

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

Description of NRCS Conservation Easement
NRCS Agreement Number: 545E3425021HQ,
on the lands of Herbert G. Locy, III and Cindy S. Locy
Prepared for USDA-Natural Resources
Conservation Service
Conservation Easement - 43.05 Acres

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 Volume 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 (A Public Road, County Highway 150, Section BB, 60 feet wide) and Ninety Road (A Public 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, 895.08 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 Cosilow and Cheryl Cosilow, 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 Cosilow'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 easement 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, 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 46°01'08" 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 410.00 feet to a 5/8" iron pin set (easement), noted as having a northing of 787462.5888 feet, an easting of 2441687.0854 feet, a north latitude of 41°48'54.3379" and a west longitude of 80°45'50.8666".

Thence South 36°41'57" West, along a southeasterly line of the easement herein described, 383.87 feet to a 5/8" iron pin set (easement), noted as having a northing of 787154.8076 feet, an easting of 2441457.6787 feet, a north latitude of 41°48'51.3430" and a west longitude of 80°45'53.9783".

Thence South 46°01'08" East, along a northeasterly line of the easement herein described, passing through a 5/8" iron pin set (easement) at 210.00 feet, a total distance of 410.00 feet to a 5/8" iron pin set at an easterly corner thereof, on a northwesterly R/W line of said Ninety Road, noted as having a northing of 786870.0948 feet, an easting of 2441752.7019 feet, a north latitude of 41°48'48.4729" and a west longitude of 80°45'50.1580".

Thence South 36°41'57" West, along said northwesterly R/W line, 358.39 feet to The Principal Place of Beginning of this Survey and containing 43.05 acres of land, surveyed in May 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 43.05 acre NRCS Conservation 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 Volume 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

Description of NRCS Conservation Easement
NRCS Agreement Number: 545E3425021HQ,
on the lands of Herbert G. Locy, III and Cindy S. Locy
Prepared for USDA-Natural Resources
Conservation Service
Route of Ingress and Egress - 0.02 Acres
(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 (A Public Road, County Highway 150, Section BB, 60 feet wide) and Ninety Road (A Public 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, 895.08 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 0.02 acres of land (660.00 square feet) within the existing R/W of said Ninety Road, surveyed in May 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 0.02 acre 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.

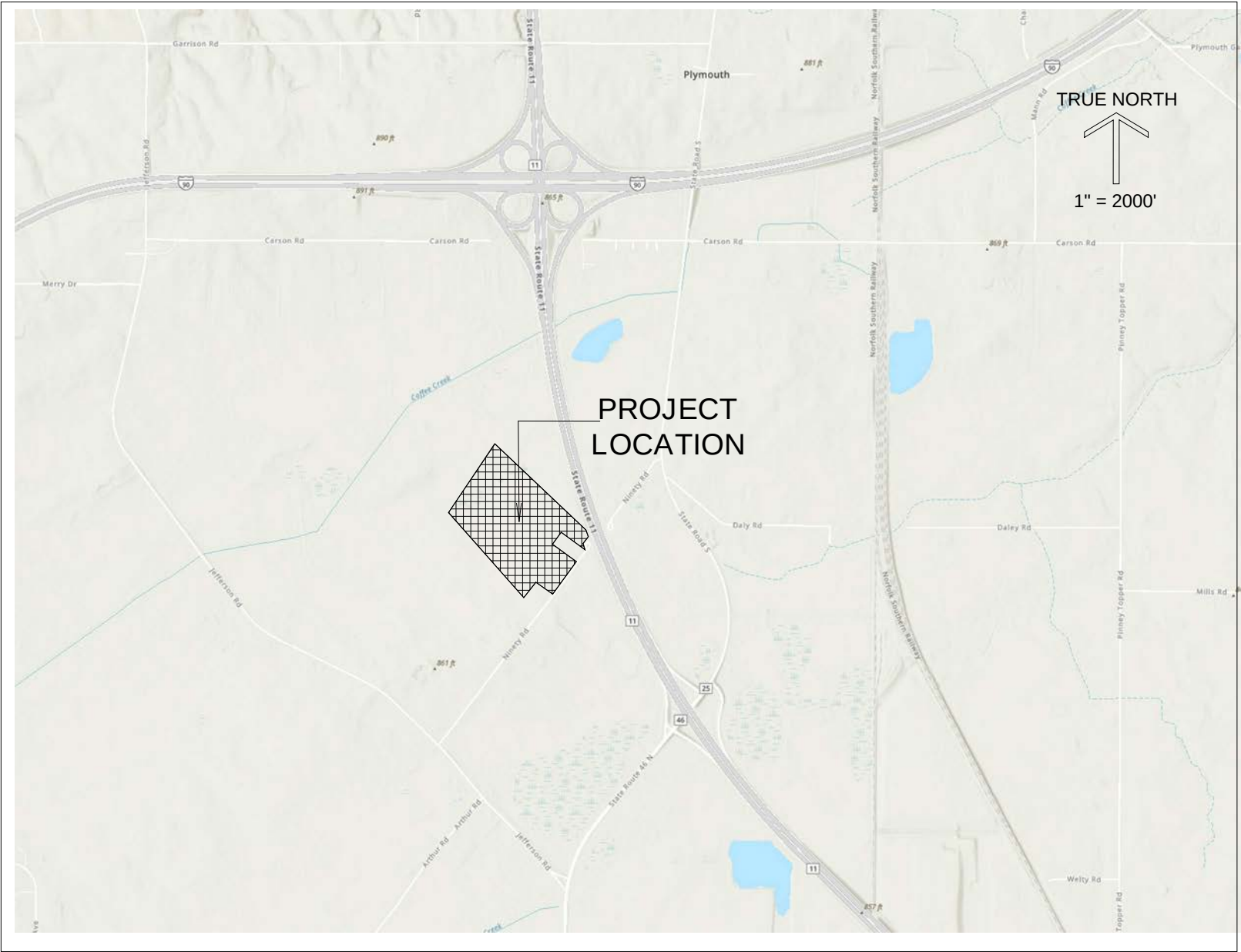
All 5/8" iron pin set (easement) shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with green plastic cap bearing "KOSIE 8167 EASEMENT".

