacustrine & Rel.	Residuum
Till Plain	Lake Plain	Ridge
End Moraine	Beach Ridge	Peak
Outwash Plain	Dune	Knoll
Outwash Terrace	Fluvial	Crest
Beach Ridge	Flood Plain	Hillslope
Kame	Terrace	Interfluve
Esker	Alluvial Fan	

Profile Position
Summit
Shoulder
Backslope
Footslope
Toeslope
Flat
Talf

Shape of Slope
Convex
Concave
Linear
Complex

Horizon Nomenclature	
Master Horizons	
O	Predominately organic matter (litter & humus)
A	Mineral, organic matter (humus) accumulation, loss of Fe, Al, clay
E	Mineral, loss of Si, Fe, Al, clay, organic matter
B	Subsurface accumulation of clay, Fe, Al, Si, humus; sesquioxides; loss of CaCO ₃ ; subsurface soil structure
C	Little or no pedogenic alteration, unconsolidated earthy material, soft bedrock
L	Limnic Soil Material
R	Hard bedrock
Common Horizon Suffixes	
a	Highly decomposed organic matter
b	Buried genetic horizon
d	Densic layer (physically root restrictive)
e	Moderately decomposed organic matter
g	Strong gley
i	Slightly decomposed organic matter
p	Plow layer or artificial disturbance
r	Weathered or soft bedrock
t	Illuvial accumulation of silicate clay
w	Weak color or structure within B
x	Fragipan characteristics
Horizon Modifiers	
Numeric Prefix: Lithologic Discontinuity	
Numeric Suffix: Subdivision of a master horizon	

Redox Locations	
mat	In the matrix
mad	In matrix around depletions
mac	In matrix around concentrations
tot	Throughout
bpf	Between ped faces
apf	On ped faces
spo	On surfaces along pores
rpo	On surfaces along root channels

Soil Texture			
Texture Class Abbreviations	Textural Class Modifiers		
Coarse Sand	cos	Gravelly	gr
Sand	s	Fine Gravelly	fgr
Fine Sand	fs	Medium Gravelly	mgr
Very Fine Sand	vfs	Coarse Gravelly	cgr
Loamy Coarse Sand	lcos	Very Gravelly	vgr
Loamy Sand	ls	Extremely Gravelly	xgr
Loamy Fine Sand	lfs	Cobbly	cb
Loamy Very Fine Sand	lvfs	Very Cobbly	vcb
Coarse Sandy Loam	cosl	Extremely Cobbly	xcb
Sandy Loam	sl	Stony	st
Fine Sandy Loam	fsl	Very Stony	vst
Very Fine Sandy Loam	vfsl	Extremely Stony	xst
Loam	l	Bouldery	by
Silt Loam	sil	Very Bouldery	vby
Silt	si	Extremely Bouldery	xby
Sandy Clay Loam	scl	Channery	cn
Clay Loam	cl	Very Channery	vcn
Silty Clay Loam	sicl	Extremely Channery	xcn
Sandy Clay	sc	Flaggy	fl
Silty Clay	sic	Very Flaggy	vgl
Clay	c	Extremely Flaggy	xfl

*Estimate approximate clay percentage within 5 percent

Soil Structure					
Grade		Size		Type (shape)	
Structureless	0	Very Fine	vf	Granular	gr
Weak	1	Fine	f	Angular Blocky	abk
Moderate	2	Medium	m	Subangular Blocky	sbk
Strong	3	Coarse	co	Platy	pl
		Very Coarse	vc	Prismatic	pr
		Extr. Coarse	ec	Wedge	weg
		Very Thin*	vn	Columnar	col
		Thin*	tn	Single Grain	sgr
		Thick*	tk	Massive	ma
		Very Thick*	vk	Cloddy	cdy

* The sizes Very Thin, Thin, Thick, and Very Thick, are used when describing platy structure only. Substitute thin for fine, and thick for coarse when describing platy structure.

Moist Consistence	
Loose	l
Very Friable	vfr
Friable	fr
Firm	fi
Very Firm	vfi
Extremely Firm	efi

Effervescence	
ne	Noneffervescent
vs	Very Slightly Eff.
sl	Slightly Eff.
st	Strongly Eff.
ve	Violently Eff.

For a more detailed explanation on describing and sampling soils, please refer to the "Field Book for Describing and Sampling Soils". Schoeneberger, P.J., Wysocki, D.A., Benham, E.C., and Broderson, W.D. (editors) 2002. Field book for describing and sampling soils, version 2.0. Natural Resources Conservation Service, USDA, National Soil Survey Center, Lincoln, NE.

SOIL EVALUATION TESTS - TRACT 12

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Clark
 Township / Sec.: _____
 Property Address/Location: Funderburg Rd.
New Carlisle, Ohio 45344
 Applicant Name: Evans Family Ranch
 Address: 10201 New Carlisle Pike
New Carlisle, Ohio 45344
 Phone #: 937-216-1821
 Lot #: 5
 Test Hole #: I
 Latitude/Longitude: 83° 59' 44.72"W 39° 55' 55.09"N
 Method: Pit Auger Probe

Land Use / Vegetation: Idle/Cropland
 Landform: Till Plain
 Position on Landform: Backslope
 Percent Slope: 0 to 3
 Shape of Slope: Linear Linear
 Date: Wednesday, February 7, 2024
 Evaluator: Matthew Deaton - CPSS
Deaton Soil Services, LLC
1427 Concord Fairhaven Rd
Eaton, Ohio 45320



Certification Stamp or Certification #: 330813

Signature: *Matthew Deaton*

Phone#: (937)-533-9991

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
Horizon	Depth (inches)	Munsell Color (hue, value, chroma)	Redoximorphic Features		Texture			Structure			Consistence	
			Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)		
Ap	0-7	10YR 4/3	NA	NA	Silt Loam	22	2	1	M	SBK	FI	
Bt1	7-12	10YR 4/6	NA	NA	Silty Clay Loam	39	2	2	M	SBK	FI	
Bt2	12-19	10YR 4/6	NA	NA	Clay	45	2	2	M	SBK	FI	
BC	19-23	10YR 4/4	NA	NA	Clay Loam	32	5	1	M	SBK	FI	
Cd	23-48	10YR 4/4	5% 10YR 5/6 rpo	5% 10YR 5/2 rpo	Loam	24	5	0	NA	MA	VFI	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	23	Dense Glacial Till	Presence of perched seasonal water table and dense glacial till.
Apparent Water Table			
Highly Permeable Material			
Bedrock			
Restrictive Layer	23	Dense Glacial Till	

Note : The evaluation shall include a complete site plan or site drawing including all requirements in paragraphs (B)(1) through (B)(4) of OAC 3701-29-08.

SOIL EVALUATION TESTS - TRACT 12

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Clark
 Township / Sec.: _____
 Property Address/Location: Funderburg Rd.
New Carlisle, Ohio 45344
 Applicant Name: Evans Family Ranch
 Address: 10201 New Carlisle Pike
New Carlisle, Ohio 45344
 Phone #: 937-216-1821
 Lot #: 5
 Test Hole #: 2
 Latitude/Longitude: 83° 59' 45.22"W 39° 55' 55.54"N
 Method: Pit Auger Probe

Land Use / Vegetation: Idle/Cropland
 Landform: Till Plain
 Position on Landform: Backslope
 Percent Slope: 0 to 3
 Shape of Slope: Linear Linear
 Date: Wednesday, February 7, 2024
 Evaluator: Matthew Deaton - CPSS
Deaton Soil Services, LLC
1427 Concord Fairhaven Rd
Eaton, Ohio 45320



Certification Stamp or Certification #: 330813

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Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
Horizon	Depth (inches)	Munsell Color (hue, value, chroma)	Redoximorphic Features		Texture			Structure			Consistence	
			Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)		
Ap	0-7	10YR 4/3	NA	NA	Silt Loam	20	1	1	M	SBK	FR	
Bt1	7-16	10YR 4/6	NA	NA	Silty Clay Loam	36	2	2	M	SBK	FI	
Bt2	16-31	10YR 4/6	NA	NA	Clay	45	2	2	M	SBK	FI	
BC	31-34	10YR 4/4	5% 10YR 5/6 mad	5% 10YR 5/2 mac	Clay Loam	32	5	1	M	SBK	FI	
Cd	34-50	10YR 4/4	5% 10YR 5/6 rpo	5% 10YR 5/2 rpo	Loam	25	5	0	NA	MA	VFI	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table	31	Dense Glacial Till	Presence of perched seasonal water table and dense glacial till.
Apparent Water Table			
Highly Permeable Material			
Bedrock			
Restrictive Layer	34	Dense Glacial Till	

Note : The evaluation shall include a complete site plan or site drawing including all requirements in paragraphs (B)(1) through (B)(4) of OAC 3701-29-08.

SOIL EVALUATION TESTS - TRACT 16



Deaton Soil Services, LLC
1427 Concord Fairhaven Rd.
Eaton, OH 45320
Cell: (937) 533-9991

Tuesday, February 13, 2024

Evans Family Ranch
Chad Watkins
10201 New Carlisle Pike
New Carlisle, Ohio 45344

Dear Mr. Watkins,

Enclosed you will find the requested soil evaluation for proposed lot 1 for the property on Funderburg Road in Clark County Ohio. The soil evaluation was the result from the need for a potential new sewage treatment system for a potential new home and possible lot split.

Two detailed soil descriptions, along with a series of approximately 30 soil borings, were conducted at the proposed location. The sample locations have each been marked with pink glow metal flags and were labeled accordingly to their soil site numbers. The boundary of the proposed location has been marked using pink glow metal flags.

In the packet, you will find 2 technical soil descriptions, a site map marking the locations of the sample sites, and an abbreviations sheet. Copies of this letter, soil descriptions, and site map should be submitted to the Clark County Health Department. The Health Department will make the determination as to whether the soil and site area is suitable for onsite sewage treatment.

The soils described in the proposed treatment area contains dense glacial till that ranges from 18 to 28 inches from the surface with a representative depth of 20 inches. Additionally, the soils of this area contain bedrock that ranges in depth from 24 to 40 inches from the surface with a representative depth of 28 inches. As a result of the dense glacial till, the soils of this area contain a perched seasonal high water table at a depth that ranges from 18 to 26 inches from the surface with a representative depth of 22 inches to the 5 percent 2 chroma iron depletions.

Please protect the proposed location from any disturbances by clearly marking the area. Disturbances to the area could result in compaction of the soils and subsequent failure to the sewage treatment system.

If you have any questions, concerns, or need clarification, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew H. Deaton".

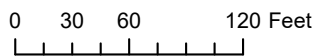
Matthew H. Deaton - Certified Professional Soil Scientist

SOIL EVALUATION TESTS - TRACT 16

Evans Family Ranch - Soil Evaluation Proposed Lot 1 - Funderburg Rd. New Carlisle, Ohio



- Proposed treatment area
- Pedon Descriptions
- Property boundary - from GIS



Prepared by:
Matthew Deaton 2/12/2024



SOIL EVALUATION TESTS - TRACT 16

Landforms		
Glacial	Lacustrine & Rel.	Residuum
Till Plain	Lake Plain	Ridge
End Moraine	Beach Ridge	Peak
Outwash Plain	Dune	Knoll
Outwash Terrace	Fluvial	Crest
Beach Ridge	Flood Plain	Hillslope
Kame	Terrace	Interfluve
Esker	Alluvial Fan	

Profile Position
Summit
Shoulder
Backslope
Footslope
Toeslope
Flat
Talf

Shape of Slope
Convex
Concave
Linear
Complex

Horizon Nomenclature	
Master Horizons	
O	Predominately organic matter (litter & humus)
A	Mineral, organic matter (humus) accumulation, loss of Fe, Al, clay
E	Mineral, loss of Si, Fe, Al, clay, organic matter
B	Subsurface accumulation of clay, Fe, Al, Si, humus; sesquioxides; loss of CaCO ₃ ; subsurface soil structure
C	Little or no pedogenic alteration, unconsolidated earthy material, soft bedrock
L	Limnic Soil Material
R	Hard bedrock
Common Horizon Suffixes	
a	Highly decomposed organic matter
b	Buried genetic horizon
d	Densic layer (physically root restrictive)
e	Moderately decomposed organic matter
g	Strong gley
i	Slightly decomposed organic matter
p	Plow layer or artificial disturbance
r	Weathered or soft bedrock
t	Illuvial accumulation of silicate clay
w	Weak color or structure within B
x	Fragipan characteristics
Horizon Modifiers	
Numeric Prefix: Lithologic Discontinuity	
Numeric Suffix: Subdivision of a master horizon	

Redox Locations	
mat	In the matrix
mad	In matrix around depletions
mac	In matrix around concentrations
tot	Throughout
bpf	Between ped faces
apf	On ped faces
spo	On surfaces along pores
rpo	On surfaces along root channels

Soil Texture			
Texture Class Abbreviations		Textural Class Modifiers	
Coarse Sand	cos	Gravelly	gr
Sand	s	Fine Gravelly	fgr
Fine Sand	fs	Medium Gravelly	mgr
Very Fine Sand	vfs	Coarse Gravelly	cgr
Loamy Coarse Sand	lcos	Very Gravelly	vgr
Loamy Sand	ls	Extremely Gravelly	xgr
Loamy Fine Sand	lfs	Cobbly	cb
Loamy Very Fine Sand	lvfs	Very Cobbly	vcb
Coarse Sandy Loam	cosl	Extremely Cobbly	xcb
Sandy Loam	sl	Stony	st
Fine Sandy Loam	fsl	Very Stony	vst
Very Fine Sandy Loam	vfsl	Extremely Stony	xst
Loam	l	Bouldery	by
Silt Loam	sil	Very Bouldery	vby
Silt	si	Extremely Bouldery	xby
Sandy Clay Loam	scl	Channery	cn
Clay Loam	cl	Very Channery	vcn
Silty Clay Loam	sicl	Extremely Channery	xcn
Sandy Clay	sc	Flaggy	fl
Silty Clay	sic	Very Flaggy	vgl
Clay	c	Extremely Flaggy	xfl

*Estimate approximate clay percentage within 5 percent

Soil Structure					
Grade		Size		Type (shape)	
Structureless	0	Very Fine	vf	Granular	gr
Weak	1	Fine	f	Angular Blocky	abk
Moderate	2	Medium	m	Subangular Blocky	sbk
Strong	3	Coarse	co	Platy	pl
		Very Coarse	vc	Prismatic	pr
		Extr. Coarse	ec	Wedge	weg
		Very Thin*	vn	Columnar	col
		Thin*	tn	Single Grain	sgr
		Thick*	tk	Massive	ma
		Very Thick*	vk	Cloddy	cdy

* The sizes Very Thin, Thin, Thick, and Very Thick, are used when describing platy structure only. Substitute thin for fine, and thick for coarse when describing platy structure.

Moist Consistence	
Loose	l
Very Friable	vfr
Friable	fr
Firm	fi
Very Firm	vfi
Extremely Firm	efi

Effervescence	
ne	Noneffervescent
vs	Very Slightly Eff.
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For a more detailed explanation on describing and sampling soils, please refer to the "Field Book for Describing and Sampling Soils". Schoeneberger, P.J., Wysocki, D.A., Benham, E.C., and Broderson, W.D. (editors) 2002. Field book for describing and sampling soils, version 2.0. Natural Resources Conservation Service, USDA, National Soil Survey Center, Lincoln, NE.

SOIL EVALUATION TESTS - TRACT 26



Deaton Soil Services, LLC
1427 Concord Fairhaven Rd.
Eaton, OH 45320
Cell: (937) 533-9991

Saturday, February 17, 2024

Evans Family Ranch
Chad Watkins
10201 New Carlisle Pike
New Carlisle, Ohio 45344

Dear Mr. Watkins,

Enclosed you will find the requested soil evaluation for proposed lot 1 for the property on Musselman Road in Clark County Ohio. The soil evaluation was the result from the need for a potential new sewage treatment system for a potential new home and possible lot split.

Two detailed soil descriptions, along with a series of approximately 30 soil borings, were conducted at the proposed location. The sample locations have each been marked with pink glow metal flags and were labeled accordingly to their soil site numbers. The boundary of the proposed location has been marked using pink glow metal flags.

In the packet, you will find 2 technical soil descriptions, a site map marking the locations of the sample sites, and an abbreviations sheet. Copies of this letter, soil descriptions, and site map should be submitted to the Clark County Health Department. The Health Department will make the determination as to whether the soil and site area is suitable for onsite sewage treatment.

The soils described in the proposed treatment area were formed in outwash materials, and contains highly permeable materials, connected to the ground water, that ranges from 34 to 44 inches from the surface with a representative depth of 38 inches.

Please protect the proposed location from any disturbances by clearly marking the area. Disturbances to the area could result in compaction of the soils and subsequent failure to the sewage treatment system.

If you have any questions, concerns, or need clarification, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew H. Deaton".

