



EXHIBIT "A" LEGAL DESCRIPTION

Situate in Violet Township, Fairfield County, Ohio and being a part of Section 24, Township 16 North Range 20 West of the Refugee Lands of the Congress Lands and being all or part of tracts 1, 2, 3, and 4 (Tract 1 of 5.298 acres is wholly contained in Tract 4 described therein; Tract 4 of 60.93 acres all per deed of record) of D&M Graff parcel of record in Official Record Volume 1297, Page 2050, of the Fairfield County Recorder's Office and being more particularly described as follows:

Commencing at a railroad spike found at the southeast corner of the southwest corner of said Section 24;

Thence North 84 degrees 46 minutes 53 seconds West along the south line of said Section 24 for a distance of 1120.47 feet to POINT OF BEGINNING;

Thence North 84 degrees 46 minutes 53 seconds West along the south line of said Section 24 for a distance of 665.92 feet to a 3/4 inch iron pipe set;

Thence North 05 degrees 05 minutes 05 seconds East along the east line of J. Stock parcel (Deed Book 860, Page 248) the S&J Conrard parcel (Official Record Volume 1369, Page 876) and the R&J Grotzky parcels (Deed Book 649, Page 3087, and Official Record Volume 1292, Page 1250) and the S&M Haghiri parcel (Deed Book 607, Page 880) for a distance of 1071.55 feet to a 1/2 inch iron bar found;

Thence North 05 degrees 27 minutes 29 seconds East along the east line of said S&M Haghiri parcel, the W&E Bowen Parcel (Deed Book 547, Page 957), the H&B James Parcel (Deed Book 694, Page 287), the S&J Marshall parcel (Official Record Volume 1105, Page 1502), the J&D Blaine parcel (Deed Book 643, Page 868), the A. Petty parcel (Official Record Volume 1251, Page 2148), the W&J Blackman parcel (Official Record Volume 1100, Page 1807), and the K. Karnes parcels (Official Record Volume 1255, Page 2871) and passing a 3/4 inch iron pipe found at 1579.94 feet for a distance of 1634.51 feet to a point;

Thence South 84 degrees 10 minutes 00 seconds East along the centerline of said Blacklick-Eastern Road for a distance of 1012.21 feet to a point;

Thence South 05 degrees 22 minutes 08 seconds West along the west line of the J&K Gynn parcel (Deed Book 647, Page 905) and passing a 3/4 inch iron pipe found at 50.00 feet for a distance of 434.00 feet to a 3/4 inch iron pipe found;

Thence South 84 degrees 10 minutes 00 seconds East along the south line of said Gynn parcel for a distance of 105.33 feet to a 3/4 inch iron pipe found;

Thence South 35 degrees 34 minutes 07 seconds West along the west line of the R&J Coffman Trustees parcel (Official Record Volume 1183, Page 819) for a distance of 58.95 feet to a 3/4 inch iron pipe found;

Thence South 00 degrees 45 minutes 13 seconds West continuing along the west line of said Coffman Trustees parcel for a distance of 99.19 feet to a 3/4 inch iron pipe found;

Thence South 09 degrees 09 minutes 12 seconds West continuing along the west line of said Coffman Trustees parcel for a distance of 150.25 feet to a 3/4 inch iron pipe found;

Thence South 07 degrees 45 minutes 02 seconds West along the west line of the D&K Hensel parcel (Official Record Volume 1157, Page 729) for a distance of 150.08 feet to a 3/4 inch iron pipe found;

Thence South 52 degrees 46 minutes 22 seconds West along the west line of the J&B Taylor parcel (Official Record Volume 1372, Page 2010) for a distance of 104.10 feet to a 3/4 inch iron pipe found;

Thence South 74 degrees 06 minutes 25 seconds East continuing along the west line of said Taylor parcel for a distance of 53.22 feet to a 3/4 inch iron pipe found;

Thence South 41 degrees 20 minutes 00 seconds East continuing along the west line of said Taylor parcel for a distance of 40.00 feet to a 3/4 inch iron pipe found;

Thence South 05 degrees 50 minutes 00 seconds West, continuing along the west line of said Taylor parcel for a distance of 42.43 feet to a 3/4 inch iron pipe found;

Thence South 13 degrees 53 minutes 20 seconds West along the west line of B&J Neilon parcel (Official Record Volume 1372, Page 245) and the C&B Weghorst parcel (Official Record Volume 1206, Page 76) for a distance of 302.96 feet to a 3/4 inch iron pipe found;