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 Descriptions (This Page)
Page 2: NRCS Conservation Easment

VICINITY MAP



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.

Plat of NRCS Conservation Easement

NRCS Agreement Number:
545E3425021HQ,
on the Lands of Herbert G. Locy, III
and Cindy S. Locy
Prepared for USDA-Natural Resources
Conservation Service

DEEDS OF RECORD:
Volume 515, Page 381, Parcel Two and
Volume 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 D/Vu 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)-(23.06), 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 ACRD, filed as 42-013-00-031-01_05-2023.pdf in the ACER.

SURVEYOR'S CERTIFICATION

This is to certify that this survey, done by the undersigned, was done on the ground in accordance with the most recent Minimum Standards for Property Boundary Surveys as set forth by the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The accuracy and position tolerance are also in accordance with Rural Surveys and has been made in strict conformity with the Natural Resources Conservation Service Easement Programs Land Survey Specifications. The Bearings shown hereon 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).


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

Signed and sealed on this 9th day of May, 2026

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



NRCS Agreement Number:
545E3425021HQ,
on the Lands of Herbert G.
Locy, III and Cindy S. Locy
Prepared for USDA-Natural
Resources Conservation
Service

TOTAL ACRES:
43.05 Acre USDA-NRCS
Conservation Easement,
0.02 Acre USDA-NRCS
Route of Ingress
and Egress

DBK MAP 1456 2026



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



EXHIBIT B
DESCRIPTION OF NRCS CONSERVATION EASEMENT
NRCS AGREEMENT NUMBER: 545E3425021HQ,
ON THE LANDS OF HERBERT G. LOCY, III AND CINDY S. LOCY
PREPARED FOR USDA-NATURAL RESOURCES
CONSERVATION SERVICE
ROUTE OF INGRESS AND EGRESS - 0.02 ACRES
(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:

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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 86582.7465 feet, an easting of 2441538.5250 feet, a north latitude of 41°48'45.6768" and a

NRCS CONSERVATION EASEMENT - ROUTE OF INGRESS AND EGRESS -
0.02 ACRES (continued)

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".

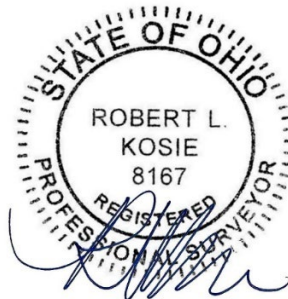
Thence South 53°19'34" East, along the northeasterly line of the easement herein described, 33.00 feet to the most easterly corner thereof, on the centerline of the aforesaid Ninety Road, noted as having a northing of 786579.0727 feet, an easting of 2441576.9449 feet, a north latitude of 41°48'45.6330" 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 0.02 acres of land (660.00 square feet) within the existing R/W of said Ninety Road, surveyed in May 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 0.02 acre 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

May 9th, 2026

0.02 Access Easement Closure

Begin Traverse (from imported legal text)...

