

COMMITMENT FOR TITLE INSURANCE

Prepared by Fidelity National Title Insurance Company
Issuing Agent File Number: 25-1076
Property Address: Ninety Road, Ashtabula, OH 44004
Revision Date: May 21, 2025 at 11:28am.

SCHEDULE A

1. Commitment Date: May 05, 2025 at 7:00 am

SCHEDULE B, Part II

11. Right of public use to that portion of the subject premises lying within the right of way of legal highways.

Exhibit "A"
44.793 ACRE USDA-NRCS EASEMENT

Deeds of Record: Permanent Parcel Number (PPN) 42-013-00-031-00 and PPN 42-013-00-032-00, Herbert G. Locy, III and Cindy S. Locy, Volume 515, Page 381, Parcel Two and Voume 647, Page 154 of Ashtabula County Records and Deeds (ACRD). Situated in the Township of Plymouth, County of Ashtabula and State of Ohio and known as being part of Original Lot 52 within said Township and Township 12N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Jefferson Road (County Highway 150, Section BB, 66 feet wide) and Ninety Road (formerly known as State Road, County Highway 25, Section A, 66 feet wide).

Thence North 36°15'07" East, along the centerline of said Ninety Road, 1675.75 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North 36°41'57" East, continuing along said centerline, 885.08 feet to the most easterly corner of PPN 42-013-00-031-01 as conveyed to Kraig Gibson, recorded in Volume 807, Page 1109 of ACRD, noted as having a northing of 786563.0370 feet, an easting of 2441564.9926 feet, a north latitude of 41°48'45.4770" and west longitude of 80°45'52.7170".

Thence North 53°19'34" West, along the northeasterly line of said Gibson's land, 33.00 feet to a 5/8" iron pin found on a northwesterly Right of Way (R/W) line of said Ninety Road, being a southerly corner of the easement herein described and The Principal Place of Beginning of this Survey, noted as having a northing of 786582.7465 feet, an easting of 2441538.5250 feet, a north latitude of 41°48'45.6768" and a west longitude of 80°45'53.0612".

Thence North 53°19'34" West, continuing along the northeasterly line of said Gibson's land, passing through a 5/8" iron pin set (easement) at 139.11 feet, a total distance of 278.23 feet to a 5/8" iron pin with cap bearing "SHARP 7510" found at the most northerly corner thereof, noted as having a northing of 786748.9215 feet, an easting of 2441315.3718 feet, a north latitude of 41°48'47.3620" and a west longitude of 80°45'55.9638".

Thence South 36°43'04" West, along a northwesterly line of said Gibson's land, 225.47 feet to a 5/8" iron pin with cap bearing "SHARP 7510" found at a westerly corner thereof, on a northeasterly line of PPN 42-013-00-029-00 as conveyed to Jeral Greene and Barbara Green, recorded in Volume 71, Page 95 of ACRD, being a southerly corner of the easement herein described, noted as having a northing of 786568.1902 feet, an easting of 2441180.5717 feet, a north latitude of 41°48'45.6034" and a west longitude of 80°45'57.7909".

Thence North 42°38'32" West, along said northeasterly line of Greene's land, passing through 5/8" iron pins set (easement) at 200.00 feet, 400.00 feet, 600.00 feet, 800.00 feet, 1000.00 feet, 1200.00 feet and 1398.57 feet, a total distance of 1534.52 feet to a 5/8" iron pin found at the most northerly corner thereof, on a southeasterly line of PPN 42-013-00-026-01 as conveyed to Mark Costilow and Cheryl Costilow, recorded in Volume 630, Page 1860 of ACRD, being the most westerly corner of the easement herein described, noted as having a northing of 787696.9829 feet, an easting of 2440141.0620 feet, a north latitude of 41°48'56.9564" and a west longitude of 80°46'11.2194".

Thence North 34°23'07" East, along said southeasterly line of Costilow's land, passing through 5/8" iron pins set (easement) at 200.00 feet and at 400.00 feet, passing through a 1" iron pin found at 531.59 feet and passing through 5/8" iron pins set (easement) at 722.25 feet and 922.25 feet, a total distance of 1122.25 feet to a 1" iron pin found at the most westerly corner of PPN 42-013-00-034-00 as conveyed to Cynthia J. Caldwell and Jean L. Caldwell, Trustees, recorded in Volume 560, Page 1017 of ACRD, being the most northerly corner of the parcel herein described, noted as having a northing of 788623.1303 feet, an easting of 2440774.8611 feet, a north latitude of 41°49'05.9797" and a west longitude of 80°46'02.6063".

Thence South 46°03'58" East, along the southwesterly line of said Cadwell's land, passing through 5/8" iron pins set (easement) at 92.55 feet, 292.55 feet, 492.55 feet, 692.55 feet, 892.55 feet, 1092.55 feet, 1292.55 feet and 1492.55 feet, a total distance of 1692.55 feet to a 5/8" iron pin set (easement) at an angle point therein, noted as having a northing of 787448.7900 feet, an easting of 2441993.7322 feet, a north latitude of 41°48'54.1413" and a west longitude of 80°45'46.8236".

Thence South 21°33'08" East, along a northeasterly line of the easement herein described, 100.06 feet to a 5/8" iron pin set (easement) at an angle point therein, being an easterly corner of the easement herein described, on a northwesterly R/W line of the aforesaid Ninety Road, noted as having a northing of 787355.7231 feet, an easting of 2442030.4905 feet, a north latitude of 41°48'53.2148" and a west longitude of 80°45'46.3628".

Thence South 38°49'26" West, along said northwesterly R/W line, 121.59 feet to a 5/8" iron pin set at an angle point therein, noted as having a northing of 787260.9935 feet, an easting of 2441954.2608 feet, a north latitude of 41°48'52.2942" and a west longitude of 80°45'47.3941".

Thence South 18°31'23" East, along a southwesterly R/W line of said Ninety Road, 87.66 feet to a 5/8" iron pin set at an angle point therein, being an easterly corner of the easement herein described, noted as having a northing of 787177.8761 feet, an easting of 2441982.1085 feet, a north latitude of 41°48'51.4677" and a west longitude of 80°45'47.0483".