Thence North 84 degrees 10 minutes 00 seconds West along the north line of the M&C Hughes parcel (Official Record Volume 1283, Page 232) for a distance of 25.08 feet to a 3/4 inch iron pipe found;

Thence South 31 degrees 55 minutes 44 seconds East along the west line of said Hughes Parcel for a distance of 189.74 feet to a 3/4 inch iron pipe found;

Thence South 05 degrees 22 minutes 08 seconds West continuing along the west line of said Hughes Parcel for a distance of 171.60 feet to a 3/4 inch iron pipe found;

Thence South 41 degrees 25 minutes 53 seconds West across said Graff parcel for a distance of 438.86 feet to a 3/4 inch iron pipe set;

Thence South 27 degrees 04 minutes 35 seconds West continuing across said Graff parcel for a distance of 310.60 feet to a 3/4 inch iron pipe set;

Thence South 17 degrees 47 minutes 14 seconds West continuing across said Graff parcel for a distance of 405.69 feet to the point of beginning;

Together with and subject to covenants, easements, and restrictions of record. Said property contains 60.6243 acres more or less.

This description was prepared by the Registered Surveyor Ronald Gregory Rudnik (who has been assigned no number as a Registered Surveyor but who was granted Certificate of Registration number 7223 as a Professional Surveyor by the Ohio State Board of Registration for Engineers and Surveyors on the 3rd day of July, 1989) in December of 2005. This description is based on field surveys. The bearings used herein are based on the east line of the subject parcel as shown in the deed of record listed herein.

Commonly Known As: 6725 Blacklick-Eastern Road NW, Pickerington, OH 43147
The property address and tax parcel identification number listed herein are provided solely for informational purposes.

SCHEDULE B - SECTION II

Items 1-12 are not survey related.

13. Agreement of Right of Way to Northeast Ohio Natural Gas Corp. of record as set forth in Deed Book 646, Page 752.
Not located on surveyed property.
14. Right of Way Easement to South Central Power Company of record as set forth in Deed Book 646, Page 955.
Located on surveyed property. Unable to plot based on description provided.
15. Covenants, conditions and restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Official Record Volume 1419, Page 2474 and Official Record Volume 1419, Page 2478 and any subsequent instruments pertinent thereto.
Surveyed property located within area described.

EXHIBIT C



SURVEYOR NOTES:

1. This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Unity Title, LLC, Commitment Number 25946449-JUT and bearing an effective date of March 12th, 2025 at 8:00 a.m.
2. Direct access to the subject parcel is available via Blacklick Eastern Road. No roadway improvement plans were disclosed to CESO during the survey.
3. The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.
4. Parcel is located within Zone "X" (Area of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39045C0040J, effective date: April 25th, 2024 published by the Federal Emergency Management Agency.
5. The closest intersection is Blacklick Eastern Road and Optimara Drive located approximately 190 feet West of the site.
6. There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.
7. No proposed changes in street right of way lines were provided to the surveyor. No evidence of street or sidewalk construction or repairs observed at time of survey.

Significant Observations	
Feature	Distance onto surveyed Property
⚠ Gravel Pad	3'-8.4000"

SURVEYOR'S CERTIFICATION:

TO: (i) Unity Title, LLC (ii) EC New Vision Ohio, LLC, an Ohio limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7b1, 8, 9, 11a, 13, 14, 16, and 17 of Table A thereof. The fieldwork was completed on June 11th, 2025.

Matthew J. Ackroyd, OHIO PS No. 8897 Date
matt.ackroyd@cesoinc.com

Epcon Communities

ALTA/NSPS Land Title Survey
State of Ohio, County of Fairfield, Township of Violet, Section 24, Township 16 North, Range 20 West, Refugee Lands of the Congress Lands

Revisions / Submissions		
ID	Description	Date

© 2025 CESO, INC.
Project Number: 766278
Scale: N/A
Drawn By: VJM
Checked By: MJA
Date: 10/8/2025
Issue: N/A

Drawing Title:



