

### DESCRIPTION FOR A 16.904 ACRE TRACT

Situated in the State of Ohio, County of Wayne, City of Rittman, being a part of the Southeast Quarter of Section 1, the Northeast Quarter of Section 12, and the Southeast Quarter of Section 12, Township 18, Range 12, Congress Lands North of the Old Seven Ranges;

Being a part of 145.164 acre tract (Parcel Numbers 63-01761.000) conveyed to Urban Renewables II, LLC as recorded in Official Record 739, Page 638, all references being to those of record in the Recorder's Office, Wayne County, Ohio, said 16.904 acre tract being more particularly bounded and described as follows:

Beginning at a 5/8-inch iron pin found at the Southeast Corner of the Northeast Quarter of Section 12, the Northeast Corner of the Southeast Quarter of Section 12, and the intersection of the centerlines of Salt Street and Morning Star Drive, also being in the westerly line of Section 7 of Township 18, Range 11, in the easterly line of said 145.164 acre tract;

- 1.) Thence along the easterly line of said Section 12, the westerly line of said Section 7, the easterly line of said 145.164 acre tract, **South 2° 01' 14" East, 22.50 feet** to an iron pin set on the southerly right-of-way line of Salt Street;
- 2.) Thence along the southerly right of way line of Salt Road, **South 87° 21' 17" West, 1632.63 feet** to an iron pin set;
- 3.) Thence cross said Salt Street and along the east side of the River Styx, **North 04°08'43" West, 451.67 feet** to an iron pin set;
- 4.) Thence with a new division line across said 145.164 acre tract, **North 87°32'10" East**, passing an iron pin set at **1618.00 feet**, a total distance of **1648.00 feet** to a point in the centerline of said Morning Star Drive;
- 5.) Thence along said centerline, **South 02°11'57" East, 423.81 feet** to the Point of Beginning and containing **16.904 acres**, more or less, 16.060 acres in the Northeast Quarter of Section 12 and 0.844 acres in the Southeast Quarter of Section 12, according to a survey made by Hull & Associates in July of 2019.

## DESCRIPTION FOR A 16.904 ACRES TRACT

The bearings in the above description are based on the Ohio State Plane Coordinates System, North Zone, NAD83.

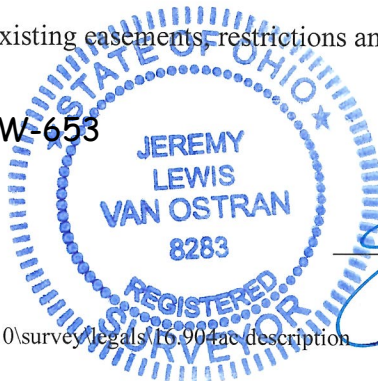
All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "HULL, 8283".

Subject to all valid and existing easements, restrictions and conditions of record.

Survey Reference: WW-653

February 27, 2020

F:\Clients\Active\JMC\JMC010\survey\legals\16.904ac description



A handwritten signature in blue ink, appearing to read "Jeremy L. Van Ostran", written over a horizontal line.

Jeremy L. Van Ostran, P.S.  
Surveyor No. 8283

### DESCRIPTION FOR A 3.276 ACRE TRACT

Situated in the State of Ohio, County of Wayne, City of Rittman, being a part of the Southeast Quarter of Section 12, Township 18, Range 12, Congress Lands North of the Old Seven Ranges;

Being part of a 145.164 acre tract (Parcel Number 63-01761.000) conveyed to Urban Renewables II, LLC as recorded in Official Record 739, Page 638, all references being to those of record in the Recorder's Office, Wayne County, Ohio, said 3.276 acre tract being more particularly bounded and described as follows:

Commencing at a 5/8-inch iron pin found at the Northeast Corner of the Southeast Quarter of Section 12, and the intersection of the centerlines of Salt Street and Morning Star Drive, also being in the westerly line of Section 7 of Township 18, Range 11, and in the easterly line of said 145.164 acre tract;

Thence along the east line of Section 12, the west line of Section 7, and the easterly line of said 145.164 acre tract, **South 2° 01' 14" East, 22.50 feet** to an iron pin set in the southerly right of way line of Salt Street, and being the **Point of Beginning** for the parcel of land herein described;

1.) Thence continuing along the east line of Section 12, the west line of Section 7, and the easterly line of said 145.164 acre tract, **South 2° 01' 14" East, 298.03 feet** to a 5/8-inch iron pin found at the southeasterly corner of said 145.164 acre tract, also being in the northerly railroad right of way line of Baltimore & Ohio Railroad;

Thence along southerly lines of said 145.164 acre tract and along said northerly railroad right of way the following two (2) courses and distances:

2.) Northwesterly along the arc of a curve to the left (**Radius = 2892.97 feet, Delta = 28°59'06"**, **Arc length = 1463.50 feet**) a chord bearing and distance of **North 81° 34' 56" West, 1447.95 feet** to a 5/8-inch iron pin found at a point of tangency; and ...