Thence North 53°19'03" West, along a southwesterly line of the easement herein described, passing through a 5/8" iron pin set (easement) at 200.00 feet, a total distance of 400.00 feet to a 5/8" iron pin set (easement), noted as having a northing of 787416.9206 feet, an easting of 2441661.3967 feet, a north latitude of 41°48'53.8918" and a west longitude of 80°45'51.2198".

Thence South 36°41'57" West, along a southeasterly line of the easement herein described, 200.00 feet to a 5/8" iron pin set (easement), noted as having a northing of 787256.5639 feet, an easting of 2441541.8739 feet, a north latitude of 41°48'52.3315" and a west longitude of 80°45'52.8400".

Thence South 53°18'03" East, along a northeasterly line of the easement herein described, passing through a 5/8" iron pin set (easement) at 200.00 feet, a total distance of 400.00 feet to a 5/8" iron pin set (easement) at an easterly corner thereof, of a northwesterly R/W line of said Ninety Road.

Thence South 36°41'57" West, along said northwesterly R/W line, passing through a 5/8" iron pin set at 183.87 feet and a 5/8" iron pin set (easement) at 522.26 feet, a total distance of 542.26 feet to The Principal Place of Beginning of this Survey and containing 44.793 acres of land, surveyed in April of 2026 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but

subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to describe a 44.793 acre NRCS easement in connection with PPN 42-013-00-031-00 and PPN 42-013-00-032-00 as conveyed to Herbert G. Locy, III and Cindy S. Locy, recorded in Volume 515, Page 381, Parcel Two and Voume 647, Page 154 of ACRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

All 5/8" iron pin set (easement) shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with green plastic cap bearing "KOSIE 8167 EASEMENT".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).

Exhibit "B"
0.015 ACRE USDA-NRCS ACCESS EASEMENT
(660 square feet)

Deed of Record: Permanent Parcel Number (PPN) 42-013-00-031-00, Herbert G. Locy, III and Cindy S. Locy, Volume 515, Page 381, Parcel Two of Ashtabula County Records and Deeds (ACRD). Situated in the Township of Plymouth, County of Ashtabula and State of Ohio and known as being part of Original Lot 52 within said Township and Township 12N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Jefferson Road (County Highway 150, Section BB, 60 feet wide) and Ninety Road (formerly known as State Road, County Highway 25, Section A, 66 feet wide).

Thence North 36°15'07" East, along the centerline of said Ninety Road, 1675.75 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North 36°41'57" East, continuing along said centerline, 885.08 feet to the most easterly corner of PPN 42-013-00-031-01 as conveyed to Kraig Gibson, recorded in Volume 807, Page 1109 of ACRD, being the most southerly corner of the easement herein described and The Principal Place of Beginning of this Survey, noted as having a northing of 786563.0370 feet, an easting of 2441564.9926 feet, a north latitude of 41°48'45.4770" and a west longitude of 80°45'52.7170".

Thence North 53°19'34" West, along the northeasterly line of said Gibson's land, 33.00 feet to a 5/8" iron pin found on the northwesterly Right of Way (R/W) of said Ninety Road, being the most westerly corner of the easement herein described, noted as having a northing of 786582.7465 feet, an easting of 2441538.5250 feet, a north latitude of 41°48'45.6768" and a west longitude of 80°45'53.0612".

Thence North 36°41'57" East, along said northwesterly R/W, a distance of 20.00 feet to a 5/8" iron pin set (easement) at the most northerly corner of the easement herein described, noted as having a northing of 786598.7822 feet, an easting of 2441550.4773 feet, a north latitude of 41°48'45.8329" and a west longitude of 80°45'52.8992".

Thence South 53°19'34" East, along the northeasterly line of the easement herein described, 33.00 feet to the most easterly corner thereof, on the centerline of the aforesaid Ninety Road, noted as having a northing of 786579.0727 feet, an easting of 2441576.9449 feet, a north latitude of 41°48'45.6330" feet and a west longitude of 80°45'52.5550".

Thence South 36°41'57" West, along said centerline, 20.00 feet to The Principal Place of Beginning of this Survey and containing 0.015 acres of land (660.00 square feet) within the existing R/W of said Ninety Road, surveyed in April of 2026 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to describe a NRCS Access Easement within PPN 42-013-00-031-00 as conveyed to Herbert G. Locy, III and Cindy S. Locy, recorded in Volume 515, Page 381, Parcel Two of ACRD.