3601 Rgby Rd., Suite 300
Mansfield, OH 43342
Phone: 937.435.8584 Fax: 888.208.4826

ALT/NSPS Land Title Survey

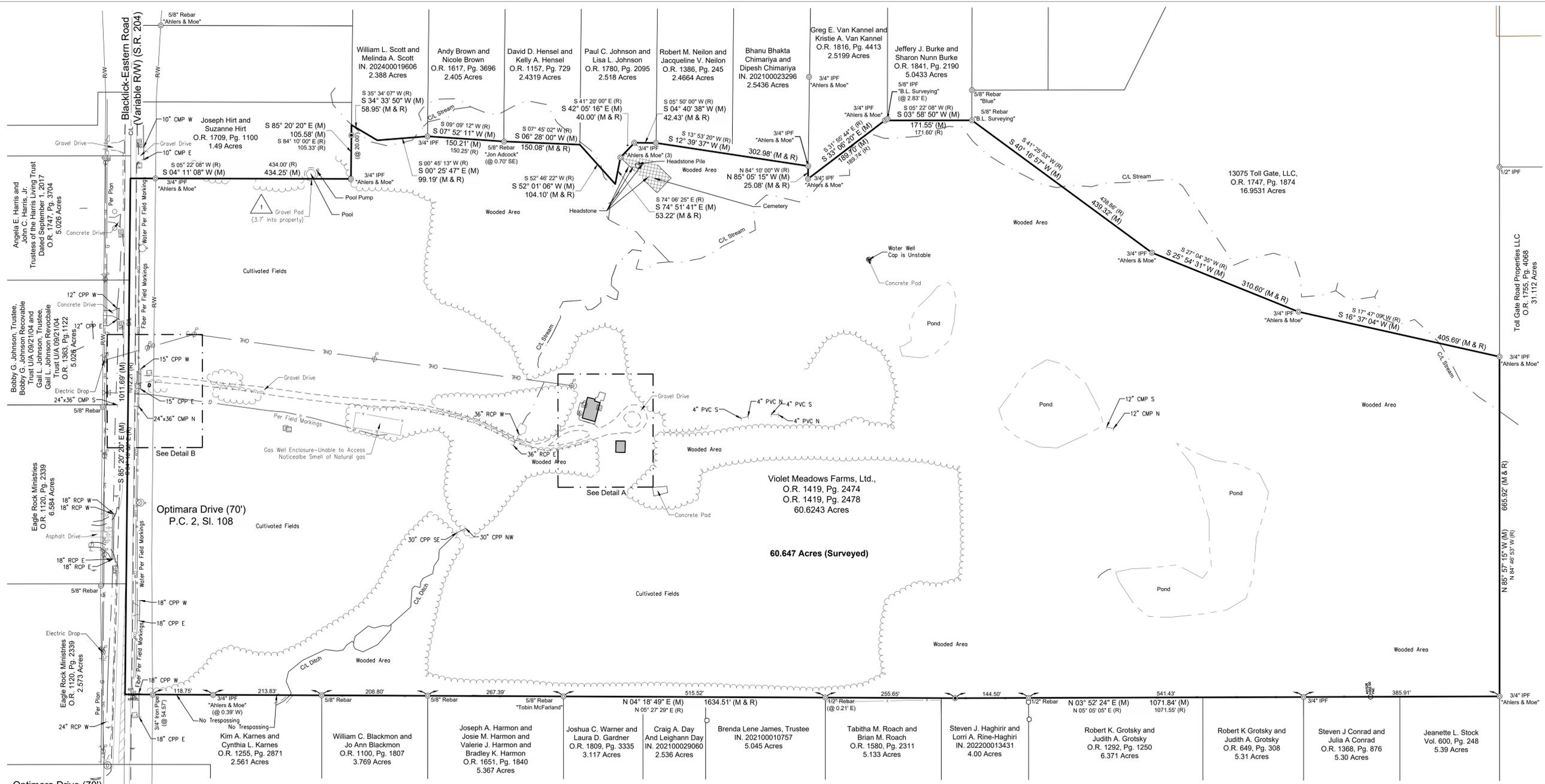
State of Ohio, County of Fairfield, Township of Violet, Section 24,
Township 16 North, Range 20 West, Refugee Lands of the Congress Lands

Epcon Communities

Revisions / Submissions		
ID	Description	Date

Project Number: 766278
 Scale: 1"=100'
 Drawn By: VJM
 Checked By: MJA
 Date: 10/8/2025
 Issue: N/A

Drawing Title:



60.647 Acres (Surveyed)

TOPOGRAPHIC LEGEND	
	Power / Telephone Pole
	Light Pole
	Power Pole
	Communication Box
	Gas Meter
	Storm Manhole
	End Storm Drain
	Fire Hydrant
	Water Valve
	Water Well
	Air Conditioner
	Post
	Sign
	Gas Line
	Water Line
	Storm Sewer
	Underground Communications
	Overhead Utility Line
	Edge of Concrete
	Edge of Gravel
	Edge of Asphalt
	Fence
	Treeline
	Centerline of Ditch
	Edge of Water

SURVEY LEGEND	
	5/8" Iron Pin Set w/cap CESO, Inc
	Monument Found as Described
	PK Nail/Mag Nail Set

