# SURVEYOR'S CERTIFICATION

I hereby certify that on this 28th day of September, 2020:

- 1. This survey map was made on the ground as per the record field notes shown on this survey and shows (i) the boundaries of the fee, leased and easement parcels, including the boundaries of the Project located in Henry & Rush County, Indiana, with all planned energy generation facilities, as described in the Stewart Title Guaranty Company Title Commitment No. 20000331223 dated 08/03/20 the "Title Commitment") and the improvements planned thereon as provided in paragraph 5 herein; (ii) all solar energy generation facilities located on the subject property, (iii) the tax assessor numbers for each parcel, (iv) the names of the landowners as currently vested, (v) the location of all private roads and public right-of-ways, easements and other matters affecting the subject property according to the Title Policy; (vi) abutting public highways providing access to the subject property together with the width and name thereof and (vii) all occupied and unoccupied homes and other significant items on the subject property.
- 2. Except as shown on the survey, there are no (i) encroachments upon the subject property by improvements on adjacent property or (ii) encroachments onto adjacent property or highways by the proposed solar energy generation facilities or related improvements to be located on the subject property.
- 3. Ingress to and egress from the subject property is provided from the public roads shown on the survey or from public roads in conjunction with contiguous Solar Farm parcels; and all roads shown on the survey (unless otherwise noted) are public roads and are maintained by the state or county in which they are located.
- This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 5, 6(b), 7(a), 7(b)(1), 8, 11, 13, 15, 16, 17, 18, 19 & 20 (upon request) of Table A thereof.
- To the best of my knowledge, there is no observed evidence that the subject property was used as a solid waste dump, sump or sanitary landfill.
- That the property described herein is the same as the property described in the Title Commitment and that all easements, covenants and restrictions referenced in said Title Commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- 7. That the record description of the Tract of Property forms a mathematically closed figure.
- 8. I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Indiana.

Executed this XXth day of XXXXXXX, 2020

John Wilson, P.L.S. License Number: LS20800127 My License Renewal Date is December 31, 2020

#### TABLE A NOTES

Table A Items 1, 2 and 8 are as shown on survey.

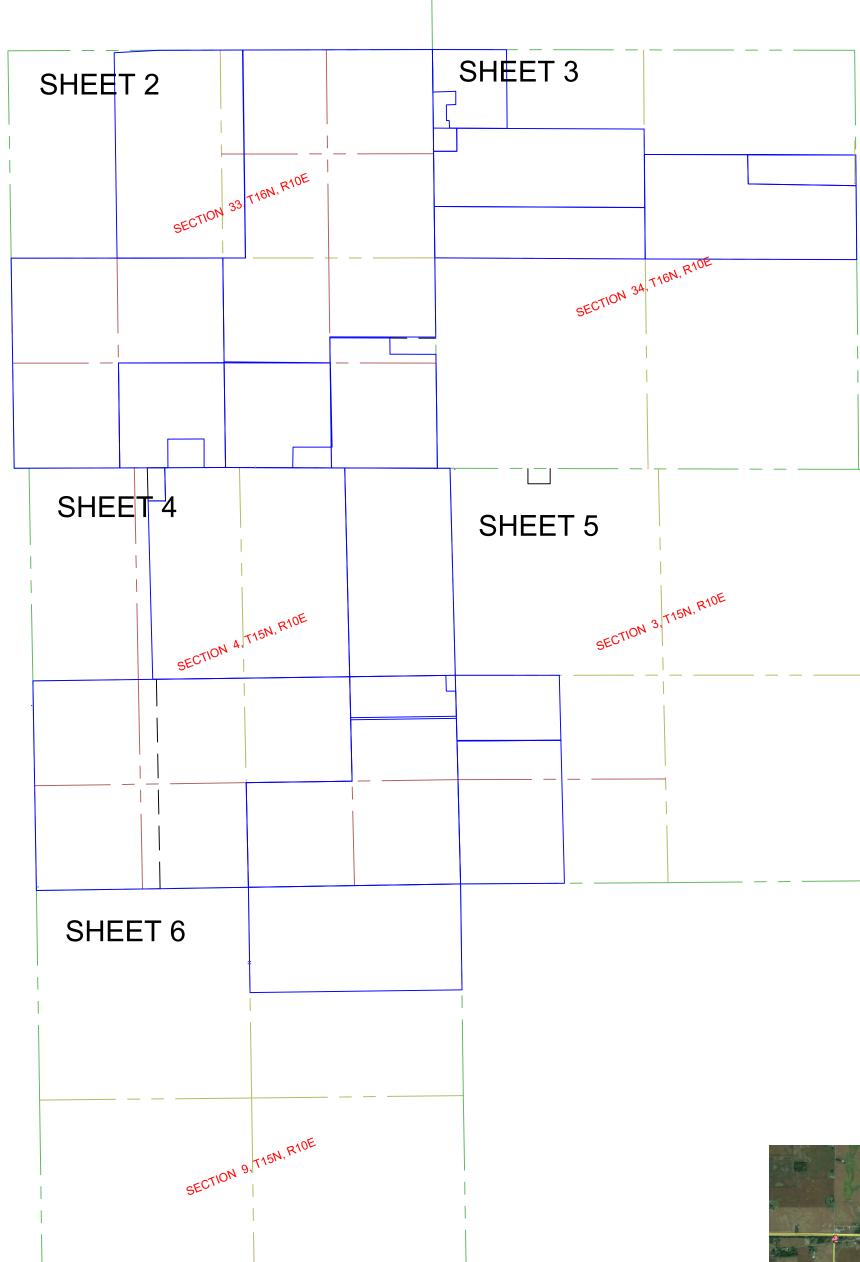
- 3. The subject property lies within Flood Plain Zone D, areas of undetermined Flood Hazard per FEMA, Firm Map No. 35025C1150D, dated
- 4. The gross area of the subject property is ????? Square Feet or ????? acres TBD 6. No zoning letter was provided by the client.
- 7. Buildings are shown on the survey.
- 11. Location, sizes and types of underground utilities shown are a combination of observed evidence and plan information received from Indiana one call. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. WSB & Associates, Inc., makes no guarantee that the utilities shown compromise all of the utilities in the area. Where additional
- or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Contact Indiana One Call at 877-230-0495 prior to any excavation.
- 16. As of the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions.
- 17. As of the date of this survey, there are no proposed changes in street right of way lines, based on a conversation with the proper official with the Public Works offices of Henry and Rush Counties. As of the date the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs.
- 18. The surveyor did not locate any delineation markers observed in the process of conducting the fieldwork. No markers were observed.
- 19. Based on the information contained within title commitment listed above and a physical inspection of the subject property, the surveyor
- 20. WSB and Associates has obtained a Professional Liability Insurance policy to be in effect throughout the contract term. A Certificate of Insurance can be furnished upon request.