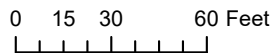
Matthew H. Deaton - Certified Professional Soil Scientist

SOIL EVALUATION TESTS - TRACT 26

Evans Family Ranch - Soil Evaluation Proposed Lot 1 - Musselman Rd. New Carlisle, Ohio



- Proposed treatment area
- Pedon Descriptions
- Property boundary - from GIS



Prepared by:
Matthew Deaton 2/15/2024



SOIL EVALUATION TESTS - TRACT 26

Landforms		
Glacial	Lacustrine & Rel.	Residuum
Till Plain	Lake Plain	Ridge
End Moraine	Beach Ridge	Peak
Outwash Plain	Dune	Knoll
Outwash Terrace	Fluvial	Crest
Beach Ridge	Flood Plain	Hillslope
Kame	Terrace	Interfluve
Esker	Alluvial Fan	

Profile Position
Summit
Shoulder
Backslope
Footslope
Toeslope
Flat
Talf

Shape of Slope
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Concave
Linear
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Horizon Nomenclature	
Master Horizons	
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Horizon Modifiers	
Numeric Prefix: Lithologic Discontinuity	
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Soil Texture	
Texture Class Abbreviations	Textural Class Modifiers
Coarse Sand	cos
Sand	s
Fine Sand	fs
Very Fine Sand	vfs
Loamy Coarse Sand	lcos
Loamy Sand	ls
Loamy Fine Sand	lfs
Loamy Very Fine Sand	lvfs
Coarse Sandy Loam	cosl
Sandy Loam	sl
Fine Sandy Loam	fsl
Very Fine Sandy Loam	vfsl
Loam	l
Silt Loam	sil
Silt	si
Sandy Clay Loam	scl
Clay Loam	cl
Silty Clay Loam	sicl
Sandy Clay	sc
Silty Clay	sic
Clay	c
	Gravelly
	Fine Gravelly
	Medium Gravelly
	Coarse Gravelly
	Very Gravelly
	Extremely Gravelly
	Cobbly
	Very Cobbly
	Extremely Cobbly
	Stony
	Very Stony
	Extremely Stony
	Bouldery
	Very Bouldery
	Extremely Bouldery
	Channery
	Very Channery
	Extremely Channery
	Flaggy
	Very Flaggy
	Extremely Flaggy
*Estimate approximate clay percentage within 5 percent	

Soil Structure					
Grade		Size		Type (shape)	
Structureless	0	Very Fine	vf	Granular	gr
Weak	1	Fine	f	Angular Blocky	abk
Moderate	2	Medium	m	Subangular Blocky	sbk
Strong	3	Coarse	co	Platy	pl
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		Extr. Coarse	ec	Wedge	weg
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		Thin*	tn	Single Grain	sgr
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		Very Thick*	vk	Cloddy	cdy
* The sizes Very Thin, Thin, Thick, and Very Thick, are used when describing platy structure only. Substitute thin for fine, and thick for coarse when describing platy structure.					

Moist Consistence	
Loose	l
Very Friable	vfr
Friable	fr
Firm	fi
Very Firm	vfi
Extremely Firm	efi

Effervescence	
ne	Noneffervescent
vs	Very Slightly Eff.
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SOIL EVALUATION TESTS - TRACT 26

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Clark
 Township / Sec.: _____
 Property Address/Location: Musselman Rd.
New Carlisle, Ohio 45344
 Applicant Name: Evans Family Ranch
 Address: 10201 New Carlisle Pike
New Carlisle, Ohio 45344
 Phone #: 937-216-1821
 Lot #: 1
 Test Hole #: 1
 Latitude/Longitude: 84° 1' 6.00"W 39° 55' 19.48"N
 Method: Pit Auger Probe

Land Use / Vegetation: Hay
 Landform: Terrace
 Position on Landform: Backslope
 Percent Slope: 0 to 1
 Shape of Slope: Linear Linear
 Date: Wednesday, February 14, 2024
 Evaluator: Matthew Deaton - CPSS
Deaton Soil Services, LLC
1427 Concord Fairhaven Rd
Eaton, Ohio 45320



Certification Stamp or Certification #: 330813

Signature: *Matthew Deaton*

Phone#: (937)-533-9991

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
Horizon	Depth (inches)	Munsell Color (hue, value, chroma)	Redoximorphic Features		Texture			Structure			Consistence	
			Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)		
Ap	0-11	10YR 4/3	NA	NA	Silt Loam	20	2	1	M	SBK	FR	
Bt1	11-17	10YR 4/6	NA	NA	Silty Clay Loam	36	2	2	M	SBK	FI	
Bt2	17-32	7.5YR 4/6	NA	NA	Clay	44	2	2	M	SBK	FI	
BC	32-38	10YR 3/6	NA	NA	Clay	48	5	2	M	SBK	FI	
C	38-48	10YR 4/4	NA	NA	Gravelly Sand	5	20	0	NA	SGR	LO	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table			Presence of highly permeable materials.
Apparent Water Table			
Highly Permeable Material	38	Gravelly Sand	
Bedrock			
Restrictive Layer			

Note : The evaluation shall include a complete site plan or site drawing including all requirements in paragraphs (B)(1) through (B)(4) of OAC 3701-29-08.

ODH - December 2006

SOIL EVALUATION TESTS - TRACT 26

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Clark
 Township / Sec.: _____
 Property Address/Location: Musselman Rd.
New Carlisle, Ohio 45344
 Applicant Name: Evans Family Ranch
 Address: 10201 New Carlisle Pike
New Carlisle, Ohio 45344
 Phone #: 937-216-1821
 Lot #: 1
 Test Hole #: 2
 Latitude/Longitude: 84° 1' 4.80"W 39° 55' 19.80"N
 Method: Pit Auger Probe

Land Use / Vegetation: Hay
 Landform: Terrace
 Position on Landform: Backslope
 Percent Slope: 0 to 1
 Shape of Slope: Linear Linear
 Date: Wednesday, February 14, 2024
 Evaluator: Matthew Deaton - CPSS
Deaton Soil Services, LLC
1427 Concord Fairhaven Rd
Eaton, Ohio 45320



Certification Stamp or Certification #: 330813

Signature: *Matthew Deaton*

Phone#: (937)-533-9991

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
Horizon	Depth (inches)	Munsell Color (hue, value, chroma)	Redoximorphic Features		Texture			Structure			Consistence	
			Concentrations	Depletions	Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)		
Ap	0-11	10YR 4/3	NA	NA	Silt Loam	18	1	1	M	SBK	FR	
Bt1	11-15	10YR 4/6	NA	NA	Silty Clay Loam	36	2	2	M	SBK	FI	
Bt2	15-29	7.5YR 4/6	NA	NA	Clay	45	5	2	M	SBK	FI	
BC	29-36	10YR 4/4	NA	NA	Clay Loam	30	10	1	M	SBK	FI	
C	36-48	10YR 4/4	NA	NA	Gravelly Sand	5	20	0	NA	SGR	LO	

Limiting Conditions	Depth to (in.)	Descriptive Notes	Remarks / Risk Factors:
Perched Seasonal Water Table			Presence of highly permeable materials.
Apparent Water Table			
Highly Permeable Material	36	Gravelly Sand	
Bedrock			
Restrictive Layer			

Note : The evaluation shall include a complete site plan or site drawing including all requirements in paragraphs (B)(1) through (B)(4) of OAC 3701-29-08.

CAUV RECOUPMENT CHART

Estimated CAUV TAX Recoupment

These are only ESTIMATES provided by the Clark County Treasurer's Office

All Recoupment Expense will be the sole responsibility of the BUYER

Tract 12 - Parcel # 0100500022000076 - -\$1,943.40	7.3 Acres
Tract 13 - Parcel # 0100500022000076 - -\$1,277.86	4.8 Acres
Tract 14 - Parcel # 0100500022000076 - -\$1,011.64	3.8 Acres
Tract 15 - Parcel # 0100500022000076 - -\$1,011.64	3.8 Acres
Tract 16 - Parcel # 0100500022000076 - -\$1,011.64	3.8 Acres
Tract 18 - Parcels 0150500028000024 & 0150500028000055 - -\$2,489.87 + \$2,837.80 = \$5,327.67	21 Acres
Tract 19 - Parcels 0150500028000011 & 0150500028000017 - -\$1,608.59 + \$2,843.10 = \$4,451.69	19 Acres
Tract 20 - Parcel # 0150500028000011 - -\$8,201.61	31 Acres
Tract 21 - Parcels *0150500028108009 & 0150500028108011 - *\$23,029.38 + \$6,130.93 = \$29,160.31	136 Acres *Our records only have 93.74 acres
Tract 22 - Parcels 0300500034223004 & 0300500034401004 - -\$2,307.03 + \$4,884.21 = \$7,254.24	27.5 Acres
Tract 23 - Parcel # 0150500028108008 - -\$3,760.44	20 Acres
Tract 24 - Parcel # 015050002800000111 - -\$6,349.63	24 Acres
Tract 25 - Parcel # 015050002800000111 - -\$4,762.23	18 Acres
Tract 26 - Parcel # 015050002800000111 - -\$365.11	1.38 Acres
Tract 27 - Parcel # 015050002800000111 - -\$365.11	1.38 Acres
Tract 28 - Parcel # 015050002800000111 - -\$730.23	2.76 Acres

Information Provided by:

Jill Roller, Deputy Auditor
Clark County Auditor's Office
31 N Limestone St
Springfield, OH 45501
937-521-1877



ORGANIC DOCUMENTS

ORGANIC DOCUMENTS

Crops and Livestock Organic Cert



ORGANIC
INTEGRITY DATABASE



Operation Profile (0001488910) updated on 2/7/2024

This Operation Profile was generated by the USDA Agricultural Marketing Service National Organic Program. Additional up-to-date details about certified products can be found online in the INTEGRITY Operation Profile through the QR Code or URL printed at the bottom of this page, or by contacting the Certifier directly.



Operation Information

Program: USDA-NOP (U.S.A.)
Operation Name: Evans Cattle Co INC
Operation Status: Certified
Status Effective Date: 3/17/2015
Certifier: [—] Transitioning to New Certifier
NOP ID: 0001488910
Certifier Client ID: 148891
Other/Former Names: 9571488910 (Former Operation ID)
NOP Anniversary Date: 3/1/2019
Business Types/Service: —
Additional Info: This operation was certified by Ecocert ICO. Ecocert ICO surrendered their accreditation, and therefore these operations are transitioning to new certifiers.

Scope and Product Summary

Scope	Status	Status Effective Date	Certified Products
CROPS (1)	Certified	3/17/2015	Other: Grass, other
HANDLING (1)	Surrendered	7/13/2020	--
LIVESTOCK (2)	Certified	3/17/2015	Other: Live cattle, other, Young slaughter cattle, live

The Certified Product List is truncated at 32,000 characters. Additional information is available in the Operation Profile.

Contact Information

Name:
Phone: 937-313-4322
Email: edscattle@aol.com
Website: N/A
Addresses: [Physical Address] [Mailing Address]
9737 New Carlisle Pike
New Carlisle, OH 45344
United States of America



ORGANIC DOCUMENTS

Vegetable Organic Cert



Certificate

N° 281456/202309152155

Ecocert SAS hereby confirms that:

ERIC STRINE DBA GROWING ORGANICS Sole Prop

9995 New Carlisle Pike, NEW CARLISLE OHIO 45344-UNITED STATES OF AMERICA

Has been audited and certified to the USDA organic regulations, 7 CFR Part 205
National Organic Program



For operation categories:
CROPS

For the following product groups:
BIODIVERSITY AREA
CEREALS, LEGUMINOUS CROPS AND OIL SEEDS
OTHER NON-PERENNIAL CROPS
SPICES, AROMATIC, DRUG AND PHARMACEUTICAL CROPS
VEGETABLES AND MELONS, ROOTS AND TUBERS



ORGANIC DOCUMENTS

Vegetable Organic Cert



Certificate issued on 15 September 2023

Ecocert SAS
BP 47 Lieudit Lamothe Ouest
32600 L'Isle Jourdain France
(+33) 5 62 07 51 09 - www.ecocert.com
Capital 300 000 € - SIREN 897 812 137 - RCS AUCH

Contact office: **Ecocert USA**
PO Box 158 Plainfield, Indiana 46168 USA
+1 888 337 8246 -
info.ecocertusa@ecocert.com

Anniversary date: 1st February

when the certified operation must submit its annual update - this is not an expiration date

Effective date / date of 1st certification: 15 September 2023



ORGANIC DOCUMENTS

Vegetable Organic Cert



Annex to the certificate

N° 281456/202309152155

ERIC STRINE DBA GROWING ORGANICS Sole Prop

USDA organic regulations, 7 CFR Part 205 – National Organic Program

Products certified:

PRODUCT	LABELLING CATEGORY
> Alfalfa	100% Organic
> Basil	100% Organic
> Beans Bush	100% Organic
> Beans Seychelles	100% Organic
> Beet	100% Organic
> Broccoli	100% Organic
> Cabbages	100% Organic
> Carrots	100% Organic
> Cauliflowers	100% Organic
> Celery	100% Organic
> Chilis Anaheim	100% Organic
> Chilis Seranno	100% Organic
> Chives	100% Organic
> Corn	100% Organic
> Cucumbers	100% Organic
> Curly kale	100% Organic
> Eggplant	100% Organic
> Grassland Pasture	100% Organic
> Hay	100% Organic
> Leafy/stalked vegetables Arugula	100% Organic
> Leafy/stalked vegetables Cilantro	100% Organic
> Lettuce	100% Organic
> Peas Sugar Snap	100% Organic
> Peppers Banana	100% Organic
> Peppers Bell	100% Organic
> Peppers Cayenne	100% Organic
> Peppers Habanero	100% Organic
> Peppers Jalapeno	100% Organic
> Pumpkins	100% Organic

F61(NOP)v01 en

Page 3/5

Once certified, a production or handling operation's organic certification continues in effect until surrendered, suspended or revoked.



SCAN ME

Access this up-to-date official certificate

ORGANIC DOCUMENTS

Vegetable Organic Cert



Annex to the certificate

N° 281456/202309152155

ERIC STRINE DBA GROWING ORGANICS Sole Prop

USDA organic regulations, 7 CFR Part 205 – National Organic Program

Products certified:

PRODUCT	LABELLING CATEGORY
> Radish	100% Organic
> Spinach	100% Organic
> Squash Acorn	100% Organic
> Squash Butternut	100% Organic
> Squash Spaghetti	100% Organic
> Tomatoes	100% Organic
> Vegetables, other Tomatillos	100% Organic
> Watermelons	100% Organic
> Zucchini	100% Organic

Certificate issued on 15 September 2023

Ecocert SAS

BP 47 Lieudit Lamothe Ouest
32600 L'Isle Jourdain France
(+33) 5 62 07 51 09 - www.ecocert.com
Capital 300 000 € - SIREN 897 812 137 – RCS AUCH



ORGANIC DOCUMENTS

Vegetable Organic Cert



Annex to the certificate

N° 281456/202309152155

ERIC STRINE DBA GROWING ORGANICS Sole Prop
USDA organic regulations, 7 CFR Part 205 – National Organic Program

Sites covered:

ERIC STRINE DBA GROWING ORGANICS
> 9995 New Carlisle Pike, New Carlisle OHIO 45344-UNITED STATES OF AMERICA

Certificate issued on 15 September 2023

Ecocert SAS

BP 47 Lieudit Lamothe Ouest 32600 L'Isle Jourdain France (+33) 5 62 07 51 09 - www.ecocert.com
Capital 300 000 € - SIREN 897 812 137 – RCS AUCH





FSA INFORMATION

FSA INFORMATION

OHIO
 CHAMPAIGN
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 7745
 Prepared : 2/28/24 6:56 AM CST
 Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : EVANS FAMILY RANCH LLC
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : 2023-39-023-0006198
 ARCPLC G//F Eligibility : Ineligible - Complete G//F History

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
282.43	119.08	119.08	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	119.08	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	None	WHEAT, CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	2.40	0.00	54	
Corn	28.40	0.00	114	
Soybeans	5.50	0.00	25	
TOTAL	36.30	0.00		

NOTES

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Tract Number : 7224

Description : C5/1b
 FSA Physical Location : OHIO/CLARK
 ANSI Physical Location : OHIO/CLARK
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : EVANS FAMILY RANCH LLC
 Other Producers : TOHC LLC
 Recon ID : None

FSA INFORMATION

OHIO
CHAMPAIGN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7745
Prepared : 2/28/24 6:56 AM CST
Crop Year : 2024

Tract Land Data

Tract 7224 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
222.03	58.68	58.68	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	58.68	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.40	0.00	54
Corn	28.40	0.00	114
Soybeans	5.50	0.00	25

TOTAL **36.30** **0.00**

NOTES

Tract Number : 7225

Description : B5/2b
FSA Physical Location : OHIO/CLARK
ANSI Physical Location : OHIO/CLARK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : EVANS FAMILY RANCH LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
60.40	60.40	60.40	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	60.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

FSA INFORMATION

OHIO
CHAMPAIGN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7745
Prepared : 2/28/24 6:56 AM CST
Crop Year : 2024

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

OHIO
CHAMPAIGN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7795
Prepared : 2/28/24 6:56 AM CST
Crop Year : 2024

See Page 4 for non-discriminatory Statements.