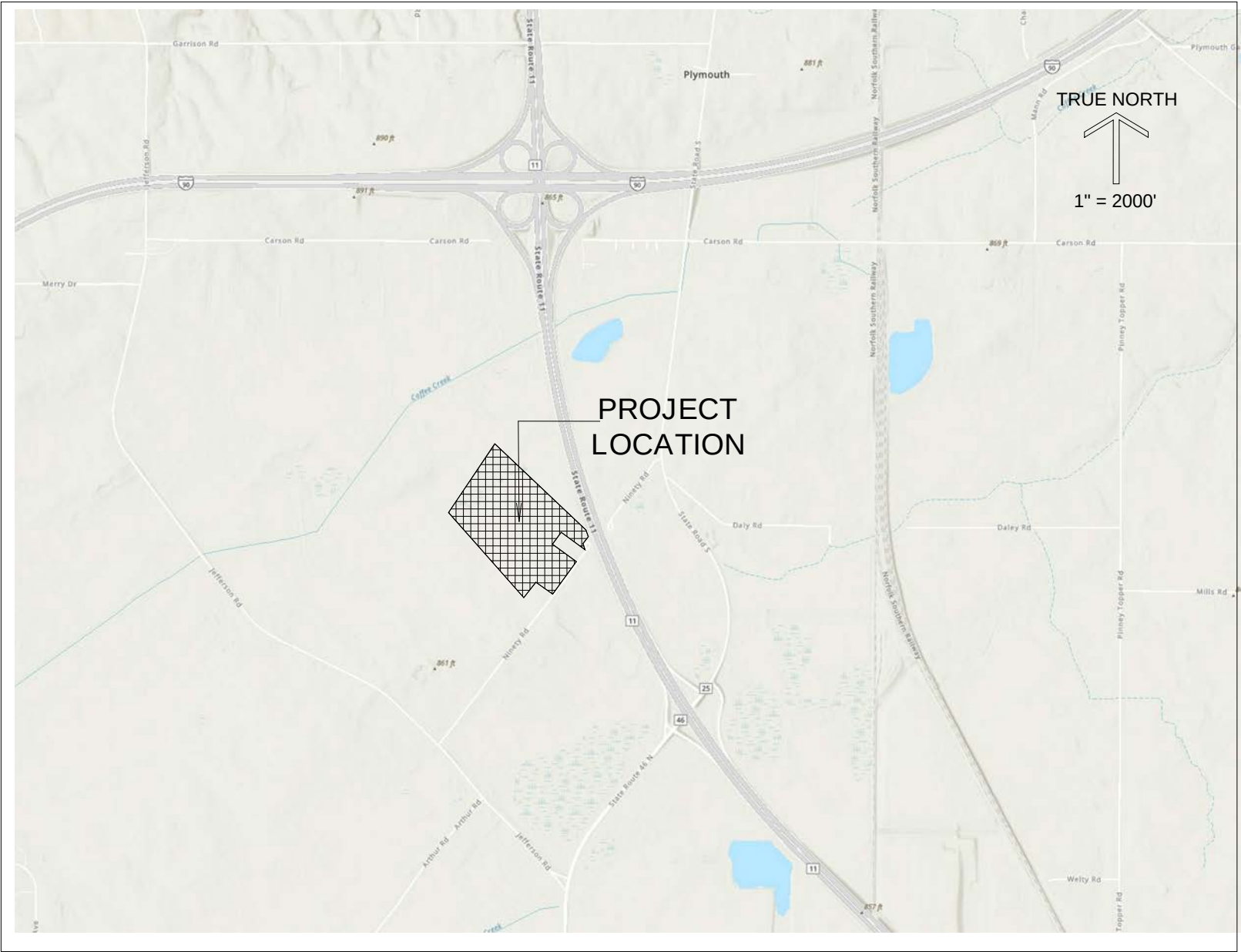
All 5/8" iron pin set (easement) shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with green plastic cap bearing "KOSIE 8167 EASEMENT".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).

PAGE DETAIL

Page 1: Title Page, Title Commitment and Legal Descriptons (This Page)
Page 2: Boundary Resurveys and NRCS Conservation Easment

VICINITY MAP



Situated in The	Month:	Page:
Township of Plymouth, County of Ashtabula and State of Ohio and known as being part of Original Lot 52 within said Township and Township 12N, Range 3W in the Connecticut Western Reserve.	April	ONE of TWO
	Year: 2026	
Survey for:	Herbert G. Locy, III, Cindy S. Locy and the USDA-NRCS	

BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

MAP OF RESURVEYS AND NRCS CONSERVATION EASEMENTS OF

PPN 42-013-00-031-00 and PPN 42-013-00-032-00

Herbert G. Locy, III and Cindy S. Locy

3251 Ninety Road

USDA-NRCS Ohio Conservation Easement
(ACEP-WRE) # 545E3425021HQ

DEEDS OF RECORD:

Volume 515, Page 381, Parcel Two and
Voume 647, Page 154

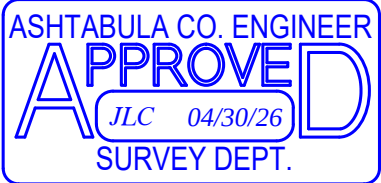
REFERENCES

*The June 31st (no year) Road Alignment Record for State Road, Road 25, Field Book 317, 66 feet wide, filed as 0025 (Sec. A-B) State-Ninety.DJV in the ACER.

*The August 23rd, 1961 Ohio Department of Highways Centerline, now known as The Ohio Department of Transportation (ODOT) - Plat for State Route 11, ATB-46-(22.01)-(23.66), ATB-46-(25.02), ATB-46-(25.24), Plymouth & Ashtabula Townships, Ashtabula County, recorded in ACRD, filed as ATB_11_22.01.pdf in the ODOT records.

*The May, 2023 Survey prepared by Charles E. Sharp, Ohio Professional Surveyor 7510, recorded in Volume 807, Page 1109 of TCRD, filed as 42-013-00-031-01_05-2023.pdf in the ACER.

ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

I certify to: Herbert G. Locy, III, Cindy S. Locy and the USDA-NRCS

that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown herein are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID18). Distances are based on US Survey Foot Conversion (feet with decimal parts). The above certification is intended only to those parties named herein, and is valid only when accompanied by an original signature below. In accordance with the provisions of Chapter 2305.08(e) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown herein. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown herein. No liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of this survey.

Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this 11th day of April, 2026

For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.



DBK MAP 1456 2026

Situated in The	Month:	Page:
Township of Plymouth, County of Ashland and State of Ohio and known as being part of Original Lot 52 within said Township and Township 12N, Range 3W in the Connecticut Western Reserve.	April	TWO
Survey for:	Year:	of TWO
Herbert G. Locy, III, Cindy S. Locy and the USDA-NRCS	2026	