# General Notes

- 1. The horizontal datum for this project is State Plane Indiana East Zone, NAD 83, the vertical datum used is NAVD 88.
- 2. The aerial photography was provided by Quantum Spatial, the photo control was established by WSB & Associates
- 3. Aerial photography was used to identify Table A Items 8, 15, 16 and 18.
- 4. Original field survey was completed on August & September 2020.
- 5. As-Built survey was completed XX/XX/XX
- 6. The survey accurately shows the location of all buildings, structures and other improvements situated on the parcels of land in Rush and
- 7. This survey does not constitute a title search by the Surveyor.
- 8. The acreage and square footage of the parcels of the Property indicated represents a mathematical closure of the perimeter courses and distances as shown hereon. The significant digits indicated do not necessarily reflect the precision of the survey.
- 9. The boundary perimeter of the Property within which all parcels and Project improvements are located is as shown on the survey.
- 10. Improvements do not encroach on adjacent property or existing recorded easements or right-of-way, recorded or as otherwise shown on the survey (whether on, above or below ground) and there are no projections of protrusion, except as noted. Except as shown, there are no encroachments onto the Property by any buildings, structures, or other improvements located on adjoining land or premises.
- 11. The Property is internally contiguous without break, gap or interruption. For lease and easement parcels, respectively, adjacent to state and county roads, (A) there are not gaps between the said lease or easement parcels of the Property and any road rights-of-way that have been deeded in fee to the respective county or the State of lowa and (B) where any road rights-of- way are held by a county or the State of lowa by easement or dedication, the area which is subject to such road right-of-way is contained within said lease or easement parcels of the Property.
- 12. There are no other survey matters of record, easements or right of ways of which the undersigned has been advised, or other matters evidenced on the ground, other than scheduled title exceptions or except as otherwise shown hereon.
- 13. A Indiana State ONE call was placed on 8/12/20 and all underground utilities were located to ASCE CI/ASCE 38-02 Quality C Level of
- 14. All parcels within the project boundary are currently Zoned XX
- 15. All referenced instruments are on file in the deed records/official public records of their respective counties.
- 16. No portion of Property lies within the city limits of an incorporated city;
- 17. All improvements and structures shown hereon are considered permanent unless otherwise noted.
- 18. The approximate total land area of the property is XXXX acres.

# ALTA/NSPS SURVEY

BELLFLOWER SOLAR PROJECT HENRY & RUSH COUNTIES, INDIANA



This plan contains 7 sheets

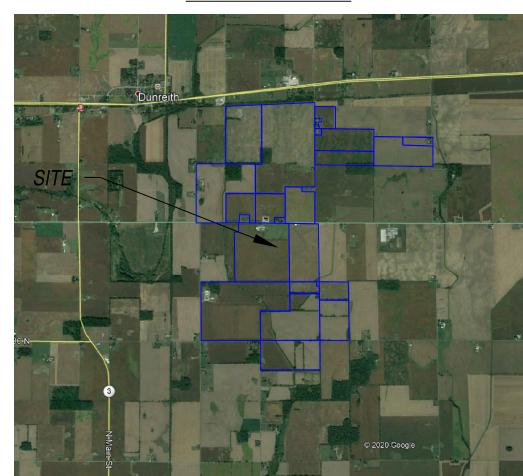
Sheet 1 Sheet 2 - 6

Sheet 7

Title / Index Sheet ALTA Survey Sheets

Legal Descriptions/Schedule B's

**VICINITY MAP** 



NOT TO SCALE

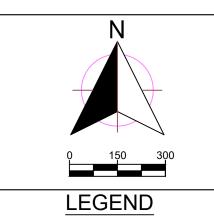
# WSD

Crew:	ASG / JF
Checked:	KK
Drawn:	DCW
Record Drawing by/date:	

Prepared for:

Project No.:





FOUND MONUMENT FOUND PK NAIL COMPUTED POSITION UTILITY POLE UTILITY PEDESTAL 0 SIGN SECTION LINE — — — QUARTER SECTION LINE 16TH SECTION LINE PROJECT BOUNDARY - — — — — EXISTING EASEMENT LINE RIGHT OF WAY LINE OVERHEAD ELECTRIC UGE — UNDERGROUND ELECTRIC FIBER OPTIC LINE GAS LINE WATER LINE TREE LINE **BUILDING LINE** WATERWAYS PROPOSED COLLECTION PROPOSED OVERHEAD ELECTRIC LINE PROPOSED CENTERLINE ACCESS ROAD **BITUMINOUS** GRAVEL NON-PARTICIPATING LAND

BELLFLOWER SOLAR PROJECT

**RUSH AND HENRY** COUNTIES, INDIANA

ALTA / NSPS Land Title Survey 2016 Minimum Requirements

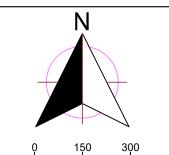
> Call 48 Hours before digging: **INDIANA One Call** CALL: (877)-230-0495

