

ATTORNEY'S CERTIFICATE OF TITLE

To: Halderman Real Estate & Farm Management

The undersigned hereby certifies that she has made a thorough examination of the records of Preble County, Ohio, since December 1, 1966 at 8:22 a.m. for 38.00 acres located in the South Middle Part of the Northeast Quarter, Section 13, Lanier Township, Preble County, Ohio, as disclosed by the public indexes in accordance with the Ohio Marketable Title Act, relating to premises hereinafter described.

This certificate does not purport to cover matters not of record in said County, including right of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanic's liens, special taxes and assessments not shown by the County Treasurer's records, Federal bankruptcy records, or zoning and other governmental regulations, including flood zone determination, or liens asserted by the United States or State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal Act, Federal Super Fund Amendments, and under Racketeering Influence Corrupt Organization Acts and Receivership Liens, unless the lien is filed in the public records of the county in which the property is located.

The undersigned further certifies that, in her opinion, based upon said records, the fee simple title to said premises is vested of record in **BNA&H, LLC, and Ohio Limited Liability Company**, by a Fiduciary Deed from James W. Hora, Trustee or his successor in trust under the James W. Hora Revocable Trust dated October 6, 2006 (1/2 int) and Anita G. Hora, Trustee or her successor in trust under the Anita G. Hora Revocable Trust dated October 6, 2006 (1/2 int), dated 9/25/2013, filed 10/16/2013 at 3:53 p.m., and recorded in Official Records Volume 335, Page 812, Recorder's Office, Preble County, Ohio; and that as appears from said records, the title is marketable and free from encumbrances except and subject to the matters set forth herein below, exclusive.

1. Taxes and assessments are carried under parcel number:

H25-5313-200-00-003-000 and are **paid** for the first half of the 2024 taxes, in the amount of \$1,629.89, which includes \$857.96 for general delinquencies.

Second half taxes for the 2024 tax year are **paid** in the amount of \$771.93.

Subject to taxes and assessments for the year 2025, payable in 2026, which are undetermined and not yet payable, but a lien against the premises. Subject to taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including any retroactive increases in taxes or assessments resulting from a retroactive increase in the valuation of the land by the State, County, Municipality, Township or other taxing authority. Taxes are figured at CAUV rates and if the land is taken out of agricultural use there arises a charge levied upon said land in an amount equal to the tax savings for the three preceding tax years. The undersigned does not certify against loss or damage nor will it pay attorney's fees or costs for recoupment of taxes pursuant to RC Chapter 5713 et seq. if said land or any part thereof is or has been converted to non-agricultural use.

- 2. Preble County Commission Resolution #425-24-208 designating the entirety of the unincorporated area of Lanier Township as a "Restricted Area" against economically significant wind farms, large wind farms and large solar facilities. Said Resolution dated 9/16/2024, filed 9/18/2024 at 10:05 a.m. and recorded in Official Record Volume 459, Page 802, Recorder's Office, Preble County, Ohio.**
- 3. Oil and Gas Lease from James W. Hora and Anita G. Hora, husband and wife, to Ohio Oil & Gas Co., its successors and assigns, dated 7/28/1981, filed 9/14/1981 at 11:30 a.m. and recorded in Lease Book Volume 10, Page 232, Recorder's Office Preble County, Ohio.**
- 4. Covenants to run with the land as contained within a Warranty Deed from James W. Hora and Anita G. Hora, aka Anita Hora, husband and wife, to James W. Hora, Trustee of the James W. Hora Revocable Trust dated October 6, 2006 and Anita G. Hora, Trustee of the Anita G. Hora**

Revocable Trust dated October 6, 2006, deed dated 10/6/2006, filed 11/1/2006 at 9:32 p.m. and recorded in Official Record Volume 255, Page 1054, Recorder's Office, Preble County, Ohio.

5. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 USC 499 a, et seq.) or the Poultry and Stockyards Act (7 USC 181 et seq.) or under similar laws.
6. The legal description for the examined tract is stamped "Does not meet Preble County Engineering Standards. A new survey is recommended." This stamp does not mandate a new survey. The property can continue to be transferred using the current description.
7. Notwithstanding the reference to acreage or square footage in the description set forth below, this certificate does