

# ALTA/NSPS SURVEY

## BELLFLOWER SOLAR PROJECT HENRY & RUSH COUNTIES, INDIANA

### SURVEYOR'S CERTIFICATION:

To: TBD.

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

- 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.
- 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.
- 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.
- That the record description of the Tract of Property forms a mathematically closed figure.
- 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 December 16, 2008.

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.

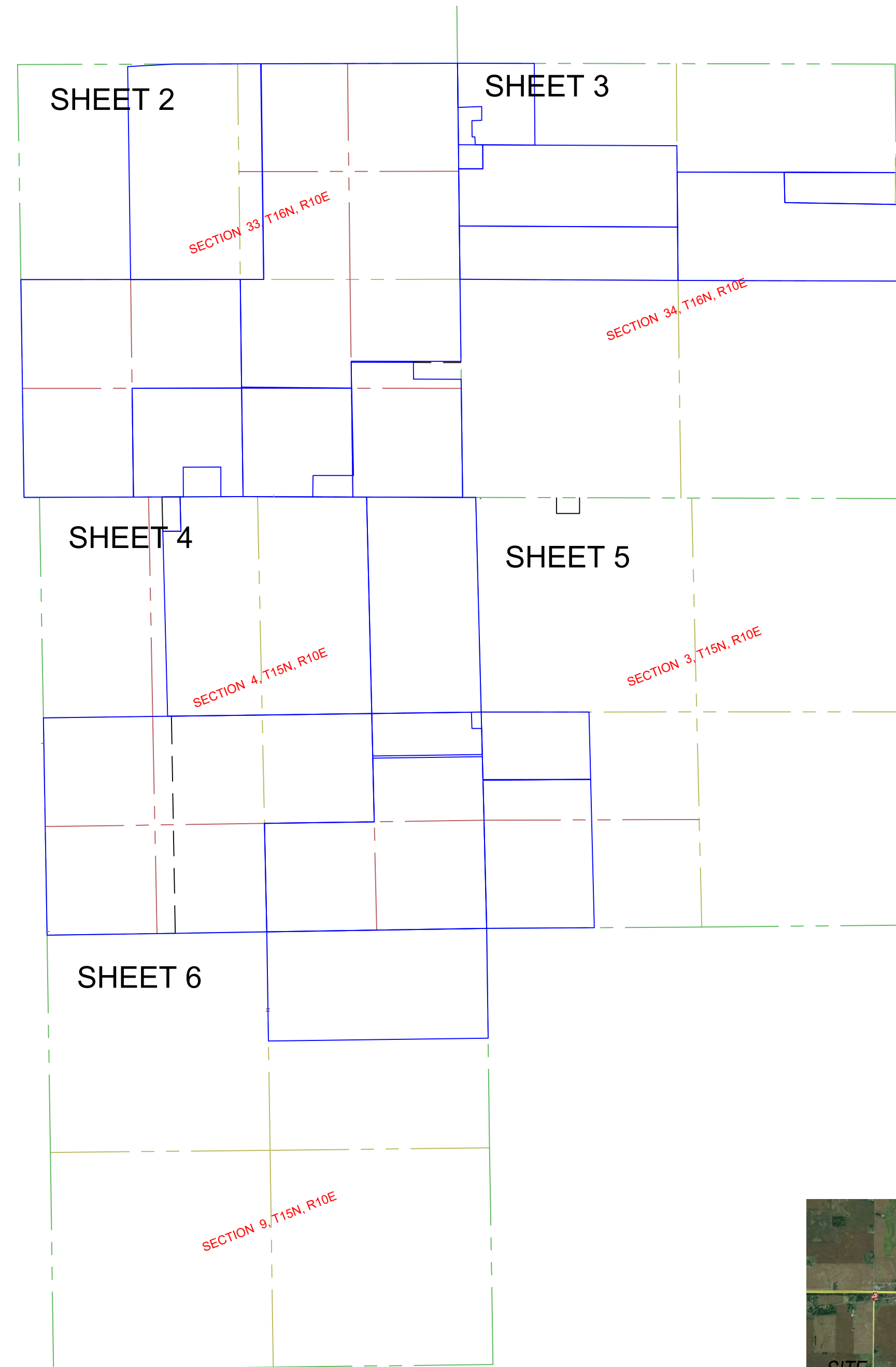
18. The surveyor did not locate any delineation markers observed in the process of conducting the fieldwork. No markers were observed.