Operator Name : EVANS FAMILY RANCH LLC
CRP Contract Number(s) : None
Recon ID : 39-021-2023-85
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
1,019.46	831.44	831.44	0.00	0.00	0.00	0.00	0.0	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	831.44	7.50		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	22.74	0.00	58	
Corn	52.50	0.00	130	
Soybeans	39.36	0.00	33	
TOTAL	114.60	0.00		

NOTES

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Tract Number : 6852

Description :
FSA Physical Location : OHIO/CLARK
ANSI Physical Location : OHIO/CLARK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : EVANS FAMILY RANCH LLC
Other Producers : None
Recon ID : 39-021-2021-3

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
33.29	20.93	20.93	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

OHIO
CHAMPAIGN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7795
Prepared : 2/28/24 6:56 AM CST
Crop Year : 2024

Tract 6852 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	20.93	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.64	0.00	61
Corn	11.20	0.00	148
Soybeans	1.89	0.00	49

TOTAL 15.73 0.00

NOTES

Tract Number : 7218

Description : C5/1b
 FSA Physical Location : OHIO/CLARK
 ANSI Physical Location : OHIO/CLARK
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : EVANS FAMILY RANCH LLC
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
150.06	136.30	136.30	0.00	0.00	0.00	0.00	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	136.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

FSA INFORMATION

OHIO
 CHAMPAIGN
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7795
 Prepared : 2/28/24 6:56 AM CST
 Crop Year : 2024

Tract Number : 7227

Description : C5/1b

FSA Physical Location : OHIO/CLARK

ANSI Physical Location : OHIO/CLARK

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : EVANS FAMILY RANCH LLC

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
29.20	26.63	26.63	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	26.63	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

NOTES

Tract Number : 7262

Description :

FSA Physical Location : OHIO/CLARK

ANSI Physical Location : OHIO/CLARK

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : EVANS FAMILY RANCH LLC

Other Producers : TOHC LLC

Recon ID : 39-021-2023-86

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
710.51	562.06	562.06	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	562.06	7.50	0.00	0.00	0.00	0.00

FSA INFORMATION

OHIO
CHAMPAIGN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7795
Prepared : 2/28/24 6:56 AM CST
Crop Year : 2024

DCP Crop Data

Tract 7262 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	20.10	0.00	58
Corn	41.30	0.00	125
Soybeans	37.47	0.00	32
TOTAL	98.87	0.00	

NOTES

Tract Number : 7263

Description :
FSA Physical Location : OHIO/CLARK
ANSI Physical Location : OHIO/CLARK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : EVANS FAMILY RANCH LLC
Other Producers : None
Recon ID : 39-021-2023-87

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
96.40	85.52	85.52	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	85.52	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

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FSA INFORMATION

Producer Farm Data Report

Crop Year : 2024

Date: 2/28/24 6:55 AM CST

Page: 1 of 1

Producer Name and Address

EVANS FAMILY RANCH LLC
 9737 NEW CARLISLE PIKE
 NEW CARLISLE, OH 45344-8228
 Telephone: (937) 216-1821

Recording County Office Name

CHAMPAIGN, OHIO

Number of Farms	Number of Tracts	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland	Total Base Acres
2	7	1301.89	950.52	950.52	0	950.52	150.90

Admin State & County	ARC/PLC Elig	Farm	Tract / Physical Location	Relationship to Farm / Tract	Producer	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland	Total Base Acres	HEL Code	Wetland Code
CHAMPAIGN, OH	CG	7745	7224 CLARK, OH	Owner/ Operator	EVANS FAMILY RANCH LLC	222.03	58.68	58.68	0.00	58.68	36.30	06	NC
				Other Tenant	TOHC LLC								
CHAMPAIGN, OH	EG	7795	7225 CLARK, OH	Owner/ Operator	EVANS FAMILY RANCH LLC	60.40	60.40	60.40	0.00	60.40	0	06	NC
			6852 CLARK, OH	Owner/ Operator	EVANS FAMILY RANCH LLC	33.29	20.93	20.93	0.00	20.93	15.73	06	TY
CHAMPAIGN, OH	EG	7795	7218 CLARK, OH	Owner/ Operator	EVANS FAMILY RANCH LLC	150.06	136.30	136.30	0.00	136.30	0.00	06	NC
			7227 CLARK, OH	Owner/ Operator	EVANS FAMILY RANCH LLC	29.20	26.63	26.63	0.00	26.63	0.00	06	NC
			7262 CLARK, OH	Owner/ Operator	EVANS FAMILY RANCH LLC	710.51	562.06	562.06	0.00	562.06	98.87	01	NC
				Other Tenant	TOHC LLC								
			7263 CLARK, OH	Owner/ Operator	EVANS FAMILY RANCH LLC	96.40	85.52	85.52	0.00	85.52	0.00	06	NC

HEL Codes:

01 = HEL determinations not completed for all fields on the tract
 02 = HEL field on tract. Conservation system being actively applied
 03 = HEL field on tract. Conservation system is not required – no agricultural commodity
 04 = HEL field on tract. 2 years to implement conservation system on former CRP land
 05 = HEL field on tract. Conservation system not being actively applied
 06 = NHEL: No agricultural commodity planted on undetermined fields

Wetland Codes:

NC = Wetland determinations not complete
 TN = Tract does not contain a wetland
 TY = Tract contains a wetland or farmed wetland

ARC/PLC Elig Codes:

CG = Ineligible - Complete G/I/F History
 EG = Eligible
 IG = Partial or Missing G/I/F History

FSA INFORMATION



Champaign County FSA
 1512 S US Hwy 68, Suite D-100
 Urbana, Ohio 43078-1508
 Phone: 937 484-5527
 Fax: 855 842-4969

Farm: 7795
 Tract: 7218

Print Date: 5/24/2023



1 inch = 498 feet

All of the below are true unless otherwise indicated:

All crops=Non-Irrigated
 All crops used for grain
 Wheat=SRW
 Corn=Yellow
 Soybeans=COM

Legend

CLU Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

- HEL** Highly Erodible Land Determination
- NHEL** Not Highly Erodible Land Determination
- UHHEL** Undetermined Highly Erodible Land Determination
- CRP** Conservation Reserve Program

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or the 2011 ortho rectified imagery for Ohio. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations contact NRCS.

FSA INFORMATION



Champaign County FSA
 1512 S US Hwy 68, Suite D-100
 Urbana, Ohio 43078-1508
 Phone: 937 484-5527
 Fax: 855 842-4969

Farm: 7795
 Tract: 7227

Print Date: 5/23/2023



1 inch = 232 feet

All of the below are true unless otherwise indicated:

All crops=Non-Irrigated
 All crops used for grain
 Wheat=SRW
 Corn=Yellow
 Soybeans=COM

Legend

CLU Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

- HEL** Highly Erodible Land Determination
- NHEL** Not Highly Erodible Land Determination
- UHFL** Undetermined Highly Erodible Land Determination
- CRP** Conservation Reserve Program

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or the 2011 ortho rectified imagery for Ohio. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations contact NRCS.

FSA INFORMATION



Champaign County FSA
 1512 S US Hwy 68, Suite D-100
 Urbana, Ohio 43078-1508
 Phone: 937 484-5527
 Fax: 855 842-4969

Farm: 7795
 Tract: 7262

Print Date: 7/31/2023



1 inch = 1,250 feet

All of the below are true unless otherwise indicated:

All crops=Non-Irrigated
 All crops used for grain
 Wheat=SRW
 Corn=Yellow
 Soybeans=COM

Legend

- CLU Boundary
- Wetland Determination Identifiers**
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- HEL** Highly Erodible Land Determination
- NHEL** Not Highly Erodible Land Determination
- UHEL** Undetermined Highly Erodible Land Determination
- CRP** Conservation Reserve Program

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 Phone: 937 484-5527
 Fax: 855 842-4969

Farm: 7795
 Tract: 7263

Print Date: 5/23/2023



1 inch = 411 feet

All of the below are true unless otherwise indicated:

All crops=Non-Irrigated
 All crops used for grain
 Wheat=SRW
 Corn=Yellow
 Soybeans=COM

Legend

CLU Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

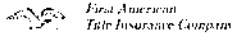
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**PRELIMINARY
TITLE**

PRELIMINARY TITLE



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, First American Title Insurance Company, a(n) Nebraska corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

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PRELIMINARY TITLE

- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. **ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

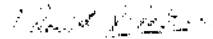
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PRELIMINARY TITLE

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

FIRST AMERICAN TITLE INSURANCE COMPANY
1 First American Way, Santa Ana, CA 92707


By: _____
Kenneth D. DeGiorgio, President


By: _____
Lisa W. Cornehl, Secretary

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PRELIMINARY TITLE

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: CAHD Title Agency, LLC
Issuing Office: 333 N. Limestone St., Suite 102
Springfield, OH 45503
Issuing Office's ALTA® Registry ID: 12272069
Loan ID Number:
Commitment Number: 2024-193
Issuing Office File Number: 2024-193
Property Address: See attached Property List Exhibit, New Carlisle, OH 45344
Revision Number:

SCHEDULE A

1. Commitment Date: February 23, 2024 8:00 AM
2. Policy to be issued:
 - (a) 2021 ALTA Owner's Policy
Proposed Insured:
Proposed Amount of Insurance: **\$0**
The estate or interest to be insured: **fee simple**
 - (b) 2021 ALTA Loan Policy
Proposed Insured:
Proposed Amount of Insurance: **\$0**
The estate or interest to be insured: **fee simple**
3. The estate or interest in the Land at the Commitment Date is:
fee simple
4. The Title is, at the Commitment Date, vested in:
Evans Family Ranch LLC by deed from Grantor recorded with Clark County Recording Office.
5. The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.


CAHD TITLE AGENCY, LLC
333 N. Limestone St., Suite 102, Springfield, OH
45503
Telephone: (937) 322-0891

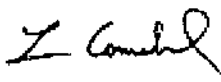
FIRST AMERICAN TITLE INSURANCE COMPANY
1 First American Way, Santa Ana, CA 92707

Countersigned by:



Scott Beals, License #54500
CAHD Title Agency, LLC, License #954571


By: _____
Kenneth D. DeGiorgio, President


By: _____
Lisa W. Cornehl, Secretary

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PRELIMINARY TITLE

SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Subject to production of proof of good standing of Evans Family Ranch LLC with the Ohio Secretary of State.
6. Subject to the production of an Operating Agreement and/or Company Resolution from Evans Family Ranch LLC, authorizing the sale of the subject real estate and appointing a signer on behalf of the company.
7. Duly authorized and executed Deed from Evans Family Ranch LLC, to TBD, to be executed and recorded at closing.
8. Duly authorized and executed Mortgage from TBD , to TBD, securing its loan in the amount of \$TBD, if any.
9. Pursuant to Ohio Revised Code Section 5301.256, effective October 3, 2023, Ohio law prohibits ownership of real property by certain foreign parties. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy.
10. The Individual legal descriptions have not yet been approved for transfer by the County Auditor Tax Map Dept.. The County Auditor Tax Map Dept. will/may require new legal description surveys prior to transfer which can affect accurate acreage.
11. Subject to further review by the Title Insurance Company and its underwriter.

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PRELIMINARY TITLE

SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. 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 the Land, and that are not shown in the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the Public Records.
6. 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 in the Public Records.
7. The following exception will appear in any loan policy to be issued pursuant to this commitment: Oil and gas leases, pipeline agreements, or any other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
9. Tract I: Prior taxes are delinquent in the amount of \$258.21. The 2023 real estate taxes in the amount of \$230.45 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 010-05-00023-000-027
10. Tract II: Prior taxes are delinquent in the amount of \$228.58. The 2023 real estate taxes in the amount of \$204.02 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 010-05-00023-000-028

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PRELIMINARY TITLE

11. Tract III: Prior taxes are delinquent in the amount of \$503.83. The 2023 real estate taxes in the amount of \$449.65 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 010-05-00029-400-024
12. Tract IV: Prior taxes are delinquent in the amount of \$123.54. The 2023 real estate taxes in the amount of \$110.26 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 015-05-00029-400-009
13. Tract V: Prior taxes are delinquent in the amount of \$323.74. The 2023 real estate taxes in the amount of \$288.94 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 015-05-00029-400-008
14. Tract VI: Prior taxes are delinquent in the amount of \$218.95. The 2023 real estate taxes in the amount of \$195.40 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 015-05-00028-000-002
15. Tract VII: Prior taxes are delinquent in the amount of \$177.95. The 2023 real estate taxes in the amount of \$158.82 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 015-05-00028-000-003
16. Tract VIII: Prior taxes are delinquent in the amount of \$194.92. The 2023 real estate taxes in the amount of \$173.97 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 010-05-00022-000-001
17. Tract IX: Prior taxes are delinquent in the amount of \$303.71. The 2023 real estate taxes in the amount of \$271.06 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 010-05-00022-000-031
18. Tract X: Prior taxes are delinquent in the amount of \$537.68. The 2023 real estate taxes in the amount of \$479.87 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 010-05-00022-000-003
19. Tract XI: Prior taxes are delinquent in the amount of \$470.86. The 2023 real estate taxes in the amount of \$420.22 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 015-05-00028-108-008
20. Tract XII: Prior taxes are delinquent in the amount of \$2,564.68. The 2023 real estate taxes in the amount of \$2,288.94 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 015-05-00028-108-009

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PRELIMINARY TITLE

21. Tract XIII: Prior taxes are delinquent in the amount of \$324.26. The 2023 real estate taxes in the amount of \$289.40 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 015-05-00028-108-011
22. Tract XIV: Prior taxes are delinquent in the amount of \$3,803.27. The 2023 real estate taxes in the amount of \$3,394.46 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 010-05-00022-000-016
23. Tract XV: Prior taxes are delinquent in the amount of \$2,598.18. The 2023 real estate taxes in the amount of \$2,318.90 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 010-05-00022-000-047
24. Tract XVI: Prior taxes are delinquent in the amount of \$1,667.41. The 2023 real estate taxes in the amount of \$1,488.17 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 010-05-00022-000-077
25. Tract XVII: Prior taxes are delinquent in the amount of \$375.59. The 2023 real estate taxes in the amount of \$335.23 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 010-05-00022-000-076
26. Tract XVIII: Prior taxes are delinquent in the amount of \$214.13. The 2023 real estate taxes in the amount of \$191.10 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 010-05-00022-000-065
27. Tract XIX: Prior taxes are delinquent in the amount of \$15.88. The 2023 real estate taxes in the amount of \$14.18 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 010-05-00022-000-065
28. Tract XX: Prior taxes are delinquent in the amount of \$306.25. The 2023 real estate taxes in the amount of \$273.88 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 030-05-00034-401-004
29. Tract XXI: Prior taxes are delinquent in the amount of \$187.32. The 2023 real estate taxes in the amount of \$167.20 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 015-05-00028-000-051
30. Tract XXII: Prior taxes are delinquent in the amount of \$1,107.06. The 2023 real estate taxes in the amount of \$988.04 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 015-05-00028-000-017

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PRELIMINARY TITLE

31. Tract XXIII: Prior taxes are delinquent in the amount of \$1,986.62. The 2023 real estate taxes in the amount of \$1,773.02 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 015-05-00028-000-011
32. Tract XXIV: Prior taxes are delinquent in the amount of \$181.97. The 2023 real estate taxes in the amount of \$162.40 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 015-05-00028-000-024
33. Tract XXV: Prior taxes are delinquent in the amount of \$261.68. The 2023 real estate taxes in the amount of \$173.97 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 010-05-00022-000-001
34. Tract XXVI: Prior taxes are delinquent in the amount of \$71.69. The 2023 real estate taxes in the amount of \$64.06 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 030-05-00034-401-005
35. Tract XXVII: Prior taxes are delinquent in the amount of \$5.63. The 2023 real estate taxes in the amount of \$5.05 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 030-05-00034-401-003
36. Tract XXVIII: Prior taxes are delinquent in the amount of \$305.85. The 2023 real estate taxes in the amount of \$272.90 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 010-05-00027-000-005
37. Tract XXIX: Prior taxes are delinquent in the amount of \$285.94. The 2023 real estate taxes in the amount of \$255.20 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 010-05-00027-000-006
38. Tract XXX: Prior taxes are delinquent in the amount of \$1,346.13. The 2023 real estate taxes in the amount of \$1,201.38 per half are unpaid and constitute a lien against the premises. The 2024 taxes are undetermined, but do constitute a lien against the premises.
Parcel No. 015-05-00028-000-012
39. The above real estate taxes in items 9 through 38 are based upon an agricultural valuation and will be subject to a maximum three year recoupment under Ohio Revised Code Section 5713.34 if the agricultural use is not maintained. A purchaser should obtain a tax proration including the amount of recoupment if purchaser does not intend to maintain agricultural use of the real estate.
40. Any inaccuracy in the area, square footage, or acreage of the Land, or attached plat, if any. The Company does not insure the area, square footage, or acreage of the Land.
41. A mortgage from Evans Family Ranch, LLC to The Farmers & Merchants State Bank, in the original amount of filed for record on December 28, 2021 and recorded in Volume 2203, Page 2374 of the Official Records of Clark County, Ohio. Parcels I through XXIX and other parcels not included in this description.