Checked on April 15th, 2026 by RLK, MBL

BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

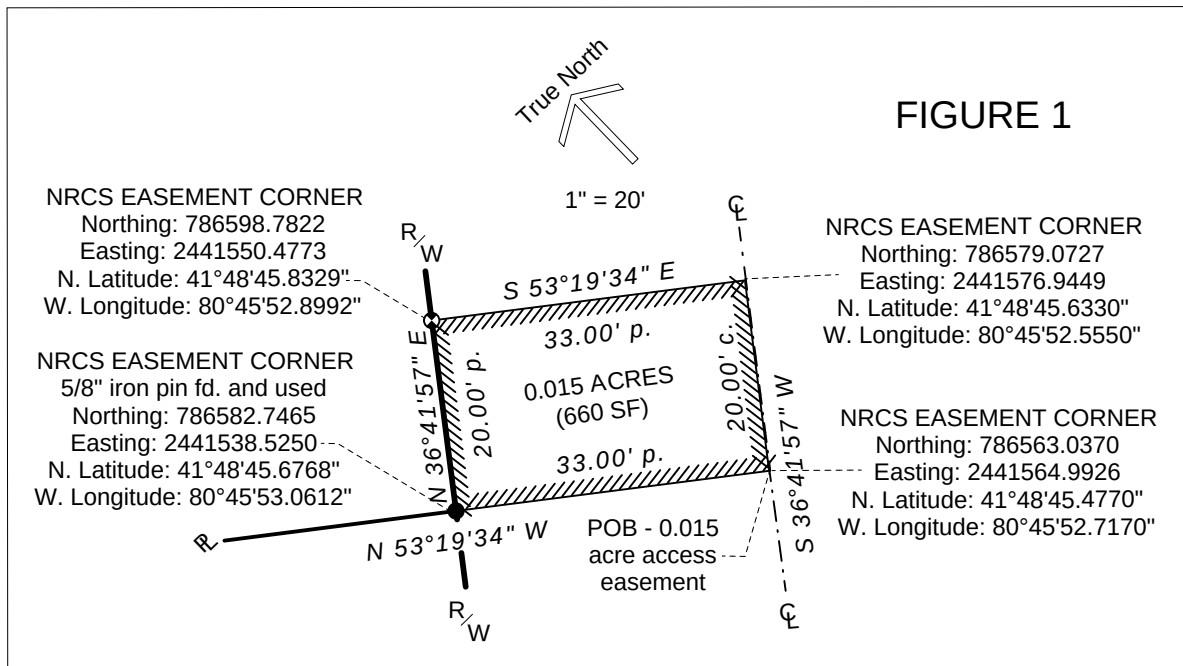
MAP OF RESURVEYS AND NRCS CONSERVATION EASEMENTS OF

PPN 42-013-00-031-00 and PPN 42-013-00-032-00 Herbert G. Locy, III and Cindy S. Locy 3251 Ninety Road USDA-NRCS Ohio Conservation Easement (ACEP-WRE) # 545E3425021HQ

DEEDS OF RECORD:

Volume 515, Page 381, Parcel Two and
Volume 647, Page 154

USDA-NRCS ACCESS EASEMENT (INGRESS AND EGRESS)



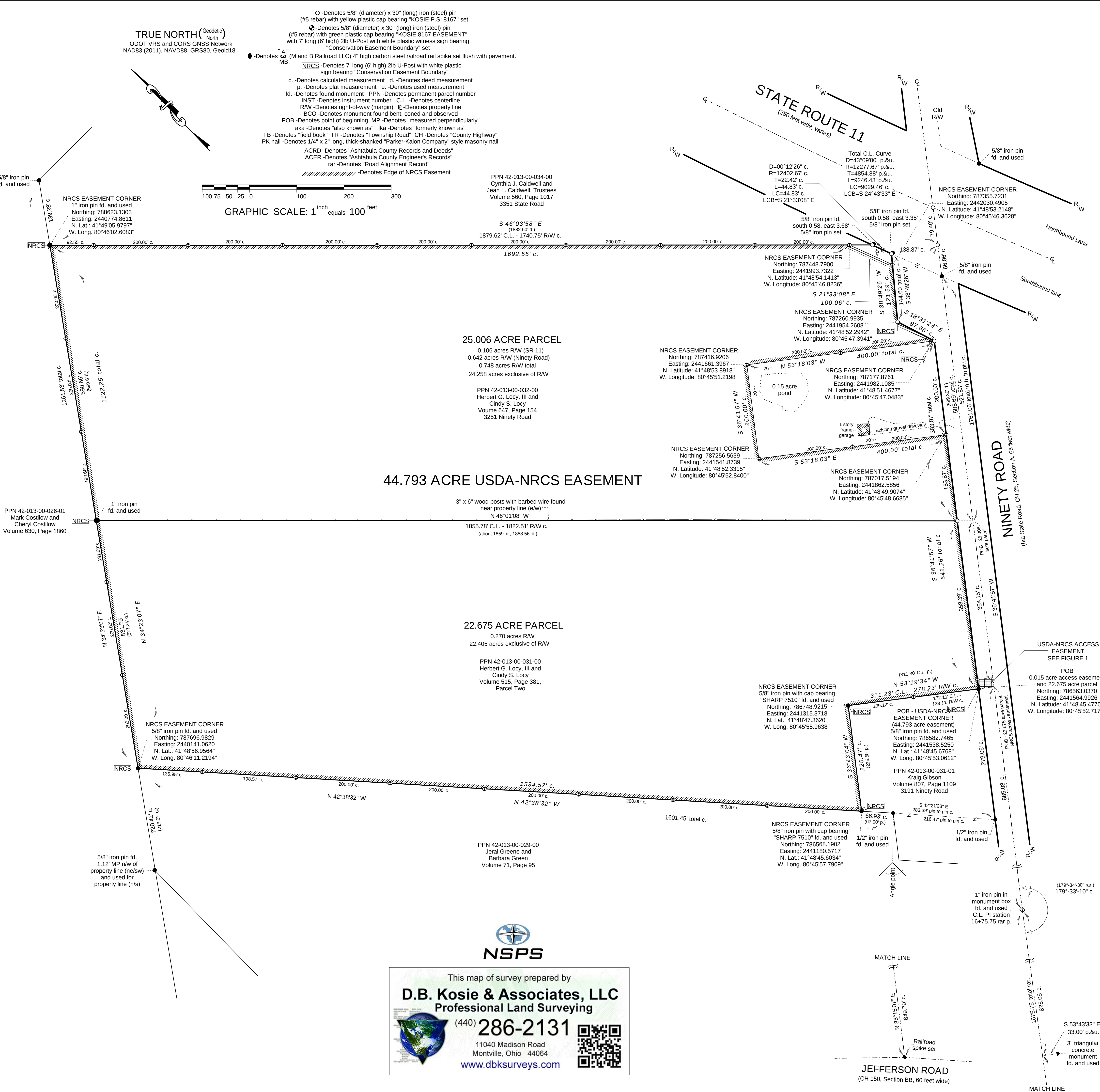
REFERENCES

- *The June 31st (no year) Road Alignment Record for State Road, Road 25, Field Book 317, 66 feet wide, filed as 0025 (Sec. A-B) State-Ninety, D.Vu in the ACER.
- *The August 23rd, 1961 Ohio Department of Highways Centerline, now known as The Ohio Department of Transportation (ODOT) - Plot for State Route 11, ATB-46-(22.01)-(23.66), ATB-46-(25.02), ATB-46-(25.24), Plymouth & Ashland Townships, Ashland County, recorded in ACRD, filed as ATB_11_22.01.pdf in the ODOT records.
- *The May, 2023 survey prepared by Charles E. Sharp, Ohio Professional Surveyor #7510, recorded in Volume 807, Page 1109 of TCRD, filed as 42-013-00-031-01_05-2023.pdf in the ACER.