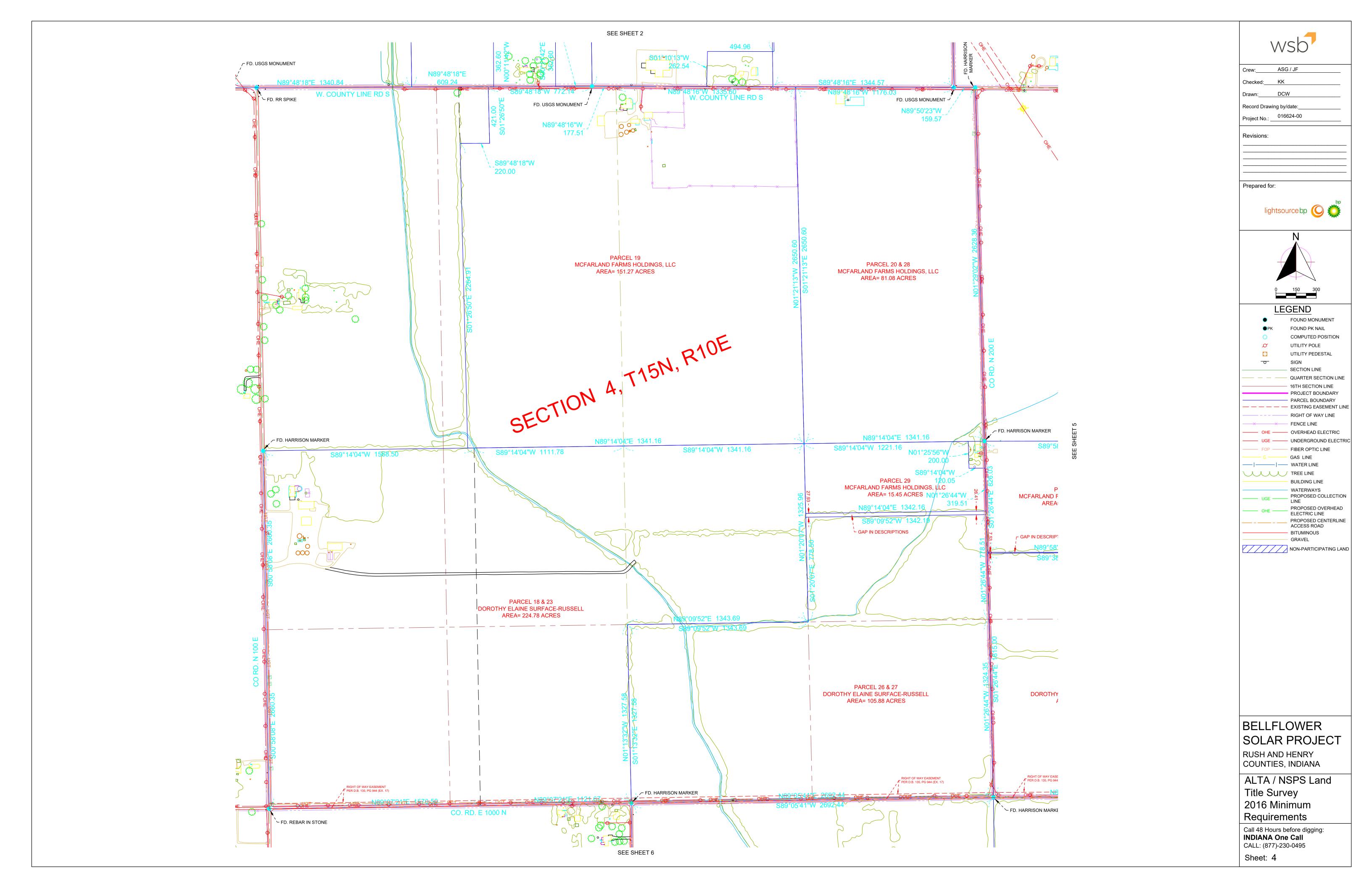
Sheet: 1





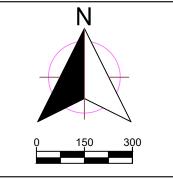












# COMPUTED POSITION UTILITY PEDESTAL \_ \_ \_ QUARTER SECTION LINE 16TH SECTION LINE PROJECT BOUNDARY PARCEL BOUNDARY RIGHT OF WAY LINE

PROPOSED COLLECTION PROPOSED OVERHEAD ELECTRIC LINE PROPOSED CENTERLINE ACCESS ROAD

#### LAND OWNERS

Title to the Fee estate or interest in the Land is at the Commitment Date vested in:

#### Parcel 1:

Intentionally Deleted

#### Parcel 2:

Joseph Trent Dishman, Joe V. Dishman, and Judy K. Dishman by virtue of deed dated November 22, 1994 recorded November 28, 1994 in Deed Book 314, Page 478 of the Henry County, Indiana Recorder's Office.

#### Parcels 3 & 4:

McFarland Farms Holdings LLC, an Indiana limited liability company by virtue of deed dated April 26, 2016, recorded June 2, 2016 as Instrument Number 201603198 of the Henry County, Indiana Recorder's Office.

McFarland Farms Holdings LLC, an Indiana limited liability company by virtue of deed dated February3, 2016, recorded March 22, 2016 as Instrument Number 201601873 of the Henry County, Indiana Recorder's Office.

#### Parcels 6, 7, 8 & 9; (OUTSIDE OF THE PROJECT BOUNDARY)

Joe V. Dishman, II and Judy K. Dishman, Trustees of the Joe V. Dishman, II and Judy K. Dishman Joint Revocable Trust dated September 20, 2018, by virtue of deed dated September 20, 2018, recorded September 21, 2018 as Instrument Number 201805789 of the Henry County, Indiana Recorder's Office. (1/3 interest) Joseph T. Dishman and Katina L. Dishman, husband and wife, and James B. Dishman and Holly J. Dishman, husband and wife, by virtue of deed dated February 13, 2008, recorded March 12, 2008 as Instrument Number200801618 of the Henry County, Indiana Recorder's Office. (2/3 interest)

#### Parcel 10:

Intentionally Deleted

#### Parcel 11:

Joseph T. Dishman and James B. Dishman by virtue of deed dated October 30, 2014, recorded November 11, 2014 as Instrument Number 201406321 of the Henry County, Indiana Recorder's Office.

James B. Dishman and Joseph T. Dishman by virtue of deed dated May 14, 2001, recorded May 16, 2001 as Instrument Number 20013884 of the Henry County, Indiana Recorder's Office.

#### Parcel 13:

Intentionally Deleted

#### Parcel 14:

Joe V. Dishman II and Judy K. Dishman, Trustees of the Joe V. Dishman, II and Judy K. Dishman JointRevocable Trust dated September 20, 2018, by virtue of deed dated September 20, 2018, recorded September 21, 2018 as Instrument Number 201805781 of the Henry County, Indiana Recorder's Office.

Trent Dishman by virtue of deed dated March 8, 2019, recorded March 22, 2019 as Instrument Number

201901909 of the Henry County, Indiana Recorder's Office.

Number 201100000856 of the Rush County, Indiana Recorder's Office.

#### Parcel 16:

Intentionally Deleted

Intentionally Deleted

# Parcel 17:

Dorothy Elaine Surface-Russell by virtue of deed dated April 7, 2011, recorded April 12, 2011 in Instrument

#### Parcels 19, 20, 28, 29 and 30:

McFarland Farms Holdings, LLC, an Indiana limited liability company by virtue of deed dated February 3, 2016, recorded March 21, 2016 as Instrument Number 2016000713 of the Rush County, Indiana Recorder's Office.

Joe V. Dishman, II and Judy K. Dishman, Trustees of the Joe V. Dishman, II and Judy K. Dishman Joint Revocable Trust dated September 20, 2018 by virtue of deed dated September 20, 2018, recorded September 21, 2018 as Instrument Number 201805788 of the Henry County, Indiana Recorder's Office, as to a 1/3 interest.

Trent Dishman by virtue of deed dated July 17, 2006, and recorded July 18, 2006 as Instrument Number 200604849 of the Henry County, Indiana Recorder's Office, as to a 1/3 interest.

J. Brandon Dishmanby virtue of deed dated July 17, 2006, and recorded July 18, 2006 as Instrument Number 200604849 of the Henry County, Indiana Recorder's Office, as to a 1/3 interest.

# Parcel 22:

Joseph T. Dishman and James B. Dishman by virtue of deed dated January 19, 2016, recorded January 26, 2016 as Instrument Number 201600506 of the Henry County, Indiana Recorder's Office.

# Parcel 24:

Dorothy Elaine Surface-Russell by virtue of deed dated April 7, 2011, recorded April 12, 2011 as Instrument Number 201100000854 of the Rush County, Indiana Recorder's Office.

# Parcel 25:

Dorothy Elaine Surface-Russell by virtue of deed dated April 7, 2011, recorded April 12, 2011 as Instrument Number 201100000855 of the Rush County, Indiana Recorder's Office.

# Parcels 26 and 27:

Dorothy Elaine Surface-Russell, Successor Trustee of the Mary L. Surface Revocable Living Trust, dated the 22nd day of May, 2002, by virtue of deed dated May 20, 2009, recorded May 27, 2009 as Instrument Number 200900001234 of the Rush County, Indiana Recorder's Office.

# Parcel 31:

Delay Farms LLC, a limited liability company by virtue of deed dated October 4, 2012, recorded October 4, 2012 as Instrument Number 2012002710 of the Rush County, Indiana Recorder's Office.

# Parcel 32:

Gary R. Knecht and Beverly A. Knecht by virtue of deed dated January 3, 2008, recorded January 4, 2008 as Instrument Number 200800000024 of the Rush County, Indiana Recorder's Office.

# LEGAL DESCRIPTIONS

# Intentionally Deleted

# Parcel 2:

Situated in Henry County, of the State of Indiana, more particularly described as follows, to-wit:

Part of the Northwest Quarter of Section Thirty-four (34), Township Sixteen (16) North, Range Ten (10) East, commencing 40 rods North of the Southwest corner of said quarter; thence North 60 rods to the Southwest corner of 60 acres off the North side of said quarter; thence East 160 rods; thence South 60 rods; thence West 160 rods to the place of beginning, containing 60 acres, more or less.

# LESS AND EXCEPT:

A part of the northwest quarter of Section 34, Township 16 North, Range 10 East, in Franklin Township, Henry County, Indiana, more particularly described as follows, to-wit:

Commencing at a railroad spike over a stone at the northwest corner of said quarter section, thence on an assumed bearing of South 00 degrees 23 minutes 00 seconds East a distance of 997.80 feet along te west line of said quarter section to a PK nail at the southwest corner of a parcel recorded in Deed Book 250, Page 151, in the Office of the Recorder of Henry County, Indiana, and to the point of beginning of this description; thence South 89 degrees 36 minutes 11 seconds East a distance of 296.32 feet along the south line of last said recorded parcel and along the south line of a parcel recorded in Deed Record 290, Pages 485-486, in said recorder's office, to a 5/8 inch rebar; thence South 00 degrees 23 minutes 00 seconds East a distance of 294.00 feet to a 5/8 inch rebar; thence North 89 degrees 36 minutes 11 seconds West a distance of 296.32 feet to a PK nail on the west line of said quarter section; thence North 00 degrees 23 minutes 00 seconds West a distance of 294.00 feet along the west line of said quarter section to the point of beginning, containing 2.000 acres, more or less.

# Parcel Number: 004-02614-00

#### LEGAL DESCRIPTIONS

The Southeast Quarter of Section 33, Township 16 North, Range 10 East, containing 40 acres, more or less.

EXCEPTING THEREFROM: A part of the southeast quarter of the southwest quarter of Section 33, Township 16 North, Range 10 East, in Spiceland Township, Henry County, Indiana, more particularly described as follows, to-wit:

Commencing at a Harrison Marker at the southeast corner of said quarter section; thence an assumed bearing of North 90 degrees 00 minutes 00 seconds West along the south line of said quarter section a distance of 271.00 feet to a PK nail at the point of beginning of this description; thence North 90 degrees 00 minutes 00 seconds West along the south line of said quarter section a distance of 460.60 feet to a PK nail; thence North 00 degrees 00 minutes 00 seconds East a distance of 362.60 feet to a 5/8 inch rebar; thence South 90 degrees 00 minutes 00 seconds East a distance of 460.50 feet to a 5/8 inch rebar; thence South 00 degrees 00 minutes 00 seconds West a distance of 362.60 feet to the point of beginning, containing 3.832 acres, more or less.

#### Parcel Number: 012-03310-00

#### Parcel 4:

A part of the northwest quarter of Section 34, Township 16 North, Range 10 East, in Franklin Township, Henry County, Indiana, more particularly described as follows, to-wit;

Beginning at a stone at the northwest corner of said quarter section; thence on an assumed bearing of South 00 degrees 23 minutes 00 seconds East a distance of 541.00 feet along the west line of said quarter section to an existing  $\frac{3}{4}$  inch rebar at the northwest corner of a tract of land recorded in Deed Record 272, Page 18, in the Office of the Recorder of Henry County, Indiana; thence North 88 degrees 12 minutes 00 seconds East a distance of 289.40 feet to a 5/8 inch rebar at the northeast corner of said recorded tract; thence South 00 degrees 23 minutes 00 seconds East a distance of 168.00 feet along the east line of said recorded tract to an iron pin in concrete at the southeast corner of said recorded tract; thence South 88 degrees 12 minutes 00 seconds West a distance of 121.40 feet along the south line of said recorded tract to an iron pipe stake at the northeast corner of a certain 1.00 acre parcel of land recorded in Deed Record 250, Page 151, in the Office of the Recorder of Henry County, Indiana; thence (the next 3 calls are along the easterly line of last said recorded parcel) South 00 degrees 23 minutes 00 seconds East a distance of 200.00 feet to an iron pipe stake; thence North 88 degrees 12 minutes 00 seconds East a distance of 34.20 feet to an iron pip stake; thence South 02 degrees 22 minutes 00 seconds East a distance of 95.50 feet to a 5/8 inch rebar at the southeast corner of last said recorded 1.00 acre parcel; thence South 89 degrees 36 minutes 11 seconds East a distance of 767.94 feet to a 5/8 inch rebar located 1739.14 West of the east line of said quarter section; thence North 00 degrees 17 minutes 09 seconds West (parallel with the east line of said quarter section) a distance of 999.95 feet to a 5/8 inch rebar on the north line of said quarter section; thence 89 degrees 44 minutes 11 seconds West a distance of 935.08 feet along the north line of said quarter section to the point of beginning, containing 19.420 acres, more or less.

#### Parcel Number: 004-02601-00

Parcel 5:

#### Situated in Henry County, Indiana, to-wit:

A part of the southeast quarter of the southwest quarter of Section 33, Township 16 North, Range 10 East, in Spiceland Township, Henry County, Indiana, more particularly described as follows;

Beginning at a Mag nail set over a railroad spike found marking the Southwest corner of the Southeast Quarter of said Section 33; thence North 00 degrees 50 minutes 09 seconds West along the west line of said Southeast Quarter 1341.23 feet to a broken off wood corner post; thence South 89 degrees 37 minutes 20 seconds East 1347.91 feet to a 5/8 inch rebar/cap set; thence South 90 degrees 00 minutes 00 seconds West 494.96 feet to a 5/8 inch rebar/cap set; thence South 01 degree 03 minutes 43 seconds West 261.24 feet to a Mag nail set on the south line of said Southeast Quarter and within the right of way of County Line Road South; thence South 90 degrees 00 minutes 00 seconds West along said section line 852.36 feet to the point of beginning, containing 38.512 acres. The above described tract being a part of the land described in Instrument #95007897 in the Office of Recorder of Henry County, Indiana.