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PRELIMINARY TITLE

42. A mortgage from Evans Family Ranch, LLC to The Farmers & Merchants State Bank, in the original amount of filed for record on December 28, 2021 and recorded in Volume 2203, Page 637 of the Official Records of Clark County, Ohio. Parcel XXX only.
43. A mechanics lien filed by Barker Fencing LLC against Evans Cattle Co. Inc. and Evans Family Ranch, LLC in the original amount of \$27,452.62 filed for record on July 6, 2023 and recorded in Volume 2225, Page 2823 of the Official Records of Clark County, Ohio. Parcels VII, IX, X, XI, XIV, XVI
44. Notwithstanding the reference to acreage or square footage in the legal description set forth in Schedule A herein, this policy does not insure nor guarantee the acreage or quantity of land set forth therein.
45. An easement for public highway and road purposes granted to the State of Ohio by Walter E. Callison and Dorothy L. Callison, filed for record on March 24, 1969 and recorded in Volume 615, Page 442 of the Official Records of Clark County, Ohio. Parcels VI and VII.
46. An easement for public highway and road purposes granted to the State of Ohio by Walter E. Callison and Dorothy L. Callison, filed for record on March 24, 1969 and recorded in Volume 615, Page 444 of the Deed Records of Clark County, Ohio. Parcels VI and VII.
47. An easement for underground communication systems granted to The Ohio Bell Telephone Company by Galen K. Barnhart and Vila L. Barnhart, filed for record on April 28, 1971 and recorded in Volume 646, Page 261 of the Deed Records of Clark County, Ohio. Parcel XIV.
48. An easement for electric transmission lines granted to The Dayton Power and Light Company by Gerald L. Studebaker and Thelma Studebaker, filed for record on August 4, 1972 and recorded in Volume 669, Page 116 of the Deed Records of Clark County, Ohio. Parcel XI.
49. An easement for electric distribution lines granted to Ohio Edison Company by Walter E. Callison and Dorothy L. Callison, filed for record on November 10, 1980 and recorded in Volume 767, Page 776 of the Deed Records of Clark County, Ohio. Parcel X
50. An easement for electric distribution lines granted to Ohio Edison Company by Galen K. Barnhart and Vila L. Barnhart, filed for record on August 12, 1988 and recorded in Volume 840, Page 572 of the Official Records of Clark County, Ohio. Parcel XIV.
51. An easement for driveway in common by and between Gerald L. Studebaker, Thelma W. Studebaker, Douglas Zane Gray, Barbara Jo Gray and Studebaker Nurseries, Inc., filed for record on February 21, 1990 and recorded in Volume 856, Page 740 of the Official Records of Clark County, Ohio. Parcels XI, XII, XIII, XX, XXII, XXIII, XXV, XXVII.
52. An easement for public highway and road purposes granted to the Board of County Commissioners of Clark County, Ohio by Alice C. Stitzel, filed for record on November 7, 1990 and recorded in Volume 864, Page 656 of the Official Records of Clark County, Ohio. Parcels III, IV, and V.
53. An easement for driveway purposes granted to Thelma W. Studebaker by Studebaker Nurseries, Inc. filed for record on September 30, 2011 and recorded in Volume 1941, Page 320 of the Official Records of Clark County, Ohio. Parcels XII, XX, XXII, XXIII, XXV, XXVII.
54. An easement for public highway and road purposes granted to The Board of County Commissioners of Clark County, Ohio by Studebaker Nurseries, Inc., filed for record on October 25, 2012 and recorded in Volume 1975, Page 206 of the Official Records of Clark County, Ohio. Parcels XXVIII and XXIX.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

PRELIMINARY TITLE

55. A reservation of rights in a warranty deed by Grantor, Studebaker Nurseries, Inc. to discharge treated wastewater into a pond location on the property and indemnification clause for any damages related to Grantee, Evans Family Ranch, LLC's use of the pond which contaminates the pond, filed for record on October 25, 2012 and recorded in Volume 2167, Page 5224 of the Official Records of Clark County, Ohio. Parcels XII and XXIII.
56. Subject to an ingress-egress easement to and from Milton Carlisle Road, 20 feet in width as set forth in the legal description of the property in a deed from Rosemary Barnhart, Trustee of the Vila L. Barnhart 2002 Living Trust, UTD 1/23/02 to Evans Family Ranch, LLC filed for record on February 5, 2020 and recorded in Volume 2167, Page 5217 of the Official Records of Clark County, Ohio. Parcel XXV.
57. An reservation of easement rights for all existing wire and pipe agreements, occupancies and licenses and all rentals, fees, considerations from such agreements by the Grantor The Penn Central Corporation and The Cleveland, Cincinnati, Chicago and St. Louis Railway Company in a Deed to Grantee Studebaker Nurseries, Inc., filed for record on February 7, 1981 and recorded in Volume 170, Page 8 of the Official Records of Clark County, Ohio. Parcels XXI and XXVI.
58. A restrictive use covenant forbidding the use of the premises as a commercial gravel pit, automotive junk yard or automotive used parts yard set forth in a deed from Grantors J. Biller Bucher and M. Louise Bucher, husband and wife, and Grantees Eldon F. Studebaker and Gerald L. Studebaker filed for record on July 6, 1962 and recorded in Volume 529, Page 3 of the Deed Records of Clark County, Ohio. Parcels XXVIII and XXIX.
59. Subject to the requirement of a new survey by the Clark County Auditor Tax Map Dept. prior to the next transfer of the real estate. Parcels XVIII and XIX must be surveyed prior to any closing. All other legal descriptions herein may require a new survey legal descriptions by the Clark County Auditor Tax Map Dept. prior to the next transfer of the real estate but this has not yet been determined.
60. Potential statutory trust could arise under the Perishable Agricultural Commodities Act (PACA)(7 U.S.C. ?? 499a, et seq.) or the Packers and Stockyards Act (PSA)(7 U.S.C. ?? 181, et seq.).
61. The rights of the railroad companies to use any existing line of railroads/railways that may cross onto the subject real estate.
62. Subject to all public roads rights of way.

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PRELIMINARY TITLE

American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

EXHIBIT "A"

The Land referred to herein below is situated in the County of Clark, State of Ohio, and is described as follows:

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

Property List Exhibit

PARCEL I:

Property Address: New Carlisle Pike, New Carlisle, OH 45344

Parcel No. 010-05-00023-000-027

PARCEL II:

Property Address: New Carlisle Pike, New Carlisle, OH 45344

Parcel No. 010-05-00023-000-028

PARCEL III:

Property Address: New Carlisle Pike, New Carlisle, OH 45344

Parcel No. 015-05-00029-400-024

PARCEL IV:

Property Address: New Carlisle Pike, New Carlisle, OH 45344

Parcel No. 015-05-00029-400-009

PARCEL V:

Property Address: New Carlisle Pike, New Carlisle, OH 45344

Parcel No. 015-05-00029-400-008

PARCEL VI:

Property Address: Milton-Carlisle Road, New Carlisle, OH 45344

Parcel No. 015-05-00028-000-002

PARCEL VII:

Property Address: Milton-Carlisle Road, New Carlisle, OH 45344

Parcel No. 015-05-00028-000-003

PARCEL VIII:

Property Address: Milton-Carlisle Road, New Carlisle, OH 45344

Parcel No. 010-05-00022-000-001

PARCEL IX:

Property Address: Milton-Carlisle Road, New Carlisle, OH 45344

Parcel No. 010-05-00022-000-031

PARCEL X:

Property Address: Milton-Carlisle Road, New Carlisle, OH 45344

Parcel No. 010-05-00022-000-003

PARCEL XI:

Property Address: 11293 Milton-Carlisle Road, New Carlisle, OH 45344

Parcel No. 015-05-00028-108-008

PRELIMINARY TITLE

PARCEL XII:

Property Address: 571 Milton-Carlisle Road, New Carlisle, OH 45344
Parcel No. 015-05-00028-108-009

PARCEL XIII:

Property Address: Milton-Carlisle Road, New Carlisle, OH 45344
Parcel No. 015-05-00028-108-011

PARCEL XIV:

Property Address: 10251 Milton-Carlisle Road, New Carlisle, OH 45344
Parcel No. 010-05-00022-000-016

PARCEL XV:

Property Address: 9775 Milton-Carlisle Road, New Carlisle, OH 45344
Parcel No. 010-05-00022-000-047

PARCEL XVI:

Property Address: Funderburg Road, New Carlisle, OH 45344
Parcel No. 010-05-00022-000-077

PARCEL XVII:

Property Address: Funderburg Road, New Carlisle, OH 45344
Parcel No. 010-05-00022-000-076

PARCEL XVIII:

Property Address: N Medway Carlisle Road, New Carlisle, OH 45344
Parcel No. 015-05-00028-000-055

PARCELXIX:

Property Address: N Medway Carlisle Road, New Carlisle, OH 45344
Parcel No. 010-05-00022-000-065

PARCEL XX:

Property Address: Musselman Road, New Carlisle, OH 45344
Parcel No. 030-05-00034-401-004

PARCEL XXI:

Property Address: 11050 Musselman Road, New Carlisle, OH 45344
Parcel No. 015-05-00028-000-051

PARCEL XXII:

Property Address: 11050 Musselman Road, New Carlisle, OH 45344
Parcel No. 015-05-00028-000-017

PRELIMINARY TITLE

PARCEL XXIII:

Property Address: 11168 Musselman Road, New Carlisle, OH 45344

Parcel No. 015-05-00028-000-011

PARCELXXIV:

Property Address: Musselman Road, New Carlisle, OH 45344

Parcel No. 015-05-00028-000-024

PARCEL XXV:

Property Address: S Main Street, New Carlisle, OH 45344

Parcel No. 030-05-00034-223-004

PARCEL XXVI:

Property Address: S Main Street, New Carlisle, OH 45344

Parcel No. 030-05-00034-401-005

PARCEL XXVII:

Property Address: S Main Street, New Carlisle, OH 45344

Parcel No. 030-05-00034-401-003

PARCEL XXVIII:

Property Address: Quick Road, New Carlisle, OH 45344

Parcel No. 010-05-00027-000-005

PARCEL XXIX:

Property Address: 332 Quick Road, New Carlisle, OH 45344

Parcel No. 010-05-00027-000-006

PARCEL XXX:

Property Address: 773 N. Medway Carlisle Rd., New Carlisle, OH 45344

Parcel No. 015-05-00028-000-012

PRELIMINARY TITLE

Exhibit A

PARCELS I, II, III, IV, & V:

Being a 91.833 acre tract in the southwest quarter of Section 23 and the southeast quarter of Section 29, Town 3, Range 9, B'TMRS, Bethel Township, Clark County, Ohio, and part of a 110.491 acre tract deeded to Alice C. Stitzel by Deed Book 831, Page 652/654 and Deed Book 540, Page 192 of the Clark County Recorder's Deed Records and further bounded and described as follows:

Beginning at a P.K. nail found flush at the northeast corner of the southeast quarter of said Section 29 and on the centerline of New Carlisle Pike and marking the true place of beginning;

Thence South 87 deg. 21' 40" East for 113.85 ft. along the half-section line and the centerline of New Carlisle Pike to a P.K. nail found flush at the northwest corner of a 11.96 acre tract deeded to Gary L. Stitzel and Jane Rittenhouse-Stitzel by O.R. 784, Page 092 of the Clark County Recorder's Official Records;

Thence South 03 deg. 41' 17" West for 856.00 ft. along the west line of the Stitzel/Rittenhouse-Stitzel 11.96 acre tract to a 5/8 in. dia. capped iron pin set, passing a 5/8 in. dia. capped iron pin set at 30.00 ft.;

Thence South 87 deg. 20' 46" East for 613.54 ft. along the south line of the Stitzel/Rittenhouse-Stitzel 11.96 acre tract to a 5/8 in. dia. capped iron pin set on the west line of a 76.70 acre tract deeded to John D. and Lillian M. Stull by Deed Book 646, Page 445 of the Clark County Recorder's Deed Records;

Thence South 03 deg. 02' 22" West for 1817.69 ft. along the west line of Stull's 76.70 acre tract and the west line of a 15.00 acre tract deeded to Galen K. Barnhart and Vila L. Barnhart, Trustees by O.R. 582, Page 206 of the Clark County Recorder's Official Records to a 5/8 in. dia. capped iron pin set on the south line of Section 23;

Thence North 86 deg. 54' 56" West for 718.58 ft. along the south line of Section 23 and the north line of a 14.08 acre tract deeded to Studebaker Nurseries, Inc. by Deed Book 776, Page 656 of the Clark County Recorder's Deed Records to a 5 in. by 7 in. limestone found down 0.4 ft. at the southwest corner of the southwest quarter of Section 23;

Thence North 87 deg. 28' 19" West for 1089.33 ft. along the south line of Section 29 and the north line of a 13.10 acre tract deeded to Studebaker Nurseries, Inc. by Deed Book 776, Page 656 of the Clark County Recorder's Deed Records and along the north line of a 66.33 acre tract deeded to Galen K. Barnhart and Vila L. Barnhart, Trustees by O.R. 582, Page 206 of the Clark County Recorder's Official Records to a 5/8 in. dia. capped iron pin set at the southwest corner of Stitzel and the southeast corner of a 108.92 acre tract deeded to Jay Keith Wolfe, Trustee of the Jay Keith Wolfe Revocable Trust by O.R. 1564, Page 1448 of the Clark County Recorder's Official Records;

Thence North 3 deg. 05' 21" East for 2304.85 ft. along the east line of Wolfe's 108.92 acre tract to a 1 in. dia. iron pipe found up 0.3 ft. at the southwest corner of a 1.06 acre tract as deeded to David Leroy and Gloria Uldine Mote by Deed Book 566, Page 129 of the Clark County Recorder's Deed Records;

Thence South 87 deg. 14' 07" East for 695.66 ft. along the south lines of said Mote's 1.06 acre tract and a 0.94 acre tract deeded to John S. Baughman and Francis J. McLain by O.R. 1397, Page 408 and a 1.31 acre tract deeded to Clayton Nickell by O.R. 1470, Page 2375 and a 1.31 acre tract deeded to Stephen H. and Maria A. Eldridge by Deed Book 866, Page 908 and a 1.31 acre tract deeded to Larry G. and Vickie L. Hall by O.R. 1479, Page 2662 all of the Clark County Recorder's Records to a 5/8 in. dia. iron pin found down 0.2 ft. at the southeast corner of the Hall 1.31 acre tract;

PRELIMINARY TITLE

Thence North 02 deg. 44' 15" East for 46.24 ft. along the east line of the Hall 1.31 acre tract to a 5/8 in. dia. iron pin found flush at the southwest corner of a 1.109 acre tract deeded to Daniel R. Stitzel by O.R. 1451, Page 411 of the Clark County Recorder's Official Records;

Thence South 87 deg. 07' 46" East for 150.00 ft. along the south line of the Stitzel 1.109 acre tract to a 5/8 in. dia. iron pin found down 0.1 ft. at the southeast corner of the Stitzel 1.109 acre tract;

Thence North 02 deg. 52' 55" East for 322.35 ft. along the east line of the Stitzel 1.109 acre tract to a railroad spike found down 0.1 ft. on the half-section line and the centerline of New Carlisle Pike, passing a bent 5/8 in. dia. iron pin found down 0.2 ft. at 292.12 ft.;

Thence South 87 deg. 06' 55" East for 243.68 ft. along the half-section line and the centerline of New Carlisle Pike to the P.K. nail marking the place of beginning.

Containing a total of 91.833 acres, including 32.073 acres in Section 23 and 59.760 acres in Section 29, and subject to all legal easements, rights-of-way, and restrictions of record. Basis of survey bearings is the north line of the southwest quarter of Section 23 and the centerline of New Carlisle Pike bearing South 87 deg. 21' 40" East per Survey Vol. 14, Page 35 of the Clark County Engineer's Record of Surveys.

According to a field survey performed by Michael W. Cozatt, Professional Surveyor 6001. 476 Swailes Road, Troy, OH 45373, on March 11, 2003, as filed in Vol. 19, Page 25 of the Clark County Engineer's Record of Surveys.

Property Address: New Carlisle Pike, New Carlisle, OH 45344
Parcel Nos. 010-05-00023-000-027, 010-05-00023-000-028, 015-05-00029-400-024,
015-05-00029-400-009 and 015-05-00029-400-008.

PARCELS VI & VIII:

Situate in the Township of Bethel, County of Clark and State of Ohio and bounded and described as follows: Being part of the N.W. quarter of Sec. 22, and the N.E. quarter of Sec. 28, Town No. 3, Range No. 9, M.R.S. Beginning at the stone at the intersection of Sections 22, 28, 23 & 29; thence with the north line of Section 28, N. 86° W, 40.73 poles to a stake; thence S. 4° W, 51.81 poles to a stone at J. and W. Hinkle's N.W. corner; thence with said Hinkle's north line, S. 86° 15' E, 84.33 poles to a stone at said Hinkle's N.E. corner; thence N. 4° E, 51.32 poles to a stone in the Section line between Sec. 22 and 23; thence with said section line, N. 86° W, 40.73 poles to the place of beginning, containing 27.18 acres, 13.10 acres in Sec. No. 28 and 14.08 acres in Sec. No. 22.

Property Address: Milton-Carlisle Road, New Carlisle, OH 45344
Parcel Nos. 015-05-00028-000-002 & 010-05-00022-000-001

PARCELS VII & IX:

Situate in the Township of Bethel, County of Clark and State of Ohio and bounded and described as follows: Being a part of the northeast quarter of Section Twenty-eight (28) and a part of the northwest quarter of Section Twenty-two (22), Town Three (3), Range Nine (9), M.R.S. Beginning at a stone in the line between sections twenty-two (22) and twenty-eight (28) in the Old Springfield Road and on the east side of the New Carlisle and Medway Turn Pike; thence with said Pike, N. 76° 30' West, 41.08 poles to a stone at the corner of lands owned by George Funderburg; thence N. 3° 30' East, 51.71 poles to a stone; thence S. 87° East, 84.25 poles to a stone in George and Anthony Funderburg's line; thence with said line, S. 3° 30' West, 58.59 poles to a stone in the Old Springfield Road; thence with said road, N. 87° West, 23.55 poles to a stone; thence S. 3° 30' West, 27.50 poles to a stone; thence N. 87° West, 20 poles to a stone in the east side of the New Carlisle and Medway Turnpike and in the Section line; thence N. 3° 30' East, 27.34 poles to the place of beginning, containing thirty-three and 50/100 acres, more or less.

PRELIMINARY TITLE

Being the same premises conveyed to Dorothy L. Callison by deed of Clark N. Hinkle and Carrie M. Hinkle, his wife, dated June 16, 1956, and recorded in Volume 474, Page 525, Deed Records of Clark County, Ohio.

EXCEPTING THEREFROM the following tract situate in the same State, County and Township:

Being the same premises lying within the bounds of the northeast quarter of Section 28, Town 3, and Range 9, M.R.S.