Starting Coordinates: Northing: 786563.037, Easting: 2441564.9926

Course 1, N 53° 19' 34" W, 33.000', 5/8" iron pin found

Point 2: Northing: 786582.7466', Easting: 2441538.5250' (?N=19.7096', ?E=-26.4676')

Course 2, N 36° 41' 57" E, 20.000', 5/8" iron pin set (easement)

Point 3: Northing: 786598.7823', Easting: 2441550.4773' (?N=16.0357', ?E=11.9523')

Course 3, S 53° 19' 34" E, 33.000', most easterly corner thereof

Point 4: Northing: 786579.0727', Easting: 2441576.9449' (?N=-19.7096', ?E=26.4676')

Course 4, S 36° 41' 57" W, 20.000', Principal Place of Beginning of this Survey

Point 5: Northing: 786563.0370', Easting: 2441564.9926' (?N=-16.0357', ?E=-11.9523')

...Traverse Complete

CLOSURE INFORMATION

Perimeter (Length of Traverse): 106.00'

Closure Bearing and Distance: N 0° 0' 0" E, 0.0000'

Misclosure Precision: (106.0001' / 0.0000') 1' / 0.00'

Acreage: 0.015 (0.015152) Acres

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



(440) **286-2131**

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



EXHIBIT A
DESCRIPTION OF NRCS CONSERVATION EASEMENT
NRCS AGREEMENT NUMBER: 545E3425021HQ,
ON THE LANDS OF HERBERT G. LOCY, III AND CINDY S. LOCY -
PREPARED FOR USDA-NATURAL RESOURCES
CONSERVATION SERVICE
CONSERVATION EASEMENT - 43.05 ACRES

Deeds of Record:

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Thence North 53°19'34" West, along the northeasterly line of said Gibson's land,

NRCS CONSERVATION EASEMENT - 43.05 ACRES (continued)

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 easement 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".

NRCS CONSERVATION EASEMENT - 43.05 ACRES (continued)

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 46°01'08" 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 410.00 feet to a 5/8" iron pin set (easement), noted as having a northing of 787462.5888 feet, an easting of 2441687.0854 feet, a north latitude of 41°48'54.3379" and a west longitude of 80°45'50.8686".

Thence South 36°41'57" West, along a southeasterly line of the easement herein described, 383.87 feet to a 5/8" iron pin set (easement), noted as having a northing of 787154.8076 feet, an easting of 2441457.6787 feet, a north latitude of 41°48'51.3430" and a west longitude of 80°45'53.9783".

Thence South 46°01'08" East, along a northeasterly line of the easement herein described, passing through a 5/8" iron pin set (easement) at 210.00 feet, a total distance of 410.00 feet to a 5/8" iron pin set at an easterly corner thereof, on a northwesterly R/W line of said Ninety Road, noted as having a northing of 786870.0948 feet, an easting of 2441752.7019 feet, a north latitude of

NRCS CONSERVATION EASEMENT - 43.05 ACRES (continued)

41°48'48.4729" and a west longitude of 80°45'50.1580".

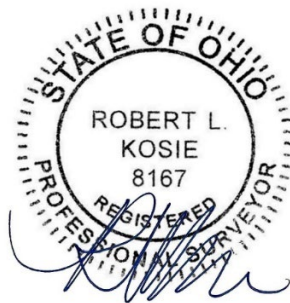
Thence South 36°41'57" West, along said northwesterly R/W line, 358.39 feet to **The Principal Place of Beginning of this Survey** and containing 43.05 acres of land, surveyed in May of 2026 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to 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 43.05 acre NRCS Conservation 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

May 9th, 2026

NRCS 43.05 Acre Conservation Easement Closure Sheet

Begin Traverse (from imported legal text)...

Starting Coordinates: Northing: 786582.7465, Easting: 2441538.525

Course 1, N 53° 19' 34" W, 278.230', 5/8" iron pin with cap bearing "SHARP 7510"

Point 2: Northing: 786748.9221', Easting: 2441315.3712' (?N=166.1756', ?E=-223.1538')

Course 2, S 36° 43' 04" W, 225.470', 5/8" iron pin with cap bearing "SHARP 7510"

Point 3: Northing: 786568.1875', Easting: 2441180.5686' (?N=-180.7345', ?E=-134.8026')

Course 3, N 42° 38' 32" W, 1534.520', 5/8" iron pin found

Point 4: Northing: 787696.9775', Easting: 2440141.0568' (?N=1128.7900', ?E=-1039.5118')

Course 4, N 34° 23' 07" E, 1122.250', 1" iron pin found

Point 5: Northing: 788623.1240', Easting: 2440774.8530' (?N=926.1465', ?E=633.7963')