#### Parcel Number: 012-03319-00

#### Parcels 6, 7, 8 & 9: (OUTSIDE OF THE PROJECT BOUNDARY)

Thirty-one and three-fourths (31 3/4) acres off of the south end of the west half of the Northeast Quarter of Section 28 and 32 acres off of the south end of the east half of the Northwest Quarter of Section 28, all in Township 16 North, Range 10 East, containing 64.23 acres, more or less. ALSO 15 acres off of the north end of the east half of the Southwest Quarter of Section 28 and 15 acres off of the north end of the west half of the Southeast Quarter of Section 28, all in Township 16 North, Range 10 East.

EXCEPT: A part of the east half of the Southwest Quarter of Section 28, Township 16 North, Range 10East in Spiceland Township, Henry County, Indiana, more particularly described as follows:

Commencing at a railroad spike at the Northwest corner of said east half, thence South 00 degrees 15 minutes 40 seconds East (assumed bearing) a distance of 225.18 feet along the west line of said east half to a Masonry nail at the point of beginning of this description thence South 89 degrees 17 minutes 34 seconds East a distance of 806.67 feet to a capped 5/8 inch rebar; thence South 00 degrees 15 minutes 40 seconds East a distance of 270.00 feet to a capped 5/8 inch rebar on the South line of a 15 acre parcel described in Instrument No. 93-008730 as recorded in the Office of the Recorder of Henry County, Indiana; thence North 89 degrees 17 minutes 34 seconds West a distance of 806.67 feet along said South line to a railroad spike at the Southwest corner of said 15 acre parcel; thence North 00 degrees 00 minutes 00 seconds West a distance of 270.00 feet along the West line of said east half to the point of beginning, containing 5.00 acres, more or less.

ALSO EXCEPT: A part of the east half of the Southwest Quarter of Section 28, Township 16 North, Range 10 East in Spiceland Township, Henry County, Indiana, more particularly described as follows, to-wit;

Commencing at a railroad spike at the northwest corner of said east half, thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East a distance of 2327.67 feet along the west line of said east half to a railroad spike at the point of beginning of this description; thence South 00 degrees 00 minutes 00 seconds East a distance of 309.10 feet along the west line of said east half to a railroad spike at the southwest corner thereof: thence South 89 degrees 17 minutes 34 seconds East a distance of 232.90 feet along the south line of said east half to a ½ inch rebar; thence North 00 degrees 00 minutes 00 seconds West a distance of 309.10 feet to a ½ inch rebar; thence North 89 degrees 17 minutes 34 seconds West a distance of 232.90 feet to the point of beginning, containing 1.652 acres, more or less.

# Parcel Numbers: 012-02810-00, 012-02809-00, 012-02806-00 & 012-02805-00

Parcel 10:

# Intentionally Deleted

# Parcel 11:

# The following described real estate in Henry County, in the State of Indiana;

The South half of the Northeast quarter of Section 34, Township 16 North, Range 10 East, containing 81.50 acres, more or less. Situated in

EXCEPT: Part of the South half of the Northeast guarter of Section 34, Township 16 North, Range 10East, Franklin Township, Henry County, Indiana, being more particularly described as follows: Beginning at a 5/8 inch rebar marking the Southeast corner of the Northeast quarter of Section 34, Township 16 North, Range 10 East; thence North 89 degrees 49 minutes 25 seconds West on and along the South line of the Northeast quarter a distance of 2685.22 feet to a concrete post marking the Southwest corner of the Northeast quarter of said Section 34; thence North 00 degrees 26 minutes 29 seconds West on and along the West line of the South half of the Northeast quarter of said Section 34: thence North 89 degrees 49 minutes 03 seconds East on and along the North line of the South half of the Northeast guarter of said Section 34 a distance of 1309.81 feet to a 1.0 foot South of a 24-inch concrete post; thence South 01 degrees 49 minutes 25 seconds East a distance of 371.71 feet to a wood post; thence South 89 degrees 24 minutes 30 seconds East a distance of 1664.45 feet to a mag nail on the East line of the South half of the Northeast quarter of Section34; thence South 00 degrees 33 minutes 58 seconds East on and along the East line of the South half of the Northeast quarter of said Section 34 to the point of beginning. Being a part o the South half of the Northeast quarter of Section 34, Township 16 North, Range 10 East, Franklin Township, Henry County, Indiana, containing 70.294 acres,

# Subject to any and all easements, assessments, agreements and restrictions of record.

Parcel Number: 004-02605-00

# Parcel 12:

The east half of the South 60 acres of the Southeast quarter of Section 33, Township 16 North, Range 10 East, containing 30 acres more or

AND 20 acres off the North end of 50 acres off the South end of the East half of the Southeast quarter of Section 33, Township 16 North, Range 10 East, Henry County, Indiana

LESS AND EXCEPT: A part of the 20 acres off the North end of 50 acres off the South end of the East half of the Southeast quarter of Section 33, Township 16 North, Range 10 East in Spiceland Township, Henry County, Indiana, described as follows:

Beginning at a nail on the East line of the East half of the Southeast quarter of Section 33, Township 16 North, Range 10 East, said nail being North 00 degrees 06 minutes 18 seconds East 1445.66 feet (assumed bearing) from a metal casting at the Southeast corner of said half quarter section; thence North 89 degrees 02 minutes 09 seconds West 583.13 feet to a 5/8 inch rebar; thence North 00 degrees 06 minutes 18 seconds East 205.16 feet to a 5/8 inch rebar on the North line of 50 acres off the South end of said half quarter section; thence South 89 degrees 02 minutes 09 seconds East 583.13 feet to a nail at the Northeast corner of said 50 acre tract; thence South 00 degrees 06 minutes 18 seconds West 205.16 feet to the point of beginning, containing 2.75 acres, more or less, and subject to an electrical transmission line easement, to the right of way for County Road 125-W along the easterly side thereof and to all easements of record.

# Parcel Number: 012-03314-00

Parcel 13:

#### Intentionally Deleted Parcel 14:

# The following described real estate in Henry County, in the State of Indiana, to-wit:

The South 20 acres of the East half of the Northwest Quarter of Section 34, Township 16 North, Range 10 East. Also 20 acres off the South end of the West half of the Northwest Quarter of Section 34, Township 16 North, Range 10 East, containing in both tract 40 acres, more or less.

# Parcel Number: 004-02603-00

#### LEGAL DESCRIPTIONS

# All that real estate in Henry County, Indiana, described as follows:

Parts of Section Twenty Eight (28) and Thirty Three (33), Township Sixteen (16) North, Range Ten (10) East, commencing at the Southwest corner of the East half of the Northwest Quarter of Section Thirty Three (33) aforesaid, running thence North Two Thousand six hundred thirty five (2635) feet more or less, to the South lie of the Right of Way of the P.C.C. and St. L. Railway Company; thence Eastwardly along said South line right of way Twenty four and Seventy hundredth (24.70) chains; thence South Two Thousand Eight Hundred thirty three (2833) feet more or less, to the South line of the Northeast Quarter Section Thirty Three (33) thence West Twenty three and eight nine hundredths (23.89) chains to the beginning, ninety eight (98) acres, more or less. ALSO, That part of the southeast quarter of Section 28 and part of the east half of Section 33, Township 16 North, Range 10 East, bounded and described as follows, to-wit: Beginning at the southwest corner of the northwest quarter of Section 33; thence north on the West line of the east half of Section 33 a distance of 80 rods, more or less, to the center of Section 33; thence east on the north line of the southeast quarter of section 33 a distance of 16 rods, more or less, to a point 64 rods west of the southeast corner of the west half of the northeast quarter of said Section 33; thence north on a line parallel with the west line of the east half of said Section 33 and 28 a distance of 165 rods more or less to the south line of the right of way of the P.C.C. & St. L. Railroad (Pennsylvania System) in the southeast quarter of section 28; thence in an easterly direction along the south line of said right of way a distance of 144 rods, more or less, to the east line of Section 28; thence on the east line of Section 28 and 33 a distance of 234 rods, more or less to a point 20 rods north of the southeast corner of the northeast quarter of the southeast quarter of said Section 33, a distance of 80 rods, more or less to the west line of the east half of the southeast quarter of Section 33; thence south 20 rods, more or less to the southeast corner of the northwest quarter of the southeast quarter of Section 33; thence west on the south line of said northwest quarter of the southeast quarter of Section 33 a distance of 80 rods more or less to the place of beginning and containing 225 acres, more or less, and being all that land conveyed or intended to be conveyed by deed of record on Page 170 Deed Record No. 99 of the records of Henry County, Indiana, lying south of the right of way of the P.C.C. & St. L Railroad (Pennsylvania System).

EXCEPT: All that certain strip, piece or parcel of land, twenty feet wide located in the Eastward of Dunreith and situate in the Township of Spiceland, in the County of Henry and State of Indiana, and being apart of the southwest quarter of the Northeast quarter of Section 28, Township 16 North, Range 10 East, of the second principal meridian,bounded and described as follows, to-wit:

Franklin Township on the east intersects the Southerly line of land of the Pittsburg, Cincinnati, Chicago, and St. Louis Railroad Company, at a corner of land now or formerly of Walter H. Beeson and Stella A., his wife, and at the distance of fifty feet measured southwardly and at right angles from a point in the line established as the center line of the west bound north tract of railroad or the Pittsburg, Chicago, and St. Louis Railroad Company known as the Columbus Division; Extending from said beginning point the following four courses and distances; (1) southwardly along said middle line of Public Road, which is coincident with the line dividing Section 28 in Spiceland township on the west Section 27 in Franklin Township on the east being along the westerly line of said land now or formerly of Walter H. Beeson and Stella A., his wife, and making an interior angles of eighty seven degrees twenty minutes from the fourth or closing course herein twenty feet and two one-hundredth of a foot to a point; (2) Westwardly by and land of Wayne V. Hilkert and Deanne T. his wife, on a line parallel with and distant seventy feet measured southwardly and at right angles fromsaid center line of the West bound main tract of railroad, marking an interior angle of ninety two degrees forty minutes with said last described course, crossing the westerly line of said Public Road, one thousand twenty four feet and seven one hundredths of a foot to a point at a corner of land of the Pittsburg, Cincinnati, Chicago and St. Louis Railroad Company the following two courses and distances being along lines of land of the Pittsburg, Cincinnati, Chicago and St. Louis Railroad Company; (3) Northwardly at right angles to said last described course, twenty feet to a point; and thence (4) Eastwardly on a line parallel with and distant fifty feet measured southwardly and at right angles from said centerline of the west bound main tract of railroad, at right angles to said last described course, and recrossing said westerly line of Public Road, one thousand twenty five feet more or less to the place of beginning. Containing forty seven one hundredths of an acres more or less. Being part of premises which the Connecticut Mutual Life Insurance Company by deed dated December 17, 1941 and recorded among the Deed Records of Henry County, aforesaid, Deed Record 125 page 382 granted and conveyed into Wayne H. Hilkert.

#### Parcel Number: 012-03309-00

Intentionally Deleted

Parcel 17:

Parcel 16:

#### Intentionally Deleted

Parcel 18 and 23:

A part of the Southwest Quarter of Section 4, Township 15 North, Range 10 East, described as follows: Commencing at the Southwest corner of said Southwest Quarter Section, and running thence North 161 rods to a stone at the Northwest corner of the Southwest Quarter of Section Township and Range, thence East 95 rods 1 foot, thence South 161 rods to the Section line; thence West 95 rods 3 feet to the place

Also, beginning at a point ninety-five (95) rods and three (3) feet East of the Southwest corner of Section Four (4), Township Fifteen (15) North, Range Ten (10) East, running thence East Sixty-eight (68) rods and four(4) inches to the half Section line; thence North along said line to the middle of said Section One Hundred and Sixty-one and one-half (161 ½) rods; thence West along the Half Section line Sixty-eight (68) rods; thence South to the place of beginning.

Also, the Northwest Quarter of the Southeast Quarter of same Section, Township and Range, all tracts containing Two Hundred Three and one-eighth (203 1/8) acres, more or less.

#### Parcel Number: 002-32550-00 and 002-32551-00

Parcel 19:

# Situate in Rush County, Indiana, to-wit:

The west one half (1/2) of the Northeast Quarter (1/4) also 70 acres off the east side of the East half (1/2) of the Northwest Quarter (1/4) all in Section Four (4) Township Fifteen (15) North Range Ten (10) East containing in both descriptions one hundred fifty (150) acres more or less.

# SAVE AND EXCEPT the following:

Being part of the Northwest Quarter of Section 4, Township 15 North, Range 10 East, Second Principal Meridian, Center Township, Rush County, Indiana:

Commencing at a railroad spike marking the northwest corner of the Northwest Quarter of Section 4. Township 15 North, Range 10 East: thence along the north line of said Northwest Quarter and County Road 1200 North, South 89 degrees 59 minutes 13 seconds East 1501.19 feet to a mag nail and the True Place of Beginning; thence continuing along said north line and roadway, South 89 degrees 59 minutes 13 seconds East 220.00 feet to a mag nail; thence leaving said north line and roadway, South 01 degree 14 minutes 21 seconds East 421.00 feet to an iron rod stake; thence North 89 degrees 59 minutes 13 seconds West 220.00 feet to an iron rod stake; thence North 01 degrees 14 minutes 21 seconds West 421 feet to the Place of Beginning, containing 2.126 acres, more or less, being subject to all legal highways, easements and restrictions of record.

# Parcel Numbers: 002-32390-00

Parcels 20 and 28:

# Situate in Rush County, Indiana, to wit:

The North half of the East half of the Northeast Quarter of Section 4-15-10; and the South half of the East half of the Northeast Quarter of Section four (4), Township fifteen (15) North, Range Ten (10) East, containing Eighty (80) acres, more or less.

# Parcel Numbers: 002-32391-00 and 002-32392-00

# Parcel 21: (OUTSIDE OF THE PROJECT BOUNDARY)

All that part of the East Half of the Southeast Quarter of Section 27, Township 16 North, Range 10 East, lying South of the right of way of the P.C.C. & St. L. Railroad, containing 14 acres more or less.

# Parcel Number: 004-02516-00

# Parcel 22:

Part of the South half of the Northeast quarter of Section 34, Township 16 North, Range 10 East, Franklin Township, Henry County, Indiana, being more particularly described as follows: Beginning at a 5/8 inch rebar marking the Southeast corner of the Northeast quarter of Section 34, Township 16 North, Range 10 East; thence North 89 degrees 49 minutes 25 seconds West on and along the South line of the Northeast quarter a distance of 2685.22 feet to a concrete post marking the Southwest corner of the Northeast quarter of said Section 34; thence North 00 degrees 26 minutes29 seconds West on and along the West line of the South half of the Northeast guarter of said Section 34 a distance of 1326.72 feet to the Northwest corner of the South half of the Northeast quarter of said Section 34; thence North 89 degrees 49 minutes 03 seconds East on and along the North line of the South half of the Northeast quarter of said Section 34 a distance of 1309.81 feet to a point 1.0 foot South of a 24-inch concrete post; thence South 01 degrees 49 minutes 25 seconds East a distance of 371.71 feet to a wood post; thence South 89 degrees 24 minutes 30 seconds East a distance of 1364.45 feet to a mag nail on the East line of the South half of the Northeast quarter of Section 34; thence South 00 degrees 33 minutes 58 seconds East on and along the East line of the South half of the Northeast quarter of said Section 34 to the point of beginning. Being a part of the South half of the Northeast quarter of Section 34, Township 16 North, Range 10 East, Franklin Township, Henry County, Indiana, containing 70.294 acres, more or less.

# Parcel Number: 004-02615-00

Parcel 24:

The North Half of the Northeast Quarter of Section 9, Township 15 North, Range 10 East, containing 80 acres, more or less.

# Parcel Number: 002-32552-00

# Parcel 25:

A part of the West Half of the Southwest Quarter of Section 3, Township 15 North, Range 10 East, described as follows: Beginning at the Southwest corner of Section 3, running thence North on the West Section line 110 rods; thence East 80 rods to the Half Quarter Section line; thence South 110 rods to the South Section line; thence West 80 rods or to the place of beginning, containing 55 acres, more or less.

# Parcel Number: 015-95397-00

#### LEGAL DESCRIPTIONS Parcels 26 and 27:

# Twenty-four (24) acres off of the South side of the North Half of the East Half of the Southeast Quarter of Section 4, Township 15 North,

# Also, the South Half of the Southeast Quarter of Section 4, Township 15 North, Range 10 East, containing 80 acres, more or less.

Parcel Number: 002-32553-00 and 002-32554-00

#### Parcel 29:

Situate in Rush County, Indiana, to wit:

A strip of land in uniform width containing sixteen (16) acres off of the entire north end of the east half of the southeast quarter of section four (4), Township fifteen (15) north, range ten (10) east.

#### EXCEPTING THEREFROM the following described real estate:

A part of the Southeast quarter of Section 4, Township 15 North, Range 10 East in Center Township, Rush County, Indiana, more particularly

Beginning at an iron survey marker marking the Northeast corner of said Southeast quarter, thence on an assumed bearing of North 89 degrees 20 minutes West a distance of 120.0 feet along a fence on the north line of said quarter section to an iron pin stake, thence South 00 degrees 00 minutes West a distance of 200.00 feet to an iron pin stake, thence South 89 degrees 20 minutes East a distance of 120.0 feet to a railroad spike on the east line of said quarter section, also being the center line of County Road 200E, thence North 00 degrees 00 minutes East a distance of 200.00 feet along the east line of said quarter section to the point of beginning, containing 0.551 acres, more or less.

#### Parcel Number: 02-32393-00

Parcel 30:

#### Situate in Rush County, Indiana, to wit:

Twenty-five (25) acres off the north end of the northwest quarter of the Southwest quarter of section three (3), Township fifteen (15) North,

#### Parcel Number: 015-95313-00

#### Parcel 31: (OUTSIDE OF THE PROJECT BOUNDARY)

The Northwest quarter of Section 3, Township 15 North, Range 10 East, containing one hundred sixty (160) acres, more or less, EXCLUDING therefrom the following: A part of the Northwest Quarter of Section 3, Township 15 North, Range 10 East, Rush County, Indiana, more particularly described as follows, to-wit: Beginning at an iron pin on the North line of said Section 990 feet East of the Northwest corner of said section, thence South 193 feet to an iron pin, thence South 90 degrees East 282 feet to an iron pin, thence North 193 feet to an iron pin on the North line of said section, thence North 90 degrees West 282 feet to the point of beginning, containing 1.25 acres, more or less

#### SAVE AND EXCEPT the following:

Part of the Northwest Quarter of Section 3, Township 15 North, Range 10 East, in Washington Township, Rush County, Indiana, described

Commencing at the Southwest corner of the Southwest Quarter of Section 34, Township 16 North, Range10 East, thence on an assumed bearing along the south line of said Southwest Quarter South 89 degrees 44 minutes 42 seconds East 916.61 feet to a mag spike and the Point of Beginning, passing the Northwest corner of the Northwest Quarter of said Section 3 at 159.61 feet and a Harrison Monument marking the Northwest closing corner of which is South 01 degrees 28 minutes 49 seconds East 0.65 feet; thence continuing along said south line South 89 degrees 44 minutes 42 seconds East 233.25 feet to the west line of the lands of Ross L. Delay (Instrument Number 200800002834); thence along the lines of said lands of Delay the following three calls: South 00 degrees 15 minutes 18 seconds West 192.39 feet; parallel with said south line South 89 degrees 44 minutes 42 seconds East 281.85 feet to a 5/8" capped rebar (hereon referred to as "monument"); and North 00 degrees 15 minutes 18 seconds East 192.39 feet to said south line; thence along said south line South 89 degrees 44 minutes 42 seconds East 8.38 feet to a mag spike; thence South 00 degrees 15 minutes 18 seconds West 501.18 feet to a fence post, passing a monument at 20.00 feet; thence parallel with said south line North 89 degrees 44 minutes 42 seconds West 544.00 feet to the centerline of the ditch for the Simon Martin Drain, passing monuments at 1.00 feet and 529.00 feet; thence along said centerline North 02 degrees 35 minutes 57 seconds East 501.60 feet to the Point of Beginning. Containing 4.8975 acres, more or less.

#### Parcel Number: 015-95109-00

Parcel 32: (OUTSIDE OF THE PROJECT BOUNDARY)

# SAVE AND EXCEPT the following:

Beginning at a masonry nail on the south line of the Southwest Quarter of Section 3, Township 15 North, Range 10 East, in Washington Township, Rush County, Indiana, said point being 1868.60 feet North 90 degrees 00 minutes 00 seconds East (assumed bearing) of the masonry nail at the southwest corner of said Quarter Section; and running thence North 00 degrees 30 minutes 00 seconds West 450.00 feet to a 1-inch capped iron pipe, thence North 90 degrees 00 minutes 00 Seconds East 390.00 feet parallel to the south line of said Quarter Section to another 1-inch capped iron pipe, thence South 00 degrees 30 minutes 00 seconds East 450.00 feet to a masonry nail on the south line of said Quarter Section, thence North 90 degrees 00 minutes 00 seconds West 390.00 feet along the south line of said Quarter Section to the point of beginning, containing 4.03 acres, more or less, and subject to the right of way of the public road along the entire south side

The east half of the southwest quarter of Section 3, Township 15 North, Range 10 East of the second principal meridian, containing 80 acres,

Said description was prepared by Stephan H. Kuhn, Registered Land Surveyor No. 80012922 under date of January 14, 2008.

# SCHEDULE B-II EXCEPTIONS

more or less, but subject to all legal highways.

# 8. Intentionally Deleted

9. Easements and restrictions, if any, as shown in plat recorded as Instrument Number 200600053 of the Henry County, Indiana Recorder's Office,

Henry County, Indiana Recorder's Office, as to Parcel 5. NOTHING TO SHOW FROM THE PLAT 11. Easements and restrictions as shown in Affidavit dated November 12, 1993, recorded November 17, 1993 as Instrument Number 199308729 of the Henry County, Indiana Recorder's Office, as to Parcels 6, 7, 8 & 9. PARCELS ARE LOCATED OUTSIDE OF THE PROJECT BOUNDARY, NOT

10. Matters as shown on survey attached to deed dated December 28, 2007, recorded February 11, 2008 as Instrument Number 200800847 of the

12. Easement in favor of The Big Blue River Conservancy District of New Castle, Indiana, dated November 24, 1967, recorded October 7, 1969 in Miscellaneous Book 56, Page 49 of the Henry County, Indiana Recorder's Office, as to Parcels 6, 7, 8 & 9. PARCELS ARE LOCATED OUTSIDE OF

# 14. Intentionally Deleted

13. Intentionally Deleted

15. Right of Way Easement in favor of Rush Country Rural Electric Membership Corporation, an Indiana corporation dated November 18, 1981, recorded February 19, 1982 in Deed Book 262, Page 246 of the Henry County, Indiana Recorder's Office, as to Parcel 11 and 22. AS SHOWN

16. Intentionally Deleted 17. Right of Way Easement in favor of Rush County Rural Electric Membership Corporation, an Indiana corporation dated June 10, 1987, recorded

18. Drainage Easement in favor of Stacy Bruns and Casey Jarboe, a political subdivision of the State of Indiana dated April 8, 2017, recorded April 11, 2017 as Instrument Number 2017000864 of the Rush County, Indiana Recorder's Office, as to Parcels 19, 20, and 28. BLANKET IN NATURE,

19. Oil and Gas Lease dated December 19, 1981, recorded January 11, 1982 in Miscellaneous Book 47, Page 599, and re-recorded February 16.

February 3, 1987 in Deed Book 135, Page 944 of the Rush County, Indiana Recorder's Office, as to Parcel 18, 23, 25, 26 and 27. AS SHOWN

1982 in Miscellaneous Book 47, Page 710, both of the Rush County, Indiana Recorder's Office, as to Parcels 19, 20, 28 and 29. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. UNABLE TO DETERMINE THE EXACT LOCATION FROM THE DOCUMENT PROVIDED, UNABLE TO READ THE DOCUMENT 20. Easement in favor of Forest G. Warren, Olive L. Warren and Anne E. Lauterbach, trustees of "Mary Ann's Trust" under the Will of Henry T.

Lauterbach, Anne E. Lauterbach, trustees of "Richard's Trust" under the Will of Henry T. Lauterbach and Charles G. Gillespie dated August 1, 1991

recorded September 4, 1991 in Deed Book 298, Page 48 of the Henry County, Indiana Recorder's Office, as to Parcel 22. BLANKET IN NATURE

21. Right of Way and Easement Agreement in favor of Williams Communications, Inc., d/b/a Vyvx, Inc., inthe State of Indiana, a Delaware corporation dated August 23, 1999, recorded February 28, 2000 in Instrument Number 200596 of the Rush County, Indiana Recorder's Office, as to Parcels 24, 26, and 27. NO PIPELINE OR COMMUNICATION LINE WAS FOUND ON THE SUBJECT PROPERTIES

22. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

23. Any acreage or square footage indicated in the legal description, and/or the address shown on Schedule A, is solely for the purpose of identifying said tract of land and shall not be construed as insuring the quantity of land, and/or the address as set forth in the description of the property.

24. Title to, and easements in, any portion of the Land lying within any highways, roads, streets, or other ways.

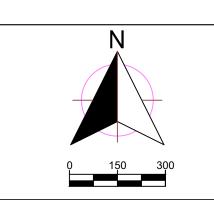


ASG / JF KK Checked:

Drawn: DCW Record Drawing by/date:\_ Project No.: 016624-00

Revisions:

Prepared for:



LEGEND FOUND MONUMENT FOUND PK NAIL COMPUTED POSITION UTILITY POLE  $\infty$ UTILITY PEDESTAL 0 SIGN SECTION LINE — — — QUARTER SECTION LINE 16TH SECTION LINE PROJECT BOUNDARY PARCEL BOUNDARY — — — — EXISTING EASEMENT LINE RIGHT OF WAY LINE FENCE LINE OHE — OVERHEAD ELECTRIC UGE — UNDERGROUND ELECTRIC FIBER OPTIC LINE

> PROPOSED OVERHEAD ELECTRIC LINE PROPOSED CENTERLINE ACCESS ROAD BITUMINOUS GRAVEL //// NON-PARTICIPATING LAND

GAS LINE

**BUILDING LINE** 

WATERWAYS

PROPOSED COLLECTION

— | — WATER LINE

TREE LINE

— UGE -

**BELLFLOWER SOLAR PROJECT** 

RUSH AND HENRY

COUNTIES, INDIANA

ALTA / NSPS Land Title Survey 2016 Minimum

Requirements Call 48 Hours before digging: **INDIANA One Call** CALL: (877)-230-0495

Sheet: 7