3.) **South 84° 23' 27" West, 207.81 feet** to a point;

Thence crossing said 145.164 acre tract along new division lines the following two (2) courses and distances:

## DESCRIPTION FOR A 3.276 ACRES TRACT

4.) **North 4° 08' 43" West, 30.92 feet** to an iron pin set in the southerly right of way line of Salt Road;  
and ...

5.) Along the southerly right of way line of Salt Road, **North 87° 21' 17" East, 1632.63 feet** to the **Point of Beginning** and containing 3.276 acres, more or less, according to a survey made by Hull & Associates in July of 2019.

The bearings in the above description are based on the Ohio State Plane Coordinates System, North Zone, NAD83.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "HULL, 8283".

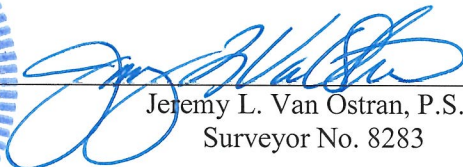
Subject to all valid and existing easements, restrictions and conditions of record.

Survey Reference: **WW-653**

July 22, 2019

F:\Clients\Active\JMC\JMC010\survey\legals\3.276ac.description



  
Jeremy L. Van Ostran, P.S.  
Surveyor No. 8283

### DESCRIPTION FOR A 122.355 ACRE TRACT

Situated in the State of Ohio, County of Wayne, City of Rittman, being a part of the Southeast Quarter of Section 1 and the Northeast Quarter of Section 12, Township 18, Range 12, Congress Lands North of the Old Seven Ranges;

Being a part of 145.164 acre tract (Parcel Number 63-01761.000) conveyed to Urban Renewables II, LLC as recorded in Official Record 739, Page 638, all references being to those of record in the Recorder's Office, Wayne County, Ohio, said 122.355 acre tract being more particularly bounded and described as follows:

Commencing at a 5/8-inch iron pin found at the Southeast Corner of the Northeast Quarter of Section 12, and the intersection of the centerlines of Salt Street and Morning Star Drive, also being in the westerly line of Section 7 of Township 18, Range 11, and in the easterly line of said 145.164 acre tract;

Thence along the centerline of Morning Star Drive, the east line of Section 12, and the easterly line of said 145.164 acre tract, **North 2° 11' 57" West, 423.81 feet** to a point, and being the **Point of Beginning** for the parcel of land herein described;

1.) Thence crossing said 145.164 acre tract along a new division line, **South 87° 32' 10" West**, passing an iron pin set at **30.00 feet**, a total distance of **1648.00 feet** to an iron pin set on the east side of the River Styx;

Thence along the east side of the River Styx and crossing said 145.164 acre tract along new division lines the following three (3) courses and distances:

2.) **North 4° 08' 43" West, 581.47 feet** to an iron pin set;

3.) **North 16° 43' 43" West, 1126.96 feet** to an iron pin set; and ...

4.) **North 30° 30' 43" West, 305.68 feet** to an iron pin set in the southerly line of a railroad right of way conveyed to Community Improvement Corporation of Rittman OH in Official Record 705, Page 754;

5.) Thence along the northerly line of said 145.164 acre tract, along said southerly right of way line, and crossing into said Section 1, **North 47° 57' 57" East, 2764.05 feet** to a 5/8-inch iron pin found at the

## DESCRIPTION FOR A 122.355 ACRES TRACT

northeasterly corner of said 145.164 acre tract, also being in the centerline of Morning Star Drive, the easterly line of said Section 1, and the westerly line of Section 6 in Township 18, Range 11;

6.) Thence along the easterly line of said 145.164 acre tract, the centerline of Morning Star Drive, the easterly line of said Section 1, the easterly line of said Section 12, and the westerly line of said Section 6, **South 1° 18' 29" East, 1739.53 feet** to a railroad spike found at the Southwest Corner of said Section 6 and the Northwest Corner of said Section 7;

7.) Thence along the easterly line of said 145.164 acre tract, the centerline of Morning Star Drive, the easterly line of said Section 12, and the westerly line of said Section 7, **South 2° 11' 57" East, 1964.82 feet** to the **Point of Beginning** and containing **122.355 acres**, more or less, being 93.297 acres in the Northeast Quarter of Section 12 and 29.058 acres in Southeast Quarter of Section 1, according to a survey made by Hull & Associates in July of 2019.

The bearings in the above description are based on the Ohio State Plane Coordinates System, North Zone, NAD83.

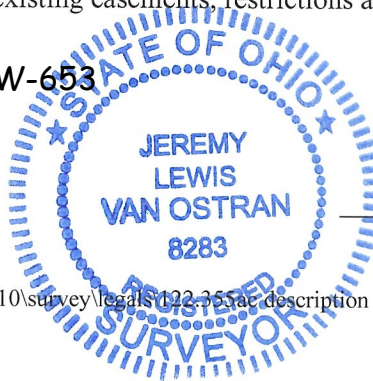
All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "HULL, 8283".

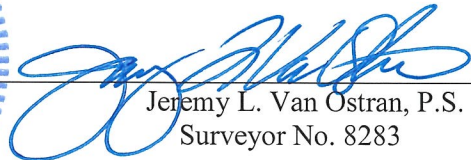
Subject to all valid and existing easements, restrictions and conditions of record.