From a stone which marks the place where the Milton-Carlisle Road is intersected and crossed by the east line of said Section 28, the same being within the intersection of said road with the Medway Road, measure along the Milton-Carlisle Road, N. 76° 36' W., 477.56 feet to the point which marks the beginning of this description and the extreme southeast corner of the parcel to be described: thence from the point of beginning and continuing with the roadway, N. 76° 36' W., 203.02 feet to a steel spike driven down in the centerline of the roadway; thence N. 03° 30' E., at 26.55 feet passing an iron pipe, in all 500.00 feet to an iron pipe; a stone which marks the extreme northwest corner of Tract Numbered 3 of which this parcel is a part, bears N. 03° 30' E., 353.22 feet distant; thence S. 86° 30' E., 200.00 feet to an iron pipe; thence S. 03° 30' W., at 515.19 feet passing an iron pipe, in all 534.91 feet to the place of beginning, containing 2.376 acres, more or less.

Subject, however, to the right-of-way for the public road as now located.

ALSO EXCEPTING THEREFROM A TRACT of 3.450 acres described as follows:

Situate in the County of Clark, State of Ohio and Township of Bethel, and being and lying within the bounds of the northwest quarter of Section Numbered Twenty-Two

(22), Town Three (3), Range Nine (9), in the Between the Miamis Survey.

Beginning at a railroad spike driven down over a stone monument heretofore planted in the west line of the quarter section to mark a corner in the original Tract No. 3 of which the ensuing parcel is a part; the point falls within the T-intersection formed by the juncture of the Medway-New Carlisle Road with the Milton-Carlisle Road, and is designated as P.I. Station Numbered 112 / 26.10 in the centerline of a survey made in 1968, by the Ohio Department of Highways in conjunction with a project designed to the improvement to Ohio Route No. 571; thence from the point of beginning, following the section line, the Medway-New Carlisle Road and the centerline survey line, South 05 degrees, 18 minutes, 30 seconds West, 452.98 feet to another stone designated as Station Numbered 116 / 79.08 in the centerline survey; thence leaving the roadway, South 84 degrees, 37 minutes, 00 seconds East, at 35.80 feet passing an iron pin, in all 330.00 feet to an iron pipe; this point identifies the extreme south corner of the original Tract No. 3; thence, North 05 degrees, 25 minutes, 00 seconds East, at 434.86 feet passing an iron pipe, in all 456.73 feet to a stone set in the centerline of the Milton- Carlisle Road; thence with the road centerline, North 85 degrees, 15 minutes, 50 seconds West, 330.88 feet to the place of beginning, containing an area of Three and Four Hundred Fifty-Thousandths (3.450) acres, more or less.

Being a part of Tract No. 3 of the three tracts of land conveyed by quit claim deed to Dorothy L. Callison in August 1966, by Clark N. Hinkle and Carrie M. Hinkle, husband and wife, as recorded in Deed Book 580, at Page 35 of the Deed Records of Clark County, Ohio.

Subject, however, to the rights of way for the two public roads as now located which cover an area of 0.50 of an acre. Of this amount, 0.354 of an acre is included in the land acquired by the Ohio Department of Highways in connection with the Ohio Route No. 571 Project, as evidenced by the conveyance recorded in Deed Book 615, at Page 444 of the Deed Records of Clark County, Ohio.

PRELIMINARY TITLE

The boundary line description for the above division of land was prepared in November 1981, by Carl F. Swartzbaugh, a Professional Land Surveyor with an Ohio Certificate Number of S02644, in agreement with the survey filed in Volume 2, at Page 464 of the Clark County Engineer's Revised Record of Land Surveys.

Property Address: Milton-Carlisle Road, New Carlisle, OH 45344
Parcel Nos. 015-05-00028-000-003 & 010-05-00022-000-031

PARCEL X:

Situate in the Township of Bethel, County of Clark and State of Ohio and bounded and described as follows: Being a part of the Northwest one fourth (1/4) of Section Twenty-two (22), Township Three (3), Range Nine (9), M.R.S. Beginning at a stone in the center line of the Old Springfield Road at the Southeast corner of the land of William J. Hinkle; thence North 3° 30' E., 110.04 poles to a stone on the North line of Section twenty-two (22), said stone being at William J. Hinkle's Northeast corner; thence with the Section line, South 86° 30' E., 46.94 poles to a stone; thence S. 3° 30' W., 104.96 poles to a stone in the center line of the Old Springfield Road; thence with the center line of said road, S. 87° 18' W., 47.19 poles to the place of beginning, containing 31.53 acres, more or less.

Property Address: Milton-Carlisle Road, New Carlisle, OH 45344
Parcel No. 010-05-00022-000-003

PARCEL XI:

Situated in the Township of Bethel, County of Clark and State of Ohio and bounded and described as follows:

Being a part of the northwest quarter of Section 28, Township 3, Range 9, M.R.S., more particularly described as follows:

From an iron pin which marks the place where the east line of the northwest quarter of Section 28 is intersected and crossed by the centerline of Milton-Carlisle Road, measure along the road centerline, North 56° 10' West, 759.00 feet to the point which marks the north terminus of a private lane or right of way heretofore established with a width of 20 feet; thence continuing with the road centerline, North 57° 58' West, 300.00 feet to the beginning of this description and the northeast corner of the parcel to be described; thence from the place of beginning and again continuing with the road centerline, North 57° 58' West, 656.01 feet to a point; thence South 54° 15' West, 231.00 feet to a point; thence North 46° 25' West, 171.93 feet to a point; thence South 48° 39' West, 516.78 feet to a point; thence South 39° 56' West, 173.22 feet to a point; thence along a line established strictly by computation, South 57° 58' East, 1,262.11 feet to a point; thence South 85° 58' East, 204.96 feet to a point; thence North 4° 2' East, 115.00 feet to a point; thence South 85° 58' East, 300.00 feet to a point in the centerline of the private lane; thence North 4° 2' East, 426.00 feet to a point; thence North 57° 58' West, 300.00 feet to a point; thence North 4° 2' East, 150.00 feet to the place of beginning, containing 25.183 acres, more or less.

BUT EXCEPTING THEREFROM the following three described tracts:

FIRST EXCEPTION: Being a 0.428 acre tract located in the northwest quarter of Section 28, Town 3, Range 9, B.T.M.R.S., Bethel Township, Clark County, Ohio, and being part of the land acquired by William R. Stuebaker by deed recorded in O.R. 873, Page 66 of the Clark County Recorder's Deed Records and further bounded and described as follows:

Commencing for reference at an iron pin found at the northeast corner of the northwest quarter of Section 28; thence South 04 deg.-52'-3 1" West for 1268.79 ft. along the half-section line to a mag nail set flush at the intersection of the half-section line and the original centerline of Milton-Carlisle Pike (State Route 571); thence North 55 deg.-07'- 00" West for 759.00 ft. along the original centerline of Milton-Carlisle Pike (State Route 571) to a mag nail set flush; thence South 05 deg.-04'-15" West for 150.00 ft. to a gin spindle set flush at the southeast corner of a

PRELIMINARY TITLE

0.912 acre tract acquired by William R. Studebaker by deed recorded in D.B. 869, Page 874 of the Clark County Recorder's Deed Records and marking the true place of beginning;

Thence, North 84 deg.-55'-45" West for 264.88 ft. along a new division line to a 5/8" dia. capped iron pin set flush;

Thence, North 05 deg.-04'-15" East for 140.84 ft. along a new division line to a 5/8" dia. capped iron pin set flush at the southwest corner of the aforesaid 0.912 acre William R. Studebaker tract;

Thence, South 56 deg.-55'-45" East for 300.00 ft. along the south line of the aforesaid 0.912 acre William R. Studebaker tract to the gin spindle set flush marking the true place of beginning.

Containing a total of 0.428 acres, and subject to all legal easements, rights-of-way and restrictions of record. The basis of bearings is the centerline of Milton-Carlisle Pike (State Route 571), bearing South 55 deg.-07'-00" East, as found on ODOT R/W Map CLA-571-(1.19-1.25). This parcel can only be used in conjunction with the adjoining tract to the north and cannot be used as a separate building tract.

According to a field survey performed by Michael W. Cozatt, Professional Surveyor #6001, 534 N. Elm Street, Suite C, Troy, Ohio 45373, on November 05, 2015, and filed in Vol. 28, Page 71, of the Clark County Engineer's Revised Record of Land Surveys.

SECOND EXCEPTION: Being a 1.083 acre tract located in the northwest quarter of Section 28, Town 3, Range 9, B.T.M.R.S., Bethel Township, Clark County, Ohio, and being part of the land acquired by William R. Studebaker by deed recorded in O.R. 873, Page 66 of the Clark County Recorder's Deed Records and further bounded and described as follows:

Commencing for reference at an iron pin found at the northeast corner of the northwest quarter of Section 28; thence South 04 deg.-52'-31" West for 1268.79 ft. along the half-section line to a mag nail set flush at the intersection of the half-section line and the original centerline of Milton-Carlisle Pike (State Route 571); thence North 55 deg.-07'-00" West for 759.00 ft. along the original centerline of Milton-Carlisle Pike (State Route 571) to a mag nail set flush; thence North 56 deg.-55'-45" West for 739.01 ft. along the original centerline of Milton-Carlisle Road (State Route 571) to a mag nail set flush marking the true place of beginning;

Thence, South 36 deg.-17'-15" West for 120.00 ft. along a new division line to a 5/8" dia. capped iron pin set flush, witness passing a 5/8" dia. capped iron pin set at 27.96 ft.;

Thence, North 85 deg.-05'-49" West for 225.00 ft. along a new division line to a 5/8" dia. capped iron pin set flush;

Thence, North 49 deg.-56'-15" West for 100.00 ft. along a new division line to a 5/8" dia. capped iron pin set flush at the southeast corner of a 0.854 acre tract acquired by Ricky W. and Audrey A. Litteral by deed recorded in D.B. 819, Page 639 of the Clark County Recorder's Deed Records;

Thence, North 55 deg.-17'-15" East for 231.00 ft. along the east line of the aforesaid 0.854 acre Litteral tract to a mag nail set flush on the original centerline of Milton-Carlisle Road (State Route 571), witness passing a concrete highway monument found at 200.85 ft.;

Thence, South 56 deg.-55'-45" East for 217.00 ft. along the original centerline of Milton-Carlisle Road (State Route 571) to the mag nail set flush marking the true place of beginning.

Containing a total of 1.083 acres, including 0.142 acres in road right-of-way, and subject to legal easements, rights-of-way, and restrictions of record. The basis of bearings is the centerline of Milton-Carlisle Road (State Route 571), bearing South 55 deg.-07'-00" East, as found on ODOT R/W Map CLA-571-(1.19-1.25).

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Also including a sanitary sewer easement laying over the east and south line of the above described tract and further bounded and described as follows:

Commencing for reference at the mag nail set flush at the northeast corner of the above described tract and marking the true place of beginning;

Thence, South 36 deg.-17'-15" West for 120.00 ft. to a 5/8" dia. capped iron pin set flush;

Thence, North 85 deg.-05'-49" West for 225.00 ft. to a 5/8" dia. capped iron pin set flush;

Thence, North 49 deg.-56'-15" West for 28.25 ft. to a point; Thence, South 85 deg.-05'-49" East for 230.37 ft. to a point;

Thence, North 36 deg.-54'-30" East for 114.11 ft. to a point on the original centerline of Milton-Carlisle Road;

Thence, South 56 deg.-55'-45" East for 22.39 ft. along the original centerline of Milton-Carlisle Road to the mag nail set flush marking the true place of beginning.

According to a field survey performed by Michael W. Cozatt, Professional Surveyor #6001, 534 N. Elm Street, Suite C, Troy, Ohio 45373, on November 05, 2015, and filed in Vol. 28, Page 71, of the Clark County Engineer's Revised Record of Land Surveys.

THIRD EXCEPTION: Being a 3.998 acre tract located in the northwest quarter of Section 28, Town 3, Range 9, B.T.M.R.S., Bethel Township, Clark County, Ohio, and being part of the land acquired by William R. Studebaker by deed recorded in O.R. 873, Page 66 of the Clark County Recorder's Deed Records and further bounded and described as follows:

Commencing for reference at an iron pin found at the northeast corner of the northwest quarter of Section 28; thence South 04 deg.-52'-31" West for 1268.79 ft. along the half-section line to a mag nail set flush at the intersection of the half-section line and the original centerline of Milton-Carlisle Pike (State Route 571); thence North 55 deg.-07'-00" West for 759.00 ft. along the original centerline of Milton-Carlisle Pike (State Route 571) to a mag nail set flush; thence South 05 deg.-04'-15" West for 150.00 ft. to a gin spindle set flush at the southeast corner of a 0.912 acre tract acquired by William R. Studebaker by deed recorded in D.B. 869, Page 874 of the Clark County Recorder's Deed Records and marking the true place of beginning;

Thence, continuing South 05 deg.-04'-15" West for 426.00 ft. the east line of a 25.183 acre tract acquired by William R. Studebaker by deed recorded in O.R. 873, Page 66 of the Clark County Recorder's Deed Records to a gin spindle set at the northeast corner of a 0.706 acre tract acquired by Thelma W. Studebaker by deed recorded in D.B. 656, Page 517 of the Clark County Recorder's Deed Records;

Thence, North 84 deg.-55'-45" West for 300.00 ft. along the north line of the aforesaid 0.706 Thelma W. Studebaker tract to a 5/8" dia. capped iron pin set;

Thence, North 01 deg.-58'-36" West for 793.26 ft. along a new division line to a mag nail set flush on the original centerline of Milton-Carlisle Road (State Route 571), witness passing a 5/8" dia. capped iron pin set flush at 713.23 ft.;

Thence, South 56 deg.-55'-45" East for 150.00 ft. along the original centerline of Milton-Carlisle Road (State Route 571) to a mag nail set flush at the northwest corner of a 0.912 acre tract acquired by William R. Studebaker by deed recorded in D.B. 869, Page 874 of the Clark County Recorder's Deed Records;

Thence, South 05 deg.-04'-15" West for 290.84 ft. along the west line of the aforesaid 0.912 acre William R. Studebaker tract and a new division line to a 5/8" dia. capped iron pin set, witness passing a 5/8" dia. capped iron pin set at 81.27 ft.;

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Thence, South 84 deg.-55'-45" East for 264.88 ft. along a new division line to the gin spindle set marking the true place of beginning.

Containing a total of 3.998 acres, including 0.230 acres in road right-of-way, and subject to legal easements, rights-of-way, and restrictions of record. The basis of bearings is the centerline of Milton-Carlisle Road (State Route 571), bearing South 55 deg.-07'-00" East, as found on ODOT R/W Map CLA-571-(1.19-1.25).

According to a field survey performed by Michael W. Cozatt, Professional Surveyor #6001, 534 N. Elm Street, Suite C, Troy, Ohio 45373, on November 05, 2015, and filed in Vol. 28, Page 71, of the Clark County Engineer's Revised Record of Land Surveys.

Property Address: 11293 Milton-Carlisle Road, New Carlisle, OH 45344
Parcel No. 015-05-00028-108-008

PARCELS XII & XXIII:

TRACT I: Situate in the County of Clark, in the State of Ohio and in the Township of Bethel and bounded and described as follows, viz:

Being part of the northwest quarter and part of the southwest quarter of Section 28, Township 3, and Range 9, M.R.S. and being more fully described as follows:

Beginning at the southeast corner of the southwest quarter of Section 28 and in the Musselman Road; thence with the south line of Section 28, N. 86° 50' W., 120.33 poles; thence N. 4° 18' W., 66.66 poles to the center of the Musselman Road; thence with said road, S. 86° 50' W., 39.39 poles to the section line; thence with the same, N. 4° 18' E., 161.80 poles; thence N. 25° E., 28.3 P; thence N. 39° 56' E., 25 P; thence N. 48° 39' E., 31.32 P; thence S. 46° 45' E., 10.42 P; thence N. 54° 15' E., 14 poles to the center of the Milton-New Carlisle Road; thence with the center of said road, S. 57° 58' E., 39.76 P; thence S. 4° W., 9.09 Poles; thence S. 57° 58' E., 18.18 poles to the center of a Private Road; thence with said road, S. 4° 02' W., 25.82 P; thence N. 85° 58' W., 18.18 poles; thence S. 4° 02' W., 6.97 poles; thence S. 85° 58' E., 9.09 poles; thence N. 4° 02' E., 1.52 poles; thence S. 85° 58' E., 9.09 poles to the center of a private drive; thence with the same, S. 4° 02' W., 100.97 poles; thence S. 86° E., 39.96 poles to the half section line of Section 28; thence with the half section line, S. 4° 30' W., 127.92 poles to the place of beginning, containing 213.73 acres.

EXCEPTING 6.60 acres included in the 100 feet right of way of the CCC & St. L. R.R. (P. & E. Div).

Also, as appurtenant to the above the right to use said road or right of way above described in common with the owners of the lands on the east and west of the same.

EXCEPTING the following described premises:

Situate in the Township of Bethel, in the County of Clark and State of Ohio and being and lying within the bounds of the northwest quarter of Section 28, T. 3, Range 9, M.R.S.

From an iron pin which marks the place where the east line of the northwest quarter of Section 28 is intersected and crossed by the centerline of the Milton-Carlisle Road, measure along the road centerline, North 56° 10' West, 759.00 feet to the point which marks the north terminus of a private lane or right of way heretofore established with a width of twenty (20) feet; thence continuing with the road centerline, North 57° 58' West, 300.00 feet to the beginning of this description and the northeast corner of the parcel to be described; thence from the point of beginning and again continuing with the road centerline, North 57° 58' West, 656.01 feet to a point; thence South 54° 15' West, 231.00 feet to a point; thence North 46° 25' West, 171.93 feet to a point; thence, South 48° 39' West, 516.78 feet to a point; thence, South 39° 56' West, 173.22 feet to a point; thence along a line established strictly by computation, South 57° 58' East, 1262.11 feet to a point; thence South 85° 58' East, 204.96 feet to a point; thence, North 04° 02' East, 115.00 feet to a point; thence South 85° 58' East, 300.00 feet to a point in the centerline

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of the private lane; thence North 04° 02' East, 426.00 feet to a point; thence North 57° 58' West, 300.00 feet to a point; thence North 04° 02' East, 150.00 feet to the place of beginning, containing an area of 25.183 acres, more or less. SUBJECT, however, to the right of way for the public road as now located.