19. Based on the information contained within title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off site easements or servitudes other than shown hereon.

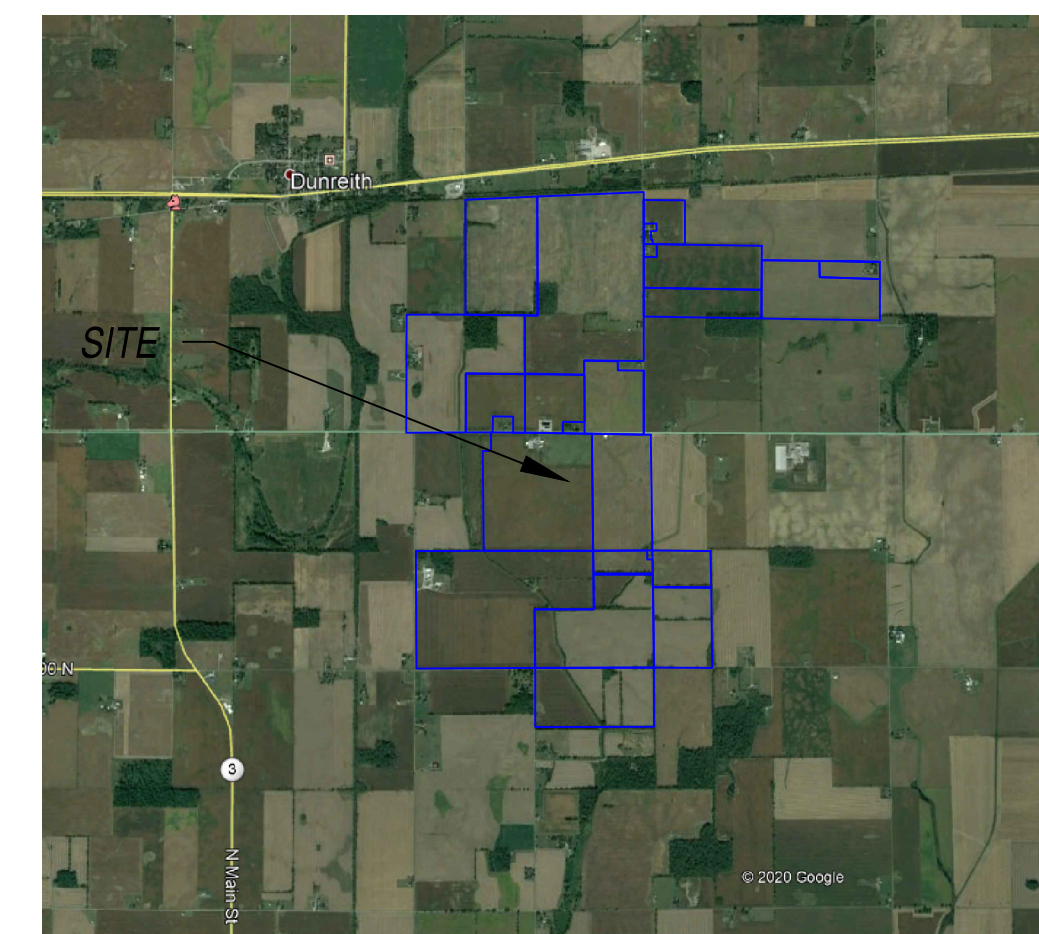
20. WSB and Associates has obtained a Professional Liability Insurance policy to be in effect throughout the contract term. A Certificate of Insurance can be furnished upon request.

### General Notes

- The horizontal datum for this project is State Plane Indiana East Zone, NAD 83, the vertical datum used is NAVD 88.
- The aerial photography was provided by Quantum Spatial, the photo control was established by WSB & Associates
- Aerial photography was used to identify Table A Items 8, 15, 16 and 18.
- Original field survey was completed on August & September 2020.
- As-Built survey was completed XX/XX/XX
- The survey accurately shows the location of all buildings, structures and other improvements situated on the parcels of land in Rush and Henry Counties, Indiana.
- This survey does not constitute a title search by the Surveyor.
- 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.
- The boundary perimeter of the Property within which all parcels and Project improvements are located is as shown on the survey.
- 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.
- 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 Iowa and (B) where any road rights-of-way are held by a county or the State of Iowa 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.
- 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.
- 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 inspection only.
- All parcels within the project boundary are currently Zoned **XX**
- All referenced instruments are on file in the deed records/official public records of their respective counties.
- No portion of Property lies within the city limits of an incorporated city;
- All improvements and structures shown hereon are considered permanent unless otherwise noted.
- The approximate total land area of the property is XXXX acres.



### VICINITY MAP



NOT TO SCALE

*This plan contains 7 sheets*

*Sheet 1*

*Sheet 2 - 6*

*Sheet 7*

*Title / Index Sheet*

*ALTA Survey Sheets*

*Legal Descriptions/Schedule B's*

wsb

Crew: ASG / JF

Checked: KK

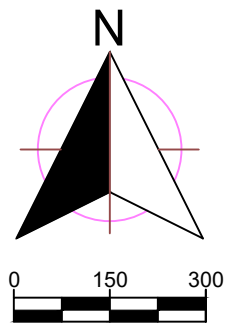
Drawn: DCW

Record Drawing by/date:

Project No.: 016624-00

Revisions:

Prepared for:



### LEGEND

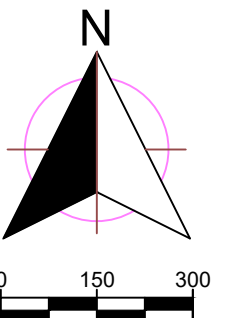
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- NON-PARTICIPATING LAND

**BELLFLOWER SOLAR PROJECT**  
RUSH AND HENRY COUNTIES, INDIANA

ALTA / NSPS Land Title Survey  
2016 Minimum Requirements

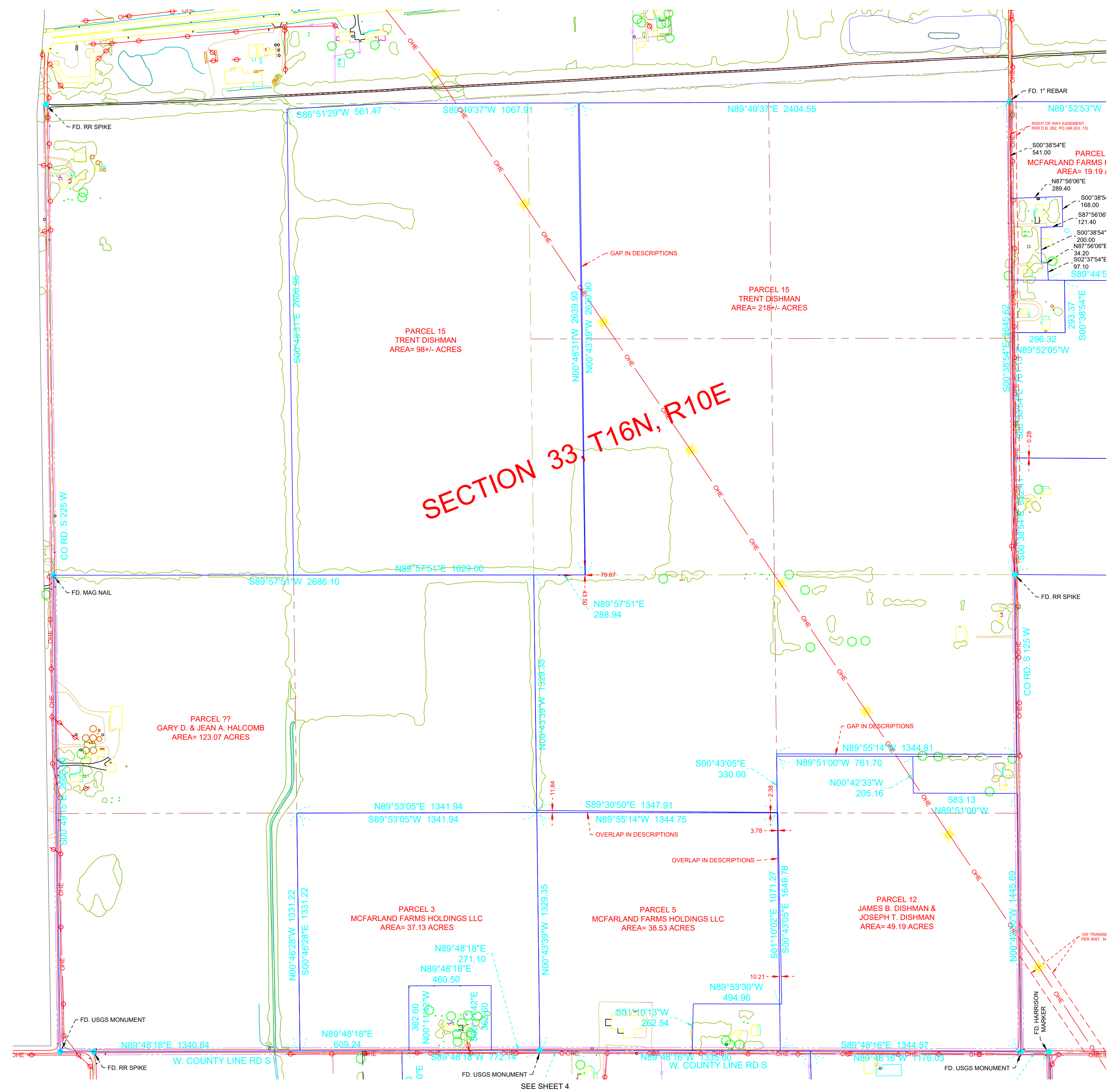
Call 48 Hours before digging:  
**INDIANA One Call**  
CALL: (877)-230-0495

Sheet: 1



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SECTION 33, T16N, R10E

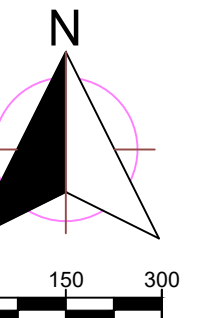
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SEE SHEET 3




























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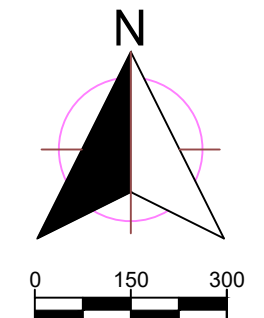
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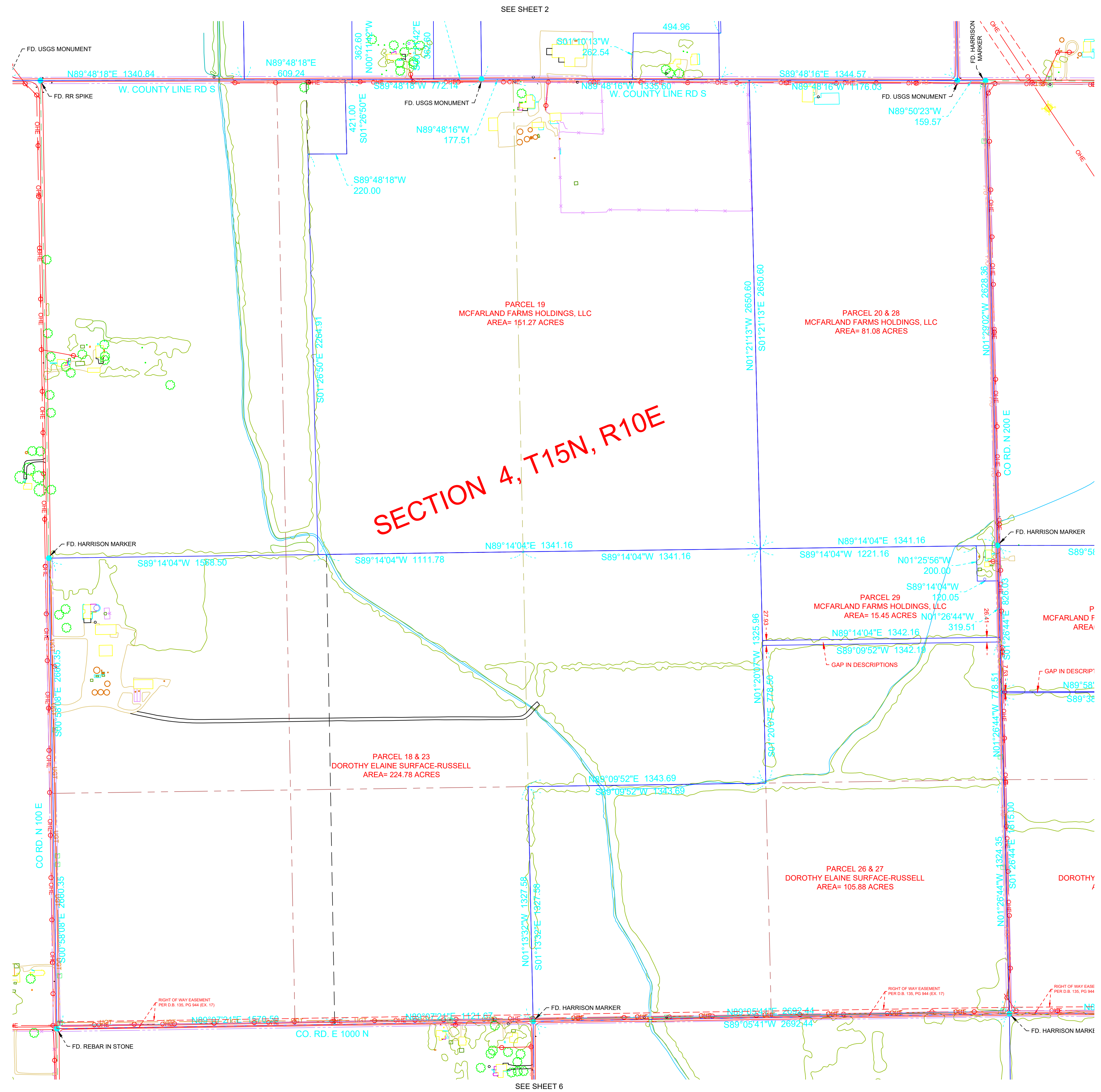
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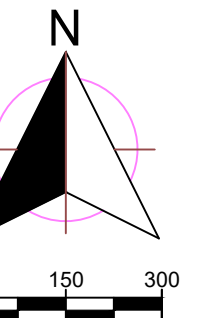
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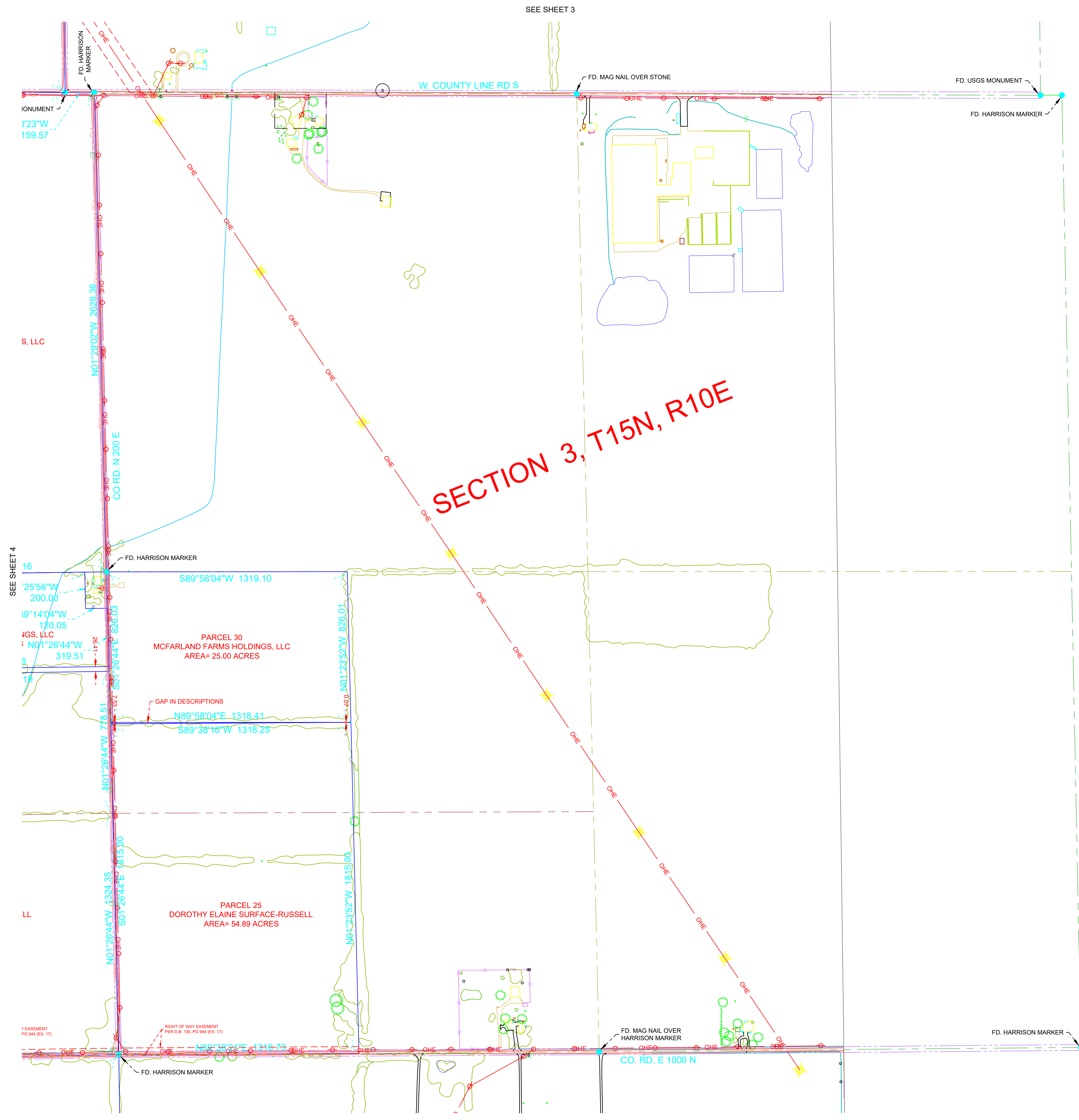
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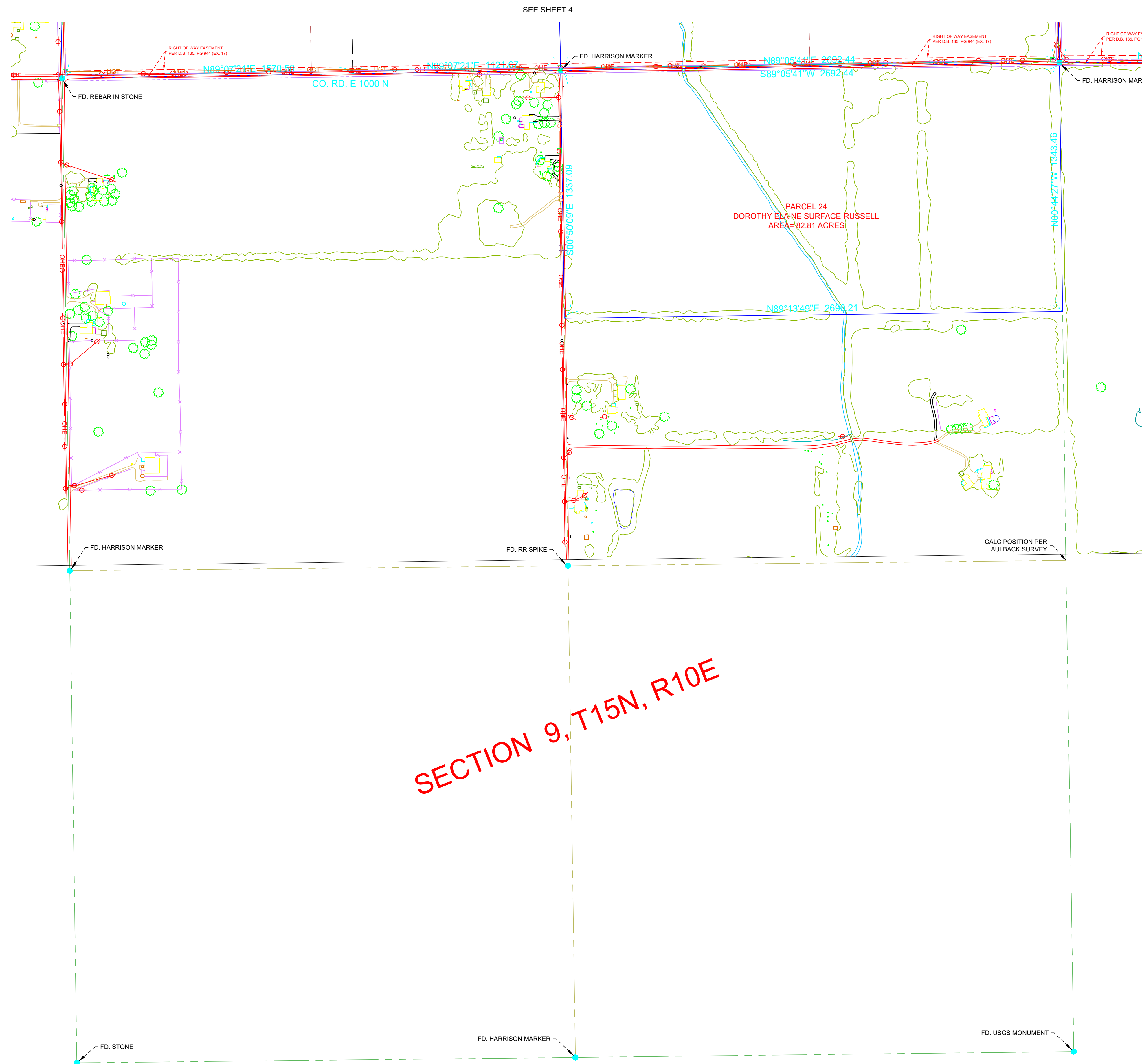
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SEE SHEET 4

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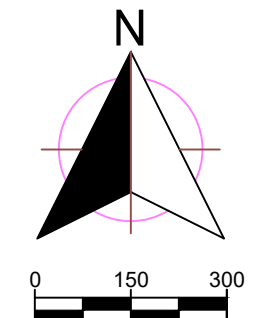
**SECTION 9, T15N, R10E**



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 Checked: KK  
 Drawn: DCW  
 Record Drawing by/date:  
 Project No.: 016624-00

Revisions:  
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