DBK MAP 1456 2026

Page 2 of 2



This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com

Exhibit "B"

D.B. Kosie & Associates, LLC
Professional Land Surveying



(440) **286-2131**

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



0.015 ACRE USDA-NRCS ACCESS EASEMENT

(660 square feet)

Deed of Record: Permanent Parcel Number (PPN) 42-013-00-031-00, Herbert G. Locy, III and Cindy S. Locy, Volume 515, Page 381, Parcel Two of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Plymouth, County of Ashtabula and State of Ohio and known as being part of Original Lot 52 within said Township and Township 12N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Jefferson Road (County Highway 150, Section BB, 60 feet wide) and Ninety Road (formerly known as State Road, County Highway 25, Section A, 66 feet wide).

Thence North 36°15'07" East, along the centerline of said Ninety Road, 1675.75 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North 36°41'57" East, continuing along said centerline, 885.08 feet to the most easterly corner of PPN 42-013-00-031-01 as conveyed to Kraig Gibson, recorded in Volume 807, Page 1109 of ACRD, being the most southerly corner of the easement herein described and **The Principal Place of Beginning of this Survey**, noted as having a northing of 786563.0370 feet, an easting of 2441564.9926 feet, a north latitude of 41°48'45.4770" and a west longitude of 80°45'52.7170".

Thence North 53°19'34" West, along the northeasterly line of said Gibson's land, 33.00 feet to a 5/8" iron pin found on the northwesterly Right of Way (R/W) of said Ninety Road, being the most westerly corner of the easement herein described, noted as having a northing of 786582.7465 feet, an easting of 2441538.5250 feet, a north latitude of 41°48'45.6768" and a west longitude of 80°45'53.0612".

Thence North 36°41'57" East, along said northwesterly R/W, a distance of 20.00 feet

0.015 ACRE USDA-NRCS ACCESS EASEMENT (continued)

to a 5/8" iron pin set (easement) at the most northerly corner of the easement herein described, noted as having a northing of 786598.7822 feet, an easting of 2441550.4773 feet, a north latitude of 41°48'45.8329" and a west longitude of 80°45'52.8992".

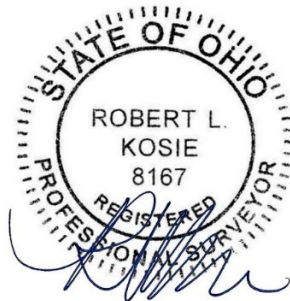
Thence South 53°19'34" East, along the northeasterly line of the easement herein described, 33.00 feet to the most easterly corner thereof, on the centerline of the aforesaid Ninety Road, noted as having a northing of 786579.0727 feet, an easting of 2441576.9449 feet, a north latitude of 41°48'45.6330" feet and a west longitude of 80°45'52.5550".

Thence South 36°41'57" West, along said centerline, 20.00 feet to **The Principal Place of Beginning of this Survey** and containing 0.015 acres of land (660.00 square feet) within the existing R/W of said Ninety Road, surveyed in April of 2026 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to describe a NRCS Access Easement within PPN 42-013-00-031-00 as conveyed to Herbert G. Locy, III and Cindy S. Locy, recorded in Volume 515, Page 381, Parcel Two of ACRD.

All 5/8" iron pin set (easement) shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with green plastic cap bearing "KOSIE 8167 EASEMENT".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor 8167
Signed and Sealed on

April 17th, 2026

Boundary/Alignment Inverse Report

Wed Apr 29 20:46:42 2026

Project: Locy.pcs

Inverse of 0.015 Acre Easement

100	N:786563.0370'	E:2441564.9926'
	N 53°19'34" W	33.00'
101	N:786582.7465'	E:2441538.5250'
	N 36°41'57" E	20.00'
401	N:786598.7822'	E:2441550.4773'
	S 53°19'34" E	33.00'
400	N:786579.0727'	E:2441576.9449'
	S 36°41'57" W	20.00'
100	N:786563.0370'	E:2441564.9926'

Perimeter: 106.00' Area: 0.015 acres 660.000 sq ft Precision: Perfect

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) **286-2131**
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



22.675 ACRE PARCEL

0.270 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 42-013-00-031-00, Herbert G. Locy, III and Cindy S. Locy, Volume 515, Page 381, Parcel Two of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Plymouth, County of Ashtabula and State of Ohio and known as being part of Original Lot 52 within said Township and Township 12N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Jefferson Road (County Highway 150, Section BB, 60 feet wide) and Ninety Road (formerly known as State Road, County Highway 25, Section A, 66 feet wide).

Thence North $36^{\circ}15'07''$ East, along the centerline of said Ninety Road, 1675.75 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North $36^{\circ}41'57''$ East, continuing along said centerline, 885.08 feet to the most easterly corner of PPN 42-013-00-031-01 as conveyed to Kraig Gibson, recorded in Volume 807, Page 1109 of ACRD, being a southerly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, noted as having a northing of 786563.0370 feet, an easting of 2441564.9926 feet, a north latitude of $41^{\circ}48'45.4770''$ and a west longitude of $80^{\circ}45'52.7170''$.

Thence North $53^{\circ}19'34''$ West, along the northeasterly line of said Gibson's land, passing through a $5/8''$ iron pin found at 33.00 feet, a $5/8''$ iron pin (easement) set at 172.11 feet, a total distance of 311.23 feet to a $5/8''$ iron pin with cap bearing "SHARP 7510" found at the most northerly corner thereof, noted as having a northing of 786748.9215 feet, an easting of 2441315.3718 feet, a north latitude of $41^{\circ}48'47.3620''$ and a west longitude of $80^{\circ}45'55.9638''$.

22.675 ACRE PARCEL (continued)

Thence South 36°43'04" West, along a northwesterly line of said Gibson's land, 225.47 feet to a 5/8" iron pin with cap bearing "SHARP 7510" found at a westerly corner thereof, on a northeasterly line of PPN 42-013-00-029-00 as conveyed to Jeral Greene and Barbara Green, recorded in Volume 71, Page 95 of ACRD, being a southerly corner of the parcel herein described, noted as having a northing of 786568.1902 feet, an easting of 2441180.5717 feet, a north latitude of 41°48'45.6034" and a west longitude of 80°45'57.7909".

Thence North 42°38'32" West, along said northeasterly line of Greene's land, passing through 5/8" iron pins set (easement) at 200.00 feet, 400.00 feet, 600.00 feet, 800.00 feet, 1000.00 feet, 1200.00 feet and 1398.57 feet, a total distance of 1534.52 feet to a 5/8" iron pin found at the most northerly corner thereof, on a southeasterly line of PPN 42-013-00-026-01 as conveyed to Mark Costilow and Cheryl Costilow, recorded in Volume 630, Page 1860 of ACRD, being the most westerly corner of the parcel herein described, noted as having a northing of 787696.9829 feet, an easting of 2440141.0620 feet, a north latitude of 41°48'56.9564" and a west longitude of 80°46'11.2194".

Thence North 34°23'07" East, along said southeasterly line of said Costilow's land, passing through 5/8" iron pins (easement) set at 200.00 feet and 400.00 feet, a total distance of 531.59 feet to a 1" iron pin found at the most westerly corner of PPN 42-013-00-032-00, now or formerly conveyed to Herbert G. Locy, III and Cindy S. Locy, recorded in Volume 647, Page 154 of ACRD, being the most northerly corner of the parcel herein described.

Thence South 46°01'08" East, along the southwesterly line of said Locy's land, passing through a 5/8" iron pin set at 1822.51 feet, a total distance of 1855.78 feet to the most southerly corner thereof, on the centerline of the aforesaid Ninety Road, being the most easterly corner of the parcel herein described.

Thence South 36°41'57" West, along said centerline, a frontage distance of 354.15 feet to **The Principal Place of Beginning of this Survey** and containing 22.675 acres of land, of which, 0.270 acres are within the R/W of said Ninety Road, leaving 22.405 acres of land exclusive of said R/W, surveyed in April of 2026 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

22.675 ACRE PARCEL (continued)

The intent of this survey is to more accurately describe PPN 42-013-00-031-00 as conveyed to Herbert G. Locy, III and Cindy S. Locy, recorded in Volume 515, Page 381, Parcel Two of ACRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

All 5/8" iron pin set (easement) shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with green plastic cap bearing "KOSIE 8167 EASEMENT".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor 8167
Signed and Sealed on

April 17th, 2026



Boundary/Alignment Inverse Report

Wed Apr 29 20:47:33 2026

Project: Locy.pcs

Inverse of 22.675 Acre Parcel

100	N:786563.0370'	E:2441564.9926'	
	N 53°19'34" W 33.00'		
101	N:786582.7465'	E:2441538.5250'	
	N 53°19'34" W 278.23'		
102	N:786748.9215'	E:2441315.3718'	
	S 36°43'04" W 225.47'		
103	N:786568.1902'	E:2441180.5717'	
	N 42°38'32" W 1534.52'		
104	N:787696.9829'	E:2440141.0620'	
	N 34°23'07" E 531.59'		
107	N:788135.6833'	E:2440441.2819'	
	S 46°01'08" E 1822.51'		
106	N:786870.0948'	E:2441752.7019'	
	S 46°01'08" E 33.27'		
105	N:786846.9926'	E:2441776.6407'	
	S 36°41'57" W 354.15'		
100	N:786563.0370'	E:2441564.9926'	
Perimeter: 4812.74' Area: 22.675 acres 987723.395 sq ft Precision: Perfect			

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying



(440) **286-2131**

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



25.006 ACRE PARCEL

0.748 acres total Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 42-013-00-032-00, Herbert G. Locy, III and Cindy S. Locy, Voume 647, Page 154 of Ashtabula County Records and Deeds (ACRD). 3251 Ninety Road.

Situated in the Township of Plymouth, County of Ashtabula and State of Ohio and known as being part of Original Lot 52 within said Township and Township 12N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Jefferson Road (County Highway 150, Section BB, 60 feet wide) and Ninety Road (formerly known as State Road, County Highway 25, Section A, 66 feet wide).

Thence North $36^{\circ}15'07''$ East, along the centerline of said Ninety Road, 1675.75 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North $36^{\circ}41'57''$ East, continuing along said centerline, 885.08 feet to a southerly corner of PPN 42-013-00-031-00, now or formerly conveyed to Herbert G. Locy, III and Cindy S. Locy, recorded in Volume 515, Page 381, Parcel Two of ACRD, noted as having a northing of 786563.0370 feet, an easting of 2441564.9926 feet, a north latitude of $41^{\circ}48'45.4770''$ and a west longitude of $80^{\circ}45'52.7170''$.

Thence North $36^{\circ}41'57''$ East, continuing along said centerline, 354.15 feet to the most easterly corner of said Locy's land, being the most southerly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $46^{\circ}01'08''$ West, along the northeasterly line of said Locy's land, passing through a $5/8''$ iron pin set at 33.27 feet, a total distance of 1855.78 feet to a 1" iron pin found at the most northerly corner thereof, on a southeasterly line of PPN 42-013-00-026-01 as conveyed to Mark Costilow and Cheryl Costilow, recorded in Volume 630, Page 1860 of ACRD, being the most westerly corner of the parcel herein described.

Thence North $34^{\circ}23'07''$ East, along said southeasterly line, passing through $5/8''$ iron pins set (easement) at 190.66 feet and 390.66 feet, a total distance of 590.66 feet to a 1" iron pin found at the most westerly corner of PPN 42-013-00-034-00 as conveyed to Cynthia J.

25.006 ACRE PARCEL (continued)

Caldwell and Jean L. Caldwell, Trustees, recorded in Volume 560, Page 1017 of ACRD, being the most northerly corner of the parcel herein described, noted as having a northing of 788623.1303 feet, an easting of 2440774.8611 feet, a north latitude of 41°49'05.9797" and a west longitude of 80°46'02.6083".

Thence South 46°03'58" East, along the southwesterly line of Cadwell's land, passing through 5/8" iron pins set (easement) at 92.55 feet, 292.55 feet, 492.55 feet, 692.55 feet, 892.55 feet, 1092.55 feet, 1292.55 feet, 1492.55 feet and 1692.55 feet, passing through a 5/8" iron pin set on the westerly R/W of State Route 11 (250 feet wide, varies) at 1740.75 feet, a total distance of 1879.62 feet to a 5/8" iron pin set on the projected centerline of the aforesaid Ninety Road, being the most easterly corner of the parcel herein described.

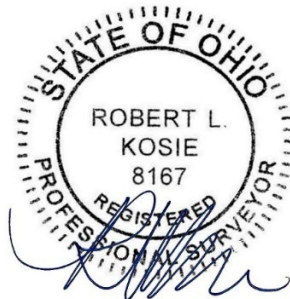
Thence South 36°41'57" West, along said centerline, passing through a 5/8" iron pin found at 66.86 feet, a total a frontage distance of 588.69 feet to **The Principal Place of Beginning of this Survey** and containing 25.006 acres of land, of which, 0.106 acres are within the R/W of said State Route 11, 0.642 acres are within the R/W of said Ninety Road (0.748 acres total acres R/W), leaving 24.258 acres of land exclusive of said R/W, surveyed in April of 2026 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to more accurately describe PPN (PPN) 42-013-00-032-00 as conveyed to Herbert G. Locy, III and Cindy S. Locy, recorded in Volume 647, Page 154 of ACRD. Known as being 3251 Ninety Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

All 5/8" iron pin set (easement) shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with green plastic cap bearing "KOSIE 8167 EASEMENT".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor 8167
Signed and Sealed on

April 17th, 2026



Boundary/Alignment Inverse Report

Wed Apr 29 20:48:26 2026

Project: Locy.pcs

Inverse of 25.006 Acre Parcel

105	N:786846.9926'	E:2441776.6407'
	N 46°01'08" W 33.27'	
106	N:786870.0948'	E:2441752.7019'
	N 46°01'08" W 1822.51'	
107	N:788135.6833'	E:2440441.2819'
	N 34°23'07" E 590.66'	
110	N:788623.1303'	E:2440774.8611'
	S 46°03'58" E 1740.75'	
109	N:787415.3452'	E:2442028.4453'
	S 46°03'58" E 138.87'	
108	N:787318.9941'	E:2442128.4499'
	S 36°41'57" W 66.86'	
53	N:787265.3845'	E:2442088.4917'
	S 36°41'57" W 521.83'	
105	N:786846.9926'	E:2441776.6407'
Perimeter: 4914.75' Area: 25.006 acres 1089250.087 sq ft Precision: Perfect		

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying



(440) **286-2131**

11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



44.793 ACRE USDA-NRCS EASEMENT

Deeds of Record:

Permanent Parcel Number (PPN) 42-013-00-031-00 and PPN 42-013-00-032-00, Herbert G. Locy, III and Cindy S. Locy, Volume 515, Page 381, Parcel Two and Voume 647, Page 154 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Plymouth, County of Ashtabula and State of Ohio and known as being part of Original Lot 52 within said Township and Township 12N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Jefferson Road (County Highway 150, Section BB, 60 feet wide) and Ninety Road (formerly known as State Road, County Highway 25, Section A, 66 feet wide).

Thence North 36°15'07" East, along the centerline of said Ninety Road, 1675.75 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North 36°41'57" East, continuing along said centerline, 885.08 feet to the most easterly corner of PPN 42-013-00-031-01 as conveyed to Kraig Gibson, recorded in Volume 807, Page 1109 of ACRD, noted as having a northing of 786563.0370 feet, an easting of 2441564.9926 feet, a north latitude of 41°48'45.4770" and west longitude of 80°45'52.7170".

Thence North 53°19'34" West, along the northeasterly line of said Gibson's land, 33.00 feet to a 5/8" iron pin found on a northwesterly Right of Way (R/W) line of said Ninety Road, being a southerly corner of the easement herein described and **The Principal Place of Beginning of this Survey**, noted as having a northing of 786582.7465 feet, an easting of 2441538.5250 feet, a north latitude of 41°48'45.6768" and a west longitude of 80°45'53.0612".

Thence North 53°19'34" West, continuing along the northeasterly line of said Gibson's land, passing through a 5/8" iron pin set (easement) at 139.11 feet, a total

44.793 ACRE USDA-NRCS EASEMENT (continued)

distance of 278.23 feet to a 5/8" iron pin with cap bearing "SHARP 7510" found at the most northerly corner thereof, noted as having a northing of 786748.9215 feet, an easting of 2441315.3718 feet, a north latitude of 41°48'47.3620" and a west longitude of 80°45'55.9638".

Thence South 36°43'04" West, along a northwesterly line of said Gibson's land, 225.47 feet to a 5/8" iron pin with cap bearing "SHARP 7510" found at a westerly corner thereof, on a northeasterly line of PPN 42-013-00-029-00 as conveyed to Jeral Greene and Barbara Green, recorded in Volume 71, Page 95 of ACRD, being a southerly corner of the easement herein described, noted as having a northing of 786568.1902 feet, an easting of 2441180.5717 feet, a north latitude of 41°48'45.6034" and a west longitude of 80°45'57.7909".

Thence North 42°38'32" West, along said northeasterly line of Greene's land, passing through 5/8" iron pins set (easement) at 200.00 feet, 400.00 feet, 600.00 feet, 800.00 feet, 1000.00 feet, 1200.00 feet and 1398.57 feet, a total distance of 1534.52 feet to a 5/8" iron pin found at the most northerly corner thereof, on a southeasterly line of PPN 42-013-00-026-01 as conveyed to Mark Costilow and Cheryl Costilow, recorded in Volume 630, Page 1860 of ACRD, being the most westerly corner of the easement herein described, noted as having a northing of 787696.9829 feet, an easting of 2440141.0620 feet, a north latitude of 41°48'56.9564" and a west longitude of 80°46'11.2194".