ALSO EXCEPTING:

Being a 3.719 acre tract located in the Southwest Quarter of Section 28, Town 3, Range 9, B.T.M.R.S., Bethel Township, Clark County, Ohio and being a part of the land acquired by Studebaker Nurseries, Inc. by deed recorded in D.B. 619, Page 313, Tract I, of the Clark County Recorder's Deed Records and further bounded and described as follows:

Commencing for reference at a Mag nail set at the southwest corner of the Southwest Quarter of Section 28, said Mag nail also being on the centerline of Quick Road; thence North 05° 13' 46" East for 1100.07 feet along the west line of Section 28 and the centerline of Quick Road to a Mag nail found at the centerline intersection of Quick Road and Musselman Road; thence South 86° 45' 47" East for 349.77 feet along the centerline of Musselman Road to a Mag nail set marking the true place of beginning;

Thence, North 04° 20' 20" East for 304.14 feet along a new division line to a 5/8" dia. capped iron pin set, witness passing a 5/8" dia. capped iron pin set at 30.01 feet;

Thence, South 83° 43' 56" East for 85.40 feet along a new division line to a 5/8" dia. capped iron pin set;

Thence, South 83° 11' 43" East for 476.39 feet along a new division line to a point in a pond, witness a 5/8" dia. capped iron pin set South 76° 29' 28" West at 208.52 feet;

Thence, South 03° 14' 13" West for 269.93 feet along a new division line to a Mag nail set on the centerline of Musselman Road, witness passing a 5/8" dia. capped iron pin set at 239.93 feet;

Thence, North 86° 45' 47" West for 566.60 feet along the centerline of Musselman Road to the Mag nail set marking the true place of beginning.

Containing a total of 3.719 acres, including 0.390 acres in road right-of-way, and subject to all legal easements, rights-of-way, and restrictions of record. Bearings are based on the centerline of Musselman Road, bearing North 86° 45' 47" West, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, GEOID 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

According to a field survey performed by Michael W. Cozatt, Professional Surveyor #6001, 534 N. Elm Street, Suite C, Troy, Ohio 45373, on April 08, 2019, and filed in Vol. 29, Page 152, of the Clark County Engineer's Revised Record of Land Surveys.

*** Grantor reserves the right to discharge treated wastewater into the pond partially located on the 3.719 Acres and Partially located on the 97.46 Acres. ***

Grantor, its successors and assigns, shall indemnify Grantee, its successors and assigns, for any damages, losses, expenses, and attorneys' fees (Claims) related to Grantee's (and successors' and assigns') property or use of the pond water, including but not limited to use for livestock, irrigation, recreation and third party claims, which Claims arise from hazardous contaminant's in Grantor's wastewater.

Property Address: 571 Milton-Carlisle Rd. & 11168 Musselman Rd., New Carlisle, OH 45344
Parcel Nos. 015-05-00028-108-009 & 015-05-00028-000-011

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PARCEL XIV:

Being a 161.554 acre tract in the Northeast, Northwest, Southeast and Southwest Quarters of Section 22, Town 3, Range 9, B.T.M.R.S., Bethel Township, Clark County, Ohio, and further bounded and described as follows:

Beginning at a mag nail found at the Northwest corner of the Southwest Quarter of Section 22 and on the centerline of State Route 571; thence South 84 deg. 31' 34" East for 985.48 ft. along the half-section line to a 5/8" dia. capped iron pin set flush at the Southeast corner of a 10.00 acre tract deeded to Walter E. and Betty Justice by D.B. 732, Pg. 254 of the Clark County Recorder's Deed Records and marking the True Place of Beginning;

Thence North 05 deg. 47' 04" East for 881.72 ft. along the east line of said 10.00 acre Justice tract to a mag nail set flush over a railroad spike found on the centerline of Milton-Carlisle Road, passing a 1/2" x 3/4" rect. iron bar found at grade at 856.62 ft.;

Thence, North 89 deg. 15' 31" East for 1370.54 ft. along the centerline of said road and the South line of a 31.80 acre tract deeded to Studebaker Nurseries, Inc. by D.B. 776, Pg. 656 of the Clark County Recorder's Deed Records and a 69.95 acre tract deeded to Galen K. and Vila L. Barnhart, Trustees, by O.R. 582, Pg. 206 of the Clark County Recorder's Official Records to a gin spindle set flush;

Thence, North 81 deg. 00' 55" East for 343.20 ft. along the centerline of Milton-Carlisle Road and the South line of said 69.95 acre Barnhart tract to a gin spindle set flush;

Thence North 82 deg. 30' 56" East for 661.32 ft. along said road centerline and the South line of said 69.95 acre Barnhart tract to a mag nail set flush over a railroad spike found at the Northwest corner of a 149.58 acre tract deeded to Studebaker Nurseries, Inc. by D.B. 841, Pg. 735 of the Clark County Recorder's Deed Records;

Thence South 05 deg. 31' 18" West for 3275.47 ft. along said 149.58 acre Studebaker tract West line to a wood fence post found, passing an iron pin found flush at 30.77 ft. and an iron pin found down 0.3 ft. at 3273.47 ft.;

Thence North 83 deg. 52' 34" West for 2306.69 ft. along the North line of a 53.50 acre tract deeded to Kimberly A. and David A. Phares by D.B. 836, Pg. 439 of the Clark County Recorder's Deed Records, and a 5.01 acre tract deeded to George H. and Kathy L. Swisher by O.R. 1499, Pg. 727 of the Clark County Recorder's Official Records to a pointed stone found up 0.4 ft.;

Thence North 05 deg. 22' 00" East for 637.27 ft. along the East line of a 4.85 acre tract deeded to Cecil and Beverly A. Risner by D.B. 880, Pg. 333 of the Clark County Recorder's Deed Records and a 8.73 acre tract deeded to Todd T. and Tammie R. Smart by O.R. 1261, Pg. 183 of the Clark County Recorder's Official Records to a 1/2" x 3/4" rect. iron bar found at grade;

Thence North 05 deg. 26' 53" East for 1347.94 ft. along the East line of a 1.25 acre tract deeded to Studebaker Nurseries, Inc. by O.R. 350, Pg. 129 of the Clark County Recorder's Official Records and a 29.99 acre tract deeded to Walter Hoke Farm, LLC by O.R. 1405, Pg. 275 of the Clark County Recorder's Official Records, to a 0.3' x 0.6' stone at grade found on the half-section line;

Thence North 84 deg. 31' 34" West for 33.00 ft. along the north line of said Walter Hoke Farm, LLC 29.99 acre tract and the half-section line to the iron pin at the Place of Beginning.

Containing a total of 161.554 acres, including 1.636 acres in highway right of way. Basis of survey bearings is the East-West half-section line bearing South 84 deg. 31' 34" East according to Vol. 17, Pg. 176 of the Clark County Engineer's Record of Surveys.

PRELIMINARY TITLE

According to a field survey performed by Michael W. Cozatt, Professional Surveyor 6001, 476 Swailes Road, Troy, Ohio 45373, on April 14, 2003, as filed in Vol. 19, Page 44 of the Clark County Engineer's Record of Surveys.

Property Address: 10251 Milton-Carlisle Road, New Carlisle, OH 45344
Parcel No. 010-05-00022-000-016

PARCEL XV:

Situate in the Township of Bethel, County of Clark and State of Ohio and bounded and described as follows: Being a 149.579 acre tract in the northeast and southeast quarters of Section 22, Town 3, Range 9, B.T.M.R.S., Bethel Township, Clark County, Ohio, and further bounded and described as follows:

Beginning at an iron pin found at the southeast corner of the northeast quarter of said Section 22 and marking the true place of beginning; thence South 5 deg.-29'-22" West for 2039.23 ft. along the east line of Section 22 to a stone found; thence North 83 deg.- 53'-04" West for 2027.52 ft. to an iron pin set; thence North 5 deg.-20'-21" East for 3275.47 ft. to a railroad spike set on the centerline of Milton-Carlisle Road; thence North 82 deg.-30'-29" East for 285.38 ft. along said centerline to an iron pin found; thence North 82 deg.-25'-32" East for 315.58 ft. along said centerline to a railroad spike set; thence South 00 deg.-23'-01" East for 285.08 ft. to a pipe found; thence South 85 deg.-19'-36" East for 585.38 ft. to a pipe found; thence South 84 deg.-49'-03" East for 833.06 ft. to an iron pin found on the east line of Section 22; thence South 5 deg.-20'- 21" West for 1123.05 ft. along the east line of Section 22 to the iron pin marking the place of beginning.

Containing a total of 149.579 acres and subject to all legal easements, rights-of-way, and restrictions of record.

The above description according to a survey performed by Michael W. Cozatt, Professional Surveyor 6001, 1008 Grant Street, Troy, Ohio 45373, as filed in Vol. 7, Page 1557 of the Clark County Engineer's Record of Surveys.

Property Address: 9775 Milton-Carlisle Road, New Carlisle, OH 45344
Parcel No. 010-05-00022-000-047

PARCEL XVI:

Situate in the State of Ohio, County of Clark, Township of Bethel, and being part of the North half of Section 22, Town 3, Range 9, and part of the South half of Section 23, Town 2, Range 9, Between the Miami Rivers Survey and being described as follows:

Beginning at a mag nail (found) at the intersection of the centerline of Milton Carlisle Road (40 feet right-of-way) with the centerline of Funderburg Road (30 feet right-of- way), the TRUE POINT OF BEGINNING HEREIN:

Thence, with the centerline of said Milton Carlisle Road, S 82° 19' 13" W, 110.00 feet to a mag nail (set);

Thence, continuing with the centerline of said Milton Carlisle Road, S 80° 50' 04" W, 343.33 feet to a mag nail (found);

Thence, continuing with the centerline of said Milton Carlisle Road, S 89° 04' 04" W, 869.53 feet to a mag nail (set);

Thence, with the east line of a 31.53 acre tract described in deed to Studebaker Nurseries, Inc., recorded Volume 776, Page 656 of the Deed Records of Clark County, Ohio, N 05° 20' 03" E, 1741.93 feet to a 5/8" re-bar with plastic cap (set), passing on line a 5/8" re-bar with plastic cap (set) at 20.12 feet;

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Thence, with the north line of said 31.53 acre tract and the north line of said Section 22, N 84° 58' 40" W, 772.87 feet to a 5/8" re-bar with plastic cap (set), witness a 5/8" re-bar with plastic cap (found) bears S 01° 09' 52" E, 2.12 feet;

Thence, with the east line of a 16.37 acre tract described in deed to Studebaker Nurseries, Inc., recorded Volume 1627, Page 1089 of the Official Records of Clark County, Ohio, N 05° 20' 03" E, 808.50 feet to a 5/8" re-bar with plastic cap (set);

Thence, with the south line of an 83 acre tract described in deed to David L. Stull and Amy L. Stull recorded Volume 1767, Page 2163 of the Official Records of Clark County, Ohio, S 84° 58' 38" E, 1977.14 feet to a mag nail (found), passing on line a 5/8" re-bar with plastic cap (set) at 1964.87 feet;

Thence, with the centerline of the above mentioned Funderburg Road, S 00° 40' 36" E, 132.70 feet to a harrow tooth (found);

Thence, continuing with the centerline of said Funderburg Road, S 00° 42' 00" W, 419.95 feet to a 1/2" diameter re-bar (found);

Thence, continuing with the centerline of said Funderburg Road, S 01° 04' 23" E, 63.42 feet to a mag nail (set);

Thence, with the north line of a proposed 2.462 acre tract, N 89° 34' 52" W, 224.00 feet to a 5/8" re-bar with plastic cap (set), passing on line a 5/8" re-bar with plastic cap (set) at 31.64 feet;

Thence, with the west line of said 2.462 acre tract, S 01° 12' 51" W, 452.31 feet to a 5/8" re-bar with plastic cap (set), passing on line a 5/8" re-bar with plastic cap (set) at 260.60 feet;

Thence, with the south line of said 2.462 acre tract, S 82° 54' 55" E, 226.32 feet to a mag nail (set), passing on line a 5/8" re-bar with plastic cap (set) at 72.99 feet and at 196.25 feet;

Thence, with the centerline of said Funderburg Road, S 04° 54' 55" W, 1260.53 feet to the point of beginning and containing 84.484 acres, subject however, to all rights-of-way, easements, and restrictions of record, and being more specifically subject to the existing right-of-way for Funderburg Road and Milton Carlisle Road comprising an area of 1.247 acres.

Further excepting from the above described 84.484 acre tract, a 0.330 acre tract described and occupied as Funderburg Cemetery, but apparently never conveyed to the Bethel Township Trustees, and being described as follows:

Commence at a mag nail (found) at the intersection of the centerline of Milton Carlisle Road with the centerline of Funderburg Road, thence with the centerline of Milton Carlisle Road, S 82° 19' 13" W, 110.00 feet to a mag nail (set), thence continuing with the centerline of Milton Carlisle Road, S 80° 50' 04" W, 343.33 feet to a mag nail (found), thence continuing with the centerline of Milton Carlisle Road S 89° 04' 04" W, 481.21 feet to a mag nail (set), thence with the centerline of a proposed 20 feet wide ingress-egress easement, N 05° 20' 03" E, 424.48 feet to a 5/8" re-bar with plastic cap (set), the TRUE POINT OF BEGINNING HEREIN;

Thence, with part of the south line of cemetery, N 84° 39' 57" W, 60.00 feet to a 5/8" re-bar with plastic cap (set);

Thence, with the west line of said cemetery, N 05° 20' 03" E, 189.00 feet to a 5/8" re-bar with plastic cap (set);

Thence, with the north line of said cemetery, S 84° 39' 57" E, 76.00 feet to a 5/8" re-bar with plastic cap (set);

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Thence, with the east line of said cemetery, S 05° 20' 03" W, 189.00 feet to a 5/8" re-bar with plastic cap (set);

Thence, with part of the south line of said cemetery, N 84° 39' 57" W, 16.00 feet to the point of beginning and containing 0.330 acres together with an ingress-egress easement 20 feet in width for access to and from Milton Carlisle Road, the centerline of which is described above as the last course in the point of beginning call for the 0.330 acre cemetery tract described as N 05° 20' 03" E, 424.48 feet.

The net acreage, exclusive of the 0.330 acre cemetery parcel, being 84.154 acres.

Being part of the same premises described in deed to Vila L. Barnhart, Trustee, recorded Volume 1680, Page 2463, of the Official Records of Clark County, Ohio.

The above description is based on an actual field survey dated November 30, 2011 by Mark T. Scholl, Professional Surveyor 6599. Basis of bearings is S 82° 19' 13" W, on the centerline of Milton Carlisle Road and is an assumed bearing for angular measurement only.

FURTHER EXCEPTING THEREFROM the following described real estate:

Situate in the State of Ohio, County of Clark, Township of Bethel, and being part of the Northwest Quarter of Section 22, Town 3, Range 9, Between the Miami Rivers Survey and being described as follows:

Commence at a mag nail (found) at the intersection of the centerline of Milton Carlisle Road (40 feet right-of-way) with the centerline of Funderburg Road (30 feet right-of-way), thence with the centerline of Milton Carlisle Road, S 82°19'13" W, 110.00 feet to a mag nail (set), thence continuing with the centerline of Milton Carlisle Road, S 80°50'04" W, 343.33 feet to a mag nail (found), thence continuing with the centerline of Milton Carlisle Road, S 89°04'04" W, 481.21 feet to a mag nail (found), thence with the centerline of a 20 feet wide ingress-egress easement, N 05°20'03" E, 394.48 feet to a 5/8" re-bar with plastic cap (set), the TRUE POINT OF BEGINNING HEREIN;

Thence, parallel with and 30.00 feet distance from the south line of Funderburg Cemetery, as indicated on Revised Survey Record Volume 25, Page 95, N 84°39'57" W, 60.00 feet to a 5/8" re-bar with plastic cap (set);

Thence, with the west line (extended) of said Cemetery, N 05°20'03" E, 30.00 feet to a 5/8" re-bar with plastic cap (found);

Thence, with the south line of said Cemetery, S 84°39'57" E, 76.00 feet to a 5/8" re-bar with plastic cap (found), passing on line a 5/8" re-bar with plastic cap (found) at 60.00 feet;

Thence, with the east line (extended) of said Cemetery, S 05°20'03" W, 30.00 feet to a 5/8" re-bar with plastic cap (set);

Thence, N 84°39'57" W, 16.00 feet to the point of beginning and containing 0.052 acres, together with an ingress-egress easement 20 feet in width for access to and from Milton Carlisle Road, as indicated on Revised Survey Record Volume 25, Page 95, the centerline of which is described above as the last course in the point of beginning call for the herein 0.052 acre cemetery attachment tract described as N 05°20'03" E, 394.48 feet.

Being part of the premises described in deed to Evans Family Ranch, LLC recorded Volume 2167, Page 5217, Tract 3 of the Official Records of Clark County, Ohio.

The above described 0.052 acre tract is to be attached to and used in conjunction with the adjoining 0.330 acre Funderburg Cemetery to the north and is not to be used as a separate building parcel.

PRELIMINARY TITLE

The above description is based on an actual field survey dated September 28, 2020 by Mark T. Scholl, Professional Surveyor 6599. Basis of bearings is S 82°19' 13" W, on the centerline of Milton Carlisle Road and is an assumed bearing for angular measurement only.

Property Address: Funderburg Road, New Carlisle, OH 45344
Parcel No. 010-05-00022-000-077

PARCEL XVII:

Situate in the State of Ohio, County of Clark, Township of Bethel, and being part of the Northeast Quarter of Section 22, Town 3, Range 9, Between the Miami Rivers Survey and being described as follows:

Beginning at a mag nail (found) at the intersection of the centerline of Milton Carlisle Road (40 feet right-of-way) with the centerline of Funderburg Road (30 feet right-of-way), the TRUE POINT OF BEGINNING HEREIN;

Thence, with the centerline of said Funderburg Road, N 04° 54' 55" E, 1355.06 feet to a 5/8" diameter re-bar (found), passing on line a mag nail (found) at 1260.53 feet;

Thence, with the south line of a 3.765 acre tract described in deed to Glenn N. Fischer recorded Volume 1879, Page 982 of the Official Records of Clark County, Ohio, S 85° 13' 11" E, 822.33 feet to a 1 3/8" diameter iron pipe (found), passing on line a 1 1/8" diameter iron pipe (found) at 29.99 feet;

Thence, with part of the west line of a 119.07 acre tract described in deed to Marilyn P. Wenrick, Trustee, recorded Book 410, Page 15 of the Official Records of Clark County, Ohio, S 05° 11' 42" W, 1174.55 feet to a mag nail (found), passing on line a 5/8" re-bar with plastic cap (set) at 1154.03 feet;

Thence, with the centerline of said Milton Carlisle Road, S 82° 19' 13" W, 836.73 feet to the point of beginning and containing 23.788 acres, subject however, to all rights-of-way, easements, and restrictions of record.

Being part of the same premises described in deed to Vila L. Barnhart, Trustee, recorded Volume 1680, Page 2463, part Parcel II of the Official Records of Clark County, Ohio.

The above description is based on an actual field survey dated November 28, 2011 by Mark T. Scholl, Professional Surveyor 6599. Basis of bearings is S 82° 19' 13" W, on the centerline of Milton Carlisle Road and is an assumed bearing for angular measurement only.

Property Address: Funderburg Road, New Carlisle, OH 45344
Parcel No. 010-05-00022-000-076

PARCEL XVIII:

Situate in the State of Ohio, County of Clark and Township of Bethel and being part of the Southeast Quarter of Section 28, Township 3, Range 9, Miami River Survey, and described as follows:

Parcel 2: Measure North 88° 30' West, 703.33 feet from a stone at the southeast corner of Section 28, Township 3, Range 9, M.R.S. Thence North 63° 44' West, 344.47 feet along the North line of Lair Lane to an iron pin, being the Southeast corner of Lot #9, the Place of Beginning. Thence North 3° 02' 40" East, 1168.82 feet to an iron pin at the northwest corner. Thence North 88° 13' 30" West, 373.41 feet to an iron pin at the Northeast corner. Thence South 3° 02' 40" West, 1000.15 feet to an iron pin at the southwest corner, also being in the North line of Lair Lane. Thence South 63° 44' East, 406.23 feet along North line of Lair Lane to the place of beginning, containing 9.3 acres, more or less. (Lot #9)

Parcel 3: Situate in Section 28, T.3, Range 9, MRS., Township of Bethel, County of Clark and State of Ohio and being more particularly described as follows:

PRELIMINARY TITLE

Measure North 88° 30' West, 703.33 feet from Stone at the southeast corner of Section 28, to an iron pin in the North line of Musselman Road and the North side of Lair Lane, THE PLACE OF BEGINNING; thence North 63° 44' West, 750.70 feet along north side of Lair Lane to an iron pin. Thence South 3° 02' 40" East, 54.41 feet to an iron pin in South line of Lair Lane and the North line of Railroad Right of Way. Thence South 63° 44' East, 620.87 feet along South line of Lair Lane and the North line of Railroad Right of Way to an iron pin in the North line of Musselman Road. Thence South 88° 30' East, 119.35 feet along North line of Musselman Road to the place of beginning, containing 0.55 of an Acre, more or less (Lane).

SUBJECT to all restrictive covenants and easements of record.

The description of Parcel 3 above constitutes a lane for the purpose of giving Parcel 2 ingress and egress to Musselman Road. Therefore, Parcel 3 shall not constitute a separate tract but shall be added to Parcel 2 and the combined acreage shall be designated as 9.85 acres, more or less.

ALSO:

Situated in the Township of Bethel, County of Clark and State of Ohio and being a part of the Southeast Quarter of Section 28 and Southwest Quarter of Section 22, Town 3, North, Range 9, MRS, more particularly described as follows:

Beginning at the southeast corner of the southeast quarter of Section 28 at a railroad spike found on the centerline of State Route 571; thence North 5° 46' 30" East for 1,288.89 feet along the centerline of State Route 571 and section line to a P.K. nail set marking the place of beginning; thence continuing North 5° 46' 30" East for 19.54 feet along the centerline of State Route 571 and section line to a P.K. nail set; thence North 85° 31' 35" West for 1,080.00 feet to a capped iron pin set, passing a capped iron pin set at 45.00 feet; thence North 4° 28' 25" East for 50.00 feet to a capped iron pin set; thence South 85° 31' 35" East for 1,036.14 feet to a capped iron pin set on the west right-of-way line of State Route 571; thence North 5° 46' 30" East for 10.00 feet along the west right-of-way line of State Route 571 to a capped iron pin set; thence South 85° 31' 35" East for 45.00 feet to a P.K. nail set on the centerline of State Route 571 and section line; thence South 84° 14' 3" East for 105.00 feet to a capped iron pin set, passing a capped iron pin set at 45.00 feet; thence South 5° 46' 30" West for 29.54 feet to a capped iron pin set; thence South 84° 14' 3" East for 921.32 feet to a capped iron pin set; thence South 5° 25' 43" West for 50.00 feet to a square iron bar found; thence North 84° 14' 3" West for 1,026.62 feet to the place of beginning, passing a concrete right-of-way monument at 981.62 feet, containing 2.500 acres, 1.250 acres of which are in Section 28, 1.250 acres of which are in Section 22 and .124 acre of which is in the highway right-of-way.

The basis of bearings is the centerline of State Route 571 and section line in accordance with the deed recorded in Book 617, Page 372, of the Deed Records of Clark County, Ohio. This description was prepared by Michael W. Cozatt, Ohio Professional Surveyor Number 6001, based on a survey filed in Book 12, Page 49, of the Clark County Engineer's Record of Surveys.

Save and except the 1.250 acres in Section 22. Parcel No. 015-05-00028-000-055

PARCEL XIX:

Situated in the Township of Bethel, County of Clark and State of Ohio and being a part of the Southeast Quarter of Section 28 and Southwest Quarter of Section 22, Town 3, North, Range 9, MRS, more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of Section 28 at a railroad spike found on the centerline of State Route 571; thence North 5° 46' 30" East for 1,288.89 feet along the centerline of State Route 571 and section line to a P.K. nail set marking the place of beginning; thence continuing North 5° 46' 30" East for 19.54 feet along the centerline of State Route 571 and section line to a P.K. nail set; thence North 85° 31' 35" West for 1,080.00 feet to a capped iron pin set, passing a capped iron pin set at 45.00 feet; thence North 4° 28' 25" East for 50.00 feet to a capped iron pin set; thence South 85° 31' 35" East for 1,036.14 feet to a

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capped iron pin set on the west right-of-way line of State Route 571; thence North 5° 46' 30" East for 10.00 feet along the west right-of-way line of State Route 571 to a capped iron pin set; thence South 85° 31' 35" East for 45.00 feet to a P.K. nail set on the centerline of State Route 571 and section line; thence South 84° 14' 3" East for 105.00 feet to a capped iron pin set, passing a capped iron pin set at 45.00 feet; thence South 5° 46' 30" West for 29.54 feet to a capped iron pin set; thence South 84° 14' 3" East for 921.32 feet to capped iron pin set; thence South 5° 25' 43" West for 50.00 feet to a square iron bar found; thence North 84° 14' 3" West for 1,026.62 feet to the place of beginning, passing a concrete right-of-way monument at 981.62 feet, containing 2.500 acres, 1.250 acres of which are in Section 28, 1.250 acres of which are in Section 22 and .124 acre of which is in the highway right-of-way.

The basis of bearings is the centerline of State Route 571 and section line in accordance with the deed recorded in Book 617, Page 372, of the Deed Records of Clark County, Ohio. This description was prepared by Michael W. Cozatt, Ohio Professional Surveyor Number 6001, based on a survey filed in Book 12, Page 49, of the Clark County Engineer's Record of Surveys.

Also excepting the 1.250 acres in Section 28.

Property Address: N Medway Carlisle Road, New Carlisle, OH 45344
Parcel No. 010-05-00022-000-065

PARCEL XX:

TRACT II: Situate in the County of Clark, in the State of Ohio and in the Township of Bethel and being part of the southeast quarter of Section 34, Township 3, Range 9, M.R.S., and bounded and described as follows:

Beginning at a spike on the east line of said Section in the center of the Musselman Road, at the northeast corner of the New Carlisle Cemetery; thence with the center of said road and north line of said Cemetery, N. 88° 6' W., 42.60 poles to the center of the Dayton and Lake View Pike; thence with the center of said pike, N. 13° 56' E., 7.27 poles to an angle in said pike; thence with the center of same, N. 6° 10' E., 74.18 poles; thence S. 88° 10' E., with J. M. Bucher's south line, 6.24 poles to a stake in the south right of way line of P. & E. Division of the Big 4 Railway Co.; thence with said right of way line on a curve to the left, 42.9 poles more or less to the east line of said Section 34; thence with said section line, S. 5° 14' W., 52 poles to the beginning, containing 17.15 acres.

EXCEPTING THEREFROM, the following premises:

Situate in the State of Ohio, County of Clark, Township of Bethel and partly within the corporate limits of the Village of New Carlisle, southeast quarter of S. 34, T. 3, R. 9, B.M.R.S.

Beginning at the point where the east marginal line of the Dayton-Lakeview Road (original location) is intersected and crossed by the southerly right of way line of the C.C.C. & St. L. Railroad (P. & E. Div.) said point of beginning being 50 feet measured normally from said right of way centerline; thence with the marginal line of the road, S. 05° 00' 30" W., 60.31 feet to a point in an old property line; thence with same, N. 88° 36' W., 30.06 feet to an iron pipe in the centerline of the old road, this point marks a corner in the Village of New Carlisle corporation line; thence following the old road centerline, S. 05° 00' 30" W., 146.58 feet to an iron pipe; thence S. 88° 31' 45" E., at 184.40 feet passing an iron pipe, at 212.43 feet passing the corporation line, in all 259.64 feet to a point in the southerly right of way line of the railroad, said point is 33.0 feet, measured normally, from the track centerline; thence with the right of way line, N. 41° 40' W., 200.69 feet to a point in the previously mentioned old property line; thence with same, N. 88° 36' W., 23.27 feet to a point which is 50.0 feet, measured normally, from the railroad right of way centerline; thence continuing with the right of way line, N. 41° 40' W., 82.38 feet to the place of beginning, containing 0.668 acres, more or less. Of this acreage 0.311 acres are in the Village and 0.357 acres are in Bethel Township. SUBJECT, however, to a right of way for the public road as now located, the same being more definitely described in Vol. 424, page 603 of the Deed Records.

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Tract II is subject to the restrictive covenants imposed by deed recorded in Volume 529, page 3, Deed Records of Clark County, Ohio.

Property Address: Musselman Road, New Carlisle, OH 45344
Parcel No. 030-05-00034-401-004

PARCELS XXI & XXVI:

ALL THAT STRIP OR PARCEL of land, being a part of the Southwest and Southeast Quarters of Section 28 and part of the Southeast Quarter of Section 34, Town 3, Range 9, M.R.S., in Bethel Township, Clark County, Ohio, being further described according to a plan of survey made by Daniel D. Turner & Assoc., dated December 1980, as follows:

BEGINNING at an iron pin in the South line of Section 28, said pin being North 88 degrees 30 minutes West, a distance of 822.68 feet from the Southeast corner of Section 28;

THENCE North 88 degrees 30 minutes West with the South line of Section 28, a distance of 238.70 feet to an iron pin in the Southern property line of The Cleveland, Cincinnati, Chicago & St. Louis Railway Company;

THENCE North 63 degrees 44 minutes West with said Railway Southern property line, a distance of 1717.28 feet to the West line of the Southeast Quarter of Section 28;

THENCE North 63 degrees 44 minutes West with said Railway Southern property line, a distance of 2507.85 feet to the point of curve;

THENCE with said Railway Southern property line, 370.96 feet along the arc of a curve to the right whose radius is 2914.93 feet, $I = 7$ degrees 17 minutes 30 seconds and whose long chord bears North 60 degrees 05 minutes 15 seconds West for a distance of 370.71 feet to the West line of Section 28 and to the East Corporation line of New Carlisle;

THENCE North 2 degrees 29 minutes 40 seconds East with the West line of Section 28 and with the East Corporation line of New Carlisle, a distance of 19.86 feet;

THENCE with said Railway Southern property line, 649.37 feet along the arc of a curve to the right whose radius is 2897.93 feet, $I = 12$ degrees 50 minutes 20 seconds, and whose long chord bears North 49 degrees 49 minutes 10 seconds West, for a distance of 648.01 feet to the point of tangent;

THENCE North 43 degrees 24 minutes West with said Railway Southern property line, a distance of 55.18 feet;

THENCE North 88 degrees 30 minutes West, a distance of 24.00 feet;

THENCE North 43 degrees 24 minutes West with said Railway Southern property line, a distance of 139.70 feet to a railroad spike in the centerline of State Route No. 235, witness an iron pin distant 50.98 feet on the line just described;

THENCE North 8 degrees 17 minutes 30 seconds East with the centerline of State Route No. 235, a distance of 127.44 feet to a railroad spike in the said Railway Northern property line, witness an iron pin distant 50.98 feet on the line next described;

THENCE South 43 degrees 24 minutes East with said Railway Northern property line, a distance of 318.36 feet;

THENCE North 88 degrees 30 minutes West, a distance of 23.97 feet;

THENCE with said Railway Northern property line, 583.71 feet along the arc of a curve to the left whose radius is 2831.93 feet, $I = 11$ degrees 48 minutes 35 seconds, and whose long chord

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bears South 49 degrees 31 minutes 12 seconds East for a distance of 582.68 feet to the East Corporation line of New Carlisle and to the West line of Section 28;

THENCE North 2 degrees 29 minutes 40 seconds East with the East Corporation line of New Carlisle and with the West line of Section 28, a distance of 20.09 feet;

THENCE with said Railway Northern property line, 418.87 feet along the arc of a curve to the left whose radius is 2814.93 feet, $I = 8$ degrees 31 minutes 33 seconds, and whose long chord bears South 59 degrees 28 minutes 14 seconds East for a distance of 418.49 feet to the point of curve;

THENCE South 63 degrees 44 minutes East with said Railway Northern property line, a distance of 2463.55 feet to the East line of the Southwest Quarter of Section 28;

THENCE South 63 degrees 44 minutes East with said Railway Northern property line, a distance of 1978.34 feet to the place of beginning.

CONTAINING 1.502 acres in the Southeast Quarter of Section 34, 6.613 acres in the Southwest Quarter of Section 28 and 4.242 acres in the Southeast Quarter of Section 28 for a total in all of 12.357 acres, more or less.

This survey and description prepared by Joe M. Turner, Reg. Surveyor No. 5728, which survey was recorded January 22, 1981 in Volume 2, Page 331 of the Clark County, Ohio survey records (filed in the county auditor's office).

EXCEPTING AND RESERVING, however, to Grantor, easements for all existing wire and pipe agreements, occupancies and licenses, if any, between Grantor and other third parties, of record or not of record, that in any way encumber the premises hereinabove described, together with the right to convey such easements to the occupant without securing approval of the Grantee herein. Grantor specifically reserves and retains all rentals, fees and considerations resulting from such agreements, occupancies, licenses and easement conveyances.

SUBJECT, however, to rights of the public in that portion of the premises within the bed of State Route 235.

THIS DEED is delivered by Grantor and accepted by Grantee upon the understanding and agreement that should any claim adverse to the title hereby quitclaimed be asserted and/or proved, no recourse shall be had against the Grantor.

This survey and description prepared by Joe M. Turner, Reg. Surveyor No. 5728, which survey was recorded January 22, 1981 in Volume 2, Page 331 of the Clark County, Ohio survey records (filed in the county auditor's office).

Property Address: 11050 Musselman Road & 0 S. Main Street Rear, New Carlisle, OH 45344
Parcel Nos. 015-05-00028-000-051 & 030-05-00034-401-005

PARCEL XXII:

Situate in the Township of Bethel, in the County of Clark and State of Ohio and bounded and described as follows:

Being a part of the Southeast quarter of Section 28, Township 3, Range 9, Miami River Survey, and described as follows:

From a stone at the southwest corner of the Southeast Quarter of Section 28, measure North 2° 22' 30" East, 774.24 feet to the center line of the Railroad right of way and the place of beginning; thence North 2° 22' 30" East, 546.42 feet to an iron pin; thence South 88° 13' 30" East, 853.83 feet to an iron pin; thence South 3° 40' West, 924.53 feet to an iron pin in the center line of the railroad right of way; thence North 63° 44' West, 911.05 feet along the center line of the railroad right of way to the place of beginning, containing 14.2 acres, more or less.

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EXCEPTING THEREFROM 1.28 acres for the railroad right of way, leaving 12.92 acres, more or less. Subject to all restrictive covenants and easements of record.

Property Address: 11050 Musselman Road, New Carlisle, OH 45344
Parcel No. 015-05-00028-000-017

PARCELS XXIV, XIII:

Situate in the State of Ohio, County of Clark and Township of Bethel and being part of the Southeast Quarter of Section 28, Township 3, Range 9, Miami River Survey, and described as follows:

TRACT I: Parcel 1: Beginning at an iron pin in the north line of Lair Lane and being the South West corner of Lot #9, go North 3° 02' 40" East, 1000.15 feet to an iron pin at the north east corner, also being the Northwest corner of Lot #9. Thence North 88° 15' 30" West, 400.00 feet to an iron pin at the Northwest corner, also being the Northeast corner of Lot #7. Thence South 3° 40' West, 924.53 feet to an iron pin in the center line of the railroad right of way, passing over an iron pin at 870.37 feet in North line of the railroad right of way. Thence South 63° 44' East, 446.06 feet along center line of railroad right of way to an iron pin. Thence North 3° 02' 40" East, 108.82 feet to an iron pin, the place of beginning, passing over an iron pin at 54.41 feet, in the North line of railroad right of way; containing 10.13 acres, minus .54 acre for railroad right of way, leaving 9.59 acres, more or less. (Lot #8)

Parcel No. 015-05-00028-000-024

TRACT II: Situate in the Township of Bethel, in the County of Clark and State of Ohio and bounded and described as follows:

Being and lying within the bounds of the west half of Section 28, T. 3, Range 9, M.R.S.

From an iron pin which marks the place where the east line of the northwest quarter of said Section 28 is intersected and crossed by the centerline of the Milton-Carlisle Road, measure along the half-section line, South 04° 00' West, 288.86 feet to the beginning of this description and the extreme northeast corner of the parcel to be described; thence from the point of beginning and continuing with the half section line, South 04° 00' West, 1664.74 feet to a point; thence North 86° 00' West, 659.34 feet to a point in the centerline of a private lane or right of way heretofore established with a width of twenty (20) feet; thence with the lane centerline, North 04° 02' East, 1665.12 feet to a point; thence, South 85° 58' East, 658.38 feet to the place of beginning, containing an area of 25.183 acres, more or less.

Parcel No. 015-05-00028-108-011

Property Address: 0 Musselman Rd. and 11168 Musselman Road New Carlisle, OH 45344
Parcel Nos. 015-05-00028-000-024 & 015-05-00028-108-011

PARCEL XXV:

Being a 10.240 acre tract located in the northeast and southeast quarters of Section 34, Town 3, Range 9, B.T.M.R.S., City of New Carlisle, Clark County, Ohio, being a part of the land acquired by Studebaker Nurseries, Inc. by D.B. 619, Page 313 of the Clark County Recorder's Deed Records and further bounded and described as follows:

Commencing for reference at a Mag nail found at the southeast corner of the southeast quarter of Section 34, said Mag nail also being on the centerline of Quick Road; thence North 05 deg.-30'-36" East along the east line of Section 34 and partially along the centerline of Quick Road for 2034.75 ft. to a 5/8" dia. capped iron pin set flush on the north line of a 12.357 acre tract acquired by Studebaker Nurseries, Inc. by D.B. 770, Page 8 of the Clark County Recorder's Deed Records and marking the true place of beginning;

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Thence, along the north line of the aforesaid Studebaker Nurseries tract along a curve to the right with a central angle= 11 deg.-54'-57", radius=2831.93 ft., length=588.96 ft., and long chord=North 46 deg.-50'-40" West for 587.90 ft. to a 5/8" dia. capped iron pin set;

Thence, South 85 deg.-46'-17" East for 23.97 ft. along the north line of the aforesaid Studebaker Nurseries tract to a 5/8" dia. capped iron pin set on the north line of the aforesaid Studebaker Nurseries tract to a 5/8" dia. capped iron pin set;

Thence, North 40 deg.-40'-17" West for 286.93 ft. along the north line of the aforesaid Studebaker Nurseries tract to an iron pin found, on the south line of a 4.18 acre tract acquired by Carla J. Mohler by O.R. 794, Page 625, witness passing a 5/8" dia. capped iron pin set at 256.34 ft. on the east right-of-way line of State Route 235;

Thence, South 81 deg.-22'-35" East for 216.32 ft. along the south line of the aforesaid Mohler tract to an iron pin found, witness passing a 5/8" dia. capped iron pin set on the east right-of-way line at 24.08 ft.;

Thence, North 28 deg.-47'-06" East for 813.70 ft. along the east line of the aforesaid Mohler tract to an iron pipe found;

Thence, North 65 deg.-20'-14" West for 100.00 ft. along the north line of the aforesaid Mohler tract to a 5/8" dia. capped iron pin set on the east line of a 1.022 acre tract acquired by Misti Briana Baker by O.R. 2035, Page 2537;

Thence, North 29 deg.-46'-36" East for 433.40 ft. along the east line of the aforesaid Baker tract to an iron pin found;

Thence, South 76 deg.-04'-19" East for 27.68 ft. to a 5/8" dia. capped iron pin set on the east line of Section 34 and the west line of a 97.46 acre tract acquired by Studebaker Nurseries, Inc. by D.B. 619, Page 313;

Thence, South 05 deg.-30' -36" West for 1717.87 ft. along the east line of Section 34 and the west line of the aforesaid Studebaker tract to the iron pin set marking the true place of beginning.

Containing a total of 10.240 acres, including 0.006 acres in road right-of-way, and subject to all legal easements, rights-of-way and restrictions of record. Bearings are based on the east line of Section 34, bearing South 05 deg.-30' -36" West, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

According to a field survey performed by Michael W. Cozatt, Professional Surveyor #6001, 534 N. Elm Street, Suite C, Troy, Ohio 45373, on January 21, 2020, and filed in Vol. 29, Page 245 of the Clark County Engineer's Revised Record of Land Surveys.

Property Address: S Main Street, New Carlisle, OH 45344
Parcel No. 030-05-00034-223-004

PARCEL XXVII:

Being a 0.241 acre tract located in the southeast quarter of Section 34, Town 3, Range 9, B.T.M.R.S., City of New Carlisle, Clark County, Ohio, being a part of the land acquired by Studebaker Nurseries, Inc. by D.B. 619, Page 313 of the Clark County Recorder's Deed Records and further bounded and described as follows:

Commencing for reference at a Mag nail found at the southeast corner of the southeast quarter of Section 34, said Mag nail also being on the centerline of Quick Road; thence North 05 deg.-30'-36" East along the east line of Section 34 and partially along the centerline of Quick Road for 1937.72 ft. to a 5/8" dia. capped iron pin set flush marking the true place of beginning;

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Thence, North 50 deg.-47'-29" West for 566.24 ft. to a 5/8" dia. capped iron pin set flush on the south line of a 0.668 acre tract acquired by Shirley A. Woodrum by O.R. 1975, Page 229 of the Clark County Recorder's Official Records;

Thence, South 87 deg.-55'-13" East for 59.80 ft. along the south line of the aforesaid Woodrum tract to a 5/8" dia. capped iron pin set on the south line of a 12.357 acre tract acquired by Studebaker Nurseries, Inc. by D.B. 770, Page 8 of the Clark County Recorder's Deed Records:

Thence, along the south line of the aforesaid Studebaker tract along a curve to the left with a central angle=10 deg.-03'-22", radius=2897.93 ft., length=508.62 ft., and long chord=South 48 deg.-34' -35" East for 507.97 ft. to a 5/8" dia. capped iron pin set on the east line of Section 34;

Thence, South 05 deg.-30'-36" West for 19.79 ft., along the east line of Section 34 to the iron pin set marking the true place of beginning.

Containing a total of 0.241 acres, and subject to all legal easements, rights-of-way and restrictions of record. Bearings are based on the east line of Section 34, bearing South 05 deg.-30'-36" West, as taken from the State Plane Coordinate System, NAD83 2011 Adjustment, Geoid 12a, Ohio South Zone, O.O.O.T. VRS/CORS Network.

According to a field survey performed by Michael W. Cozatt, Professional Surveyor #6001, 534 N. Elm Street, Suite C, Troy, Ohio 45373, on January 21, 2020, and filed in Vol. 29, Page 245 of the Clark County Engineer's Revised Record of Land Surveys.

Property Address: S Main Street Rear, New Carlisle, OH 45344
Parcel No. 030-05-00034-401-003

PARCELS XXVIII & XXIX:

Situate in the County of Clark, in the State of Ohio and in the Township of Bethel and bounded and described as follows, viz:

Being a tract of Fifty four (54) acres of land out of the Northwest quarter of Section twenty seven (27), Township three (3), Range nine (9), M.R.S., bounded and described as follows:

Beginning at the Southwest corner of said quarter section; thence with the South line of the same, S. 87 deg. 30' E., one hundred and fifty nine (159) poles to the Southeast corner of said Quarter section; thence with East line of the Quarter, N. 4 deg. E., fifty-four and thirty five hundredths (54.35) poles to a stake; thence N. 87 deg. 30' W., one hundred and fifty nine (159) poles to a stake in the West line of said Section; thence with the West line of said Section, S. 4 deg. W., fifty-four and thirty five hundredths (54.35) poles to the place of beginning.

Subject to all restrictive covenants and easements of record.

BUT EXCEPTING THEREFROM the following described property:

Situate in the State of Ohio, County of Clark, Township of Bethel, and being part of the Northwest Quarter of Section 27, Town 3, Range 9, Between the Miami Rivers Survey and being described as follows:

Beginning at 1/2" square iron bar (found) at the southwest corner of the northwest quarter of said Section 27, thence with the centerline of Quick Road (40' existing right-of-way) and the west line of said Section 27, N 06°05'23" E, 42.00 feet to a mag nail (set), the TRUE POINT OF BEGINNING HEREIN;

Thence, continuing with the centerline of said Quick Road and the west line of said Section 27, N 06°05'23" E, 228.00 feet to a mag nail (set);

Thence, S 85° 31' 51" E, 362.00 feet to a 5/8" re-bar with plastic cap (set), passing on line a 5/8" re-bar with plastic cap (set) at 30.01 feet;

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Thence, parallel to the centerline of Quick Road and the west line of said Section 27, S 06°05'23" W., 228.00 feet to a 5/8" re-bar with plastic cap (set);

Thence, N 85° 31' 51" W, passing on line a 5/8" re-bar with plastic cap (set) at 331.99 feet, in all, 362.00 feet to the point of beginning and containing 1.894 acres, subject however, to all rights-of-way, easements, and restrictions of record, and being more specifically subject to the county thoroughfare plan road right-of-way 30 feet in width off the entire west side of the above described tract.

Being part of the premises described in deed to Studebaker Nurseries, Inc. recorded Volume 837, Page 96 of the Deed Records of Clark County, Ohio.

The above description is based on an actual field survey dated September 7, 2012 by Mark T. Scholl, Professional Surveyor 6599. Basis of bearings is Grid North, State Plane Coordinate System, Ohio, South Zone, per O.D.O.T./C.O.R.S., NAD 83 (2011) RTCM 3.0.

Property Address: Quick Road & 332 Quick Road, New Carlisle, OH 45344
Parcel Nos. 010-05-00027-000-005 & 010-05-00027-000-006

TRACT XXX:

Being an 80.071 acre tract in the southeast quarter of Section 28, Town 3, Range 9, B.T.M.R.S., Bethel Township, Clark County, Ohio, as deeded to, Mary Esther Hoke, Frances Victoria Doenges, Samuel Aron Hoke, Ruth Evelyn House and Naomi Virginia Hoke by Deed Book 420, Page 407 of the Clark County Recorder's Deed Records, and further bounded and described as follows:

Beginning at a gin spindle set at the northeast corner of the southeast quarter of said Section 28 and being on the centerline of State Route 571 and marking the true place of beginning:

Thence S 5° 46' 30" W for 1262.85 feet along the east line of Section 28 and the centerline of State Route 571 to a gin spindle found:

Thence N 85° 31' 35" W for 45.00 feet to an iron pin found on the west right-of-way line of State Route 571;

Thence S 5° 46' 30" W for 10.00 feet along the west right-of-way line of State Route 571 to an iron pin found;

Thence N 85° 31' 35" W for 1036.14 feet to an iron pin found; Thence S 4° 28' 25" W for 50.00 feet to an iron pin found;

Thence N 85° 31' 35" W for 1567.26 feet to a capped iron pin set on the west line of the southeast quarter of said Section 28;

Thence N 5° 08' 02" E for 1346.30 feet along the half-section line to a capped iron pin set at the northwest corner of the southeast quarter of Section 28;

Thence S 85° 00' 59" E for 2661.90 feet along the half-section line to the gin spindle marking the place of beginning.

Containing a total of 80.071 acres and subject to all legal easements, rights-of-way, and restrictions of record. Basis of bearings is the centerline of State Route 571 and east section line per Deed Book 617, Page 372.

According to a field survey performed by Michael W. Cozatt, Professional Surveyor 6001, 476 Swailes Road, Troy, Ohio 45373, on June 21, 1999 as filed in Volume _____, Page _____ of the Clark County Engineer's Record of Surveys.

PRELIMINARY TITLE

EXCEPTING:

Situate in the State of Ohio, County of Clark, Township of Bethel and being part of Section 28, Town 3, Range 9, Between the Miami Rivers Survey, and being described as follows:

Commence at a 6" diameter concrete O.D.O.T. Right-Of-Way monument (found) at the intersection of the north line of the southeast quarter of said Section 28 and the west line of N. Medway-Carlisle Road (State Route 571), thence with the north line of said quarter section, S 85° 00' 59" E, 50.85 feet to a point in the centerline of said N. Medway-Carlisle Road (State Route 571), also being the east quarter corner of said Section 28, thence with the centerline of said N. Medway-Carlisle Road (State Route 571), S 05° 46' 30" W, 151.58 feet to a point in said centerline, the true point of beginning herein;

thence continuing with the centerline of said N. Medway-Carlisle Road (State Route 571), S 05° 46' 30" W, 450.00 feet to a point in said centerline;

thence N 84° 13' 30" W, 342.00 feet to a 5/8" re-bar with plastic cap (set), passing on line a 5/8" re-bar with plastic cap (set) at 46.03 feet;

thence, N 05° 46' 30" E, 450.00 feet to a 5/8" re-bar with plastic cap (set);

thence, S 84° 13' 30" E, passing on line a 5/8" re-bar with plastic cap (set) at 292.36 feet, in all 342.00 feet to the point of beginning, and containing 3.533 acres subject, however, to all rights-of-way, easements, and restrictions of record.

Being part of the premises described in deed to Hoke Walter Farm LLC, recorded Volume 1405, Page 272 of the Official Records of Clark County, Ohio.

The above description is based on an actual field survey dated December 5, 2008 by Mark T. Scholl, Professional Surveyor 6599. Basis of bearing is S 05° 46' 30" W on the centerline of State Route 571 per Volume 16, Page 80 of the Revised Survey Records of Clark County, Ohio.

FURTHER EXCEPTING:

Situate in the State of Ohio, County of Clark, Township of Bethel and being part of Section 28, Town 3, Range 9, Between the Miami Rivers Survey, and being described as follows:

Beginning at the east quarter corner of said Section 28, reference a mag nail (found) bears, S 12° 29' 06" E, 0.58 feet;

thence with the east line of said Section 28 and the centerline of said N. Medway-Carlisle Road (State Route 571), S 05° 46' 30" W, 151.58 feet;

thence with the north line of a 3.533 acre tract described in deed to Theodore W. Brady and Ramona E. Brady, recorded Volume 1864, Page 1035 of the Official Records of Clark County, Ohio, N 84° 13' 30" W, 342.00 feet to a 5/8" re-bar with plastic cap (found), passing on line a 5/8" re-bar with plastic cap (found) at 49.64 feet;

thence, N 05° 46' 30" E, 146.86 feet to a 5/8" re-bar with plastic cap (set);

thence with the north line of said quarter section, S 85° 00' 59" E, passing on line a concrete right-of-way monument at 291.18 feet, in all 342.03 feet to the point of beginning, and containing 1.172 acres subject, however, to all rights-of-way, easements, and restrictions of record.

Being part of the premises described in deed to Hoke Walter Farm LLC, recorded Volume 1405, Page 272 of the Official Records of Clark County, Ohio.

PRELIMINARY TITLE

The above description is based on an actual field survey dated March 10, 2010 by Mark T. Scholl, Professional Surveyor 6599. Basis of bearing is S 05° 46' 30" W on the centerline of State Route 571 per Volume 16, Page 80 of the Revised Survey Records of Clark County, Ohio.

The above described 1.172 acre tract is to be used in conjunction with the adjoining 3.533 acre tract and is not to be used as a separate building parcel.

Property Address: 773 North Medway-Carlisle Road, New Carlisle, OH 45344
Parcel No. 015-05-00028-000-012

PHOTOS

PHOTOS



TRACT 1



TRACT 1

PHOTOS



PHOTOS



PHOTOS



TRACTS 2-4



TRACT 5

PHOTOS



TRACTS 5-7



TRACTS 5-7

PHOTOS



TRACTS 5-6 & 10-11



TRACTS 7 & 8

PHOTOS



TRACTS 8-9 & 12-16



TRACTS 12-16

PHOTOS



TRACT 17



TRACTS 17, 19-20

PHOTOS



TRACTS 17-19



TRACT 20

PHOTOS



PHOTOS



TRACT 23



TRACT 24

PHOTOS



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TRACT 21

PHOTOS



TRACT 21



TRACT 21



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