Survey Reference **WW-653**

February 27, 2020

F:\Clients\Active\JMC\JMC010\survey\legals\122.355ac description



  
\_\_\_\_\_  
Jeremy L. Van Ostran, P.S.  
Surveyor No. 8283

### DESCRIPTION FOR A 79.539 ACRE TRACT

Situated in the State of Ohio, County of Wayne, City of Rittman, being a part of the Southeast Quarter of Section 12, Township 18, Range 12, Congress Lands North of the Old Seven Ranges;

Being all of a 79.644 acre tract (Parcel Numbers 63-01750.000) conveyed to Urban Renewables II, LLC as recorded in Official Record 739, Page 638, all references being to those of record in the Recorder's Office, Wayne County, Ohio, said 79.539 acre tract being more particularly bounded and described as follows:

Commencing at a 5/8-inch iron pin found at the Northeast Corner of the Southeast Quarter of Section 12, and the intersection of the centerlines of Salt Street and Morning Star Drive, also being in the westerly line of Section 7 of Township 18, Range 11;

Thence along the east line of Section 12 and the west line of Section 7, **South 2° 01' 14" East, 431.23 feet** to a point at the northeasterly corner of said 79.644 acre tract, being in the southerly railroad right of way line of Baltimore & Ohio Railroad, and the **Point of Beginning** for the parcel of land herein described, witness a 5/8-inch iron pin found North 0° 26' 36" West, 4.09 feet,

1.) Thence continuing along the east line of Section 12 and the west line of Section 7, **South 1° 44' 03" East, 2258.07 feet** to a point at the Southeast Corner of Section 12, the Northeast Corner of Section 13, and the southeasterly corner of said 79.644 acre tract;

2.) Thence along the south line of said Section 12, the north line of said Section 7, the south line of said 79.644 acre tract, and a northerly line of a 194.243 acre tract conveyed to Morton Salt Inc. in Official Record 674, Page 2584, **South 86° 09' 33" West**, passing an iron pin set at 100.00 feet, a total distance of **667.10 feet** to an iron pin set;

Thence along westerly lines of said 79.644 acre tract, northeasterly lines of said Morton Salt tract, and easterly lines of a 7.57 acre tract and 11.383 acre tract conveyed to the City of Rittman in Deed Book 173, Page 519, the following nine (9) courses and distances:

3.) **North 29° 55' 27" West, 348.47 feet** to an iron pin set;

4.) **North 44° 51' 27" West, 317.00 feet** to an iron pin set;

## DESCRIPTION FOR A 79.539 ACRES TRACT

- 5.) **North 27° 01' 27" West, 385.00 feet** to an iron pin set;
- 6.) **North 49° 51' 27" West, 179.00 feet** to an iron pin set;
- 7.) **North 47° 46' 11" West, 616.44 feet** to a 5/8-inch iron pin found;
- 8.) **North 6° 03' 04" West, 208.25 feet** to a 5/8-inch iron pin found;
- 9.) **North 37° 59' 30" West, 7.88 feet** to a 5/8-inch iron pin found;
- 10.) **North 87° 35' 58" East, 112.22 feet** to an iron pin set; and ...
- 11.) **North 0° 55' 00" West, 881.47 feet** to an iron pin set in the southerly railroad right of way of Baltimore & Ohio Railroad, also being the northwesterly corner of said 79.644 acre tract;

Thence along northerly lines of said 79.644 acre tract and said southerly railroad right of way the following two (2) courses and distances:

12.) **North 84° 23' 27" East, 267.30 feet** to a point of curvature, witness a 5/8-inch iron pin found North 44° 05' 11" East, 3.47 feet; and ...

13.) Southeasterly along the arc of a curve to the right (**Arc Length = 1459.58 feet, Radius = 2792.97 feet, Delta = 29° 56' 32"**) a chord bearing and distance of **South 81° 06' 13" East, 1443.03 feet** to the Point of Beginning and containing 79.539 acres, more or less, according to a survey made by Hull & Associates in July of 2019.

The bearings in the above description are based on the Ohio State Plane Coordinates System, North Zone, NAD83.

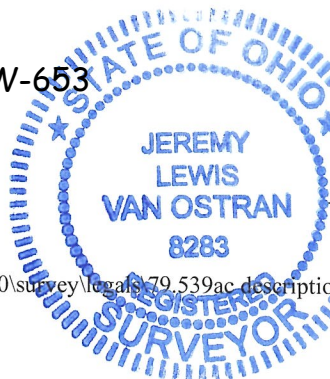
All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "HULL, 8283".

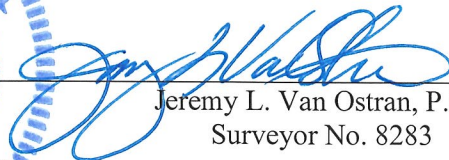
Subject to all valid and existing easements, restrictions and conditions of record.

Survey Reference: **WW-653**

July 19, 2019

F:\Clients\Active\JMC\JMC010\survey\legal\79.539ac description



  
Jeremy L. Van Ostran, P.S.  
Surveyor No. 8283