Thence North 34°23'07" East, along said southeasterly line of Costilow's land, passing through 5/8" iron pins set (easement) at 200.00 feet and at 400.00 feet, passing through a 1" iron pin found at 531.59 feet and passing through 5/8" iron pins set (easement) at 722.25 feet and 922.25 feet, a total distance of 1122.25 feet to a 1" iron pin found at the most westerly corner of PPN 42-013-00-034-00 as conveyed to Cynthia J. Caldwell and Jean L. Caldwell, Trustees, recorded in Volume 560, Page 1017 of ACRD, being the most northerly corner of the parcel herein described, noted as having a northing of 788623.1303 feet, an easting of 2440774.8611 feet, a north latitude of 41°49'05.9797" and a west longitude of 80°46'02.6083".

Thence South 46°03'58" East, along the southwesterly line of said Cadwell's land, passing through 5/8" iron pins set (easement) at 92.55 feet, 292.55 feet, 492.55 feet, 692.55 feet, 892.55 feet, 1092.55 feet, 1292.55 feet and 1492.55 feet, a total distance of 1692.55 feet to a 5/8" iron pin set (easement) at an angle point therein, noted as having a northing of 787448.7900 feet, an easting of 2441993.7322 feet, a north latitude of 41°48'54.1413" and a west longitude of 80°45'46.8236".

Thence South 21°33'08" East, along a northeasterly line of the easement herein described, 100.06 feet to a 5/8" iron pin set (easement) at an angle point therein,

44.793 ACRE USDA-NRCS EASEMENT (continued)

being an easterly corner of the easement herein described, on a northwesterly R/W line of the aforesaid Ninety Road, noted as having a northing of 787355.7231 feet, an easting of 2442030.4905 feet, a north latitude of 41°48'53.2148" and a west longitude of 80°45'46.3628".

Thence South 38°49'26" West, along said northwesterly R/W line, 121.59 feet to a 5/8" iron pin set at an angle point therein, noted as having a northing of 787260.9935 feet, an easting of 2441954.2608 feet, a north latitude of 41°48'52.2942" and a west longitude of 80°45'47.3941".

Thence South 18°31'23" East, along a southwesterly R/W line of said Ninety Road, 87.66 feet to a 5/8" iron pin set at an angle point therein, being an easterly corner of the easement herein described, noted as having a northing of 787177.8761 feet, an easting of 2441982.1085 feet, a north latitude of 41°48'51.4677" and a west longitude of 80°45'47.0483".

Thence North 53°18'03" West, along a southwesterly line of the easement herein described, passing through a 5/8" iron pin set (easement) at 200.00 feet, a total distance of 400.00 feet to a 5/8" iron pin set (easement), noted as having a northing of 787416.9206 feet, an easting of 2441661.3967 feet, a north latitude of 41°48'53.8918" and a west longitude of 80°45'51.2198".

Thence South 36°41'57" West, along a southeasterly line of the easement herein described, 200.00 feet to a 5/8" iron pin set (easement), noted as having a northing of 787256.5639 feet, an easting of 2441541.8739 feet, a north latitude of 41°48'52.3315" and a west longitude of 80°45'52.8400".

Thence South 53°18'03" East, along a northeasterly line of the easement herein described, passing through a 5/8" iron pin set (easement) at 200.00 feet, a total distance of 400.00 feet to a 5/8" iron pin set (easement) at an easterly corner thereof, of a northwesterly R/W line of said Ninety Road.

Thence South 36°41'57" West, along said northwesterly R/W line, passing through a 5/8" iron pin set at 183.87 feet and a 5/8" iron pin set (easement) at 522.26 feet, a total distance of 542.26 feet to **The Principal Place of Beginning of this Survey** and containing 44.793 acres of land, surveyed in April of 2026 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but

44.793 ACRE USDA-NRCS EASEMENT (continued)

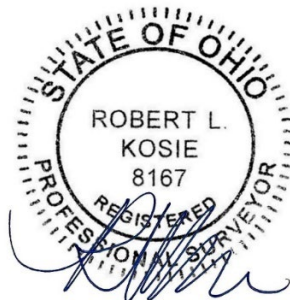
subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to describe a 44.793 acre NRCS easement in connection with PPN 42-013-00-031-00 and PPN 42-013-00-032-00 as conveyed to Herbert G. Locy, III and Cindy S. Locy, recorded in Volume 515, Page 381, Parcel Two and Voume 647, Page 154 of ACRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

All 5/8" iron pin set (easement) shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with green plastic cap bearing "KOSIE 8167 EASEMENT".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor 8167
Signed and Sealed on

April 17th, 2026

Boundary/Alignment Inverse Report

Wed Apr 29 20:49:31 2026

Project: Locy.pcs

Inverse of 44.793 Acre Easement

101	N:786582.7465'	E:2441538.5250'
N 53°19'34" W 278.23'		
102	N:786748.9215'	E:2441315.3718'
S 36°43'04" W 225.47'		
103	N:786568.1902'	E:2441180.5717'
N 42°38'32" W 1534.52'		
104	N:787696.9829'	E:2440141.0620'
N 34°23'07" E 1122.25'		
110	N:788623.1303'	E:2440774.8611'
S 46°03'58" E 1692.55'		
422	N:787448.7900'	E:2441993.7322'
S 21°33'08" E 100.06'		
423	N:787355.7231'	E:2442030.4905'
S 38°49'26" W 121.59'		
62	N:787260.9935'	E:2441954.2608'
S 18°31'23" E 87.66'		
61	N:787177.8761'	E:2441982.1085'
N 53°18'03" W 400.00'		
425	N:787416.9206'	E:2441661.3967'
S 36°41'57" W 200.00'		
426	N:787256.5639'	E:2441541.8739'
S 53°18'03" E 400.00'		
428	N:787017.5194'	E:2441862.5856'
S 36°41'57" W 542.26'		
101	N:786582.7465'	E:2441538.5250'

Perimeter: 6704.58' Area: 44.793 acres 1951199.973 sq ft Precision: Perfect