Course 5, S 46° 03' 58" E, 1692.550', 5/8" iron pin set (easement)

Point 6: Northing: 787448.7856', Easting: 2441993.7274' (?N=-1174.3384', ?E=1218.8744')

Course 6, S 21° 33' 08" E, 100.060', 5/8" iron pin set (easement)

Point 7: Northing: 787355.7215', Easting: 2442030.4844' (?N=-93.0641', ?E=36.7570')

Course 7, S 38° 49' 26" W, 121.590', 5/8" iron pin set

Point 8: Northing: 787260.9936', Easting: 2441954.2561' (?N=-94.7279', ?E=-76.2283')

Course 8, S 18° 31' 23" E, 87.660', 5/8" iron pin set

Point 9: Northing: 787177.8747', Easting: 2441982.1045' (?N=-83.1189', ?E=27.8484')

Course 9, N 46° 01' 08" W, 410.000', 5/8" iron pin set (easement)

Point 10: Northing: 787462.5874', Easting: 2441687.0813' (?N=284.7127', ?E=-295.0232')

Course 10, S 36° 41' 57" W, 383.870', 5/8" iron pin set (easement)

Point 11: Northing: 787154.8064', Easting: 2441457.6754' (?N=-307.7810', ?E=-229.4059')

Course 11, S 46° 01' 08" E, 410.000', 5/8" iron pin set

Point 12: Northing: 786870.0938', Easting: 2441752.6986' (?N=-284.7127', ?E=295.0232')

Course 12, S 36° 41' 57" W, 358.390', Principal Place of Beginning of this Survey

Point 13: Northing: 786582.7423', Easting: 2441538.5199' (?N=-287.3515', ?E=-214.1787')

...Traverse Complete

CLOSURE INFORMATION

Perimeter (Length of Traverse): 6724.59'

Closure Bearing and Distance: N 50° 14' 03.98600736" E, 0.0066'

Misclosure Precision: (6724.5901' / 0.0066') 1' / 1017036.68'

Acreage: 43.046 (43.045830) Acres



SURVEYOR'S REPORT
NRCS AGREEMENT NUMBER: 545E3425021HQ,
ON THE LANDS OF HERBERT G. LOCY, III AND CINDY S. LOCY
PREPARED FOR USDA-NATURAL RESOURCES
CONSERVATION SERVICE
CONSERVATION EASEMENT - 43.05 ACRES
ROUTE OF INGRESS AND EGRESS - 0.02 ACRES

SURVEY DESCRIPTION

D.B. Kosie & Associates, LLC, Professional Land Surveyors, performed a boundary retracement and survey of Permanent Parcel Number (PPN) 42-013-00-031-00 (22.675 acres) and PPN 42-013-00-032-00 (25.006 acres), as conveyed to Herbert G. Locy, III and Cindy S. Locy, recorded in Volume 515, Page 381 (Parcel Two) and Volume 647, Page 154 of the Ashtabula County Records and Deeds. PPN 42-013-00-032-00 is also known as 3251 Ninety Road.

FIELD METHODS AND EQUIPMENT

All field work was performed using Carlson BRx7 GNSS L5 GPS receivers.

A base station was established and utilized in conjunction with the Ohio Department of Transportation (ODOT) VRS and GNSS network.

All observations were conducted in multiple-shot groups with 300-epoch occupations and a minimum 30-minute rest period between observation sets.

Final adjusted positions achieved horizontal precision consistent with Ohio Administrative Code 4733-37 Minimum Standards for Surveying.

BOUNDARY AND MONUMENTATION

Existing monumentation was recovered in the field and analyzed in relation to record deeds and prior survey data. Found occupation generally conformed to established boundaries.

No encroachments were observed.

DATUM AND CONTROL

The basis of bearings for this survey is referenced to True North using:

North American Datum 1983 (NAD83), Adjustment 2011
GRS80 Ellipsoid and Geoid Model 18

The grid north to true meridian convergence angle at the Point of Beginning of the 43.05-acre conservation easement was calculated to be:

+01°08'23.93" East

The combined scale factor at the Point of Beginning is:

1.00002368

DELIVERABLES

This survey supports the following NRCS deliverables:

- Conservation Easement Boundary (43.05 acres)
- Route of Ingress and Egress Easement (0.02 acres)
- Associated GIS shapefiles and metadata

CERTIFICATION

This survey was performed in accordance with applicable Ohio Administrative Code surveying standards and represents conditions observed at the time of field measurement.



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

May 12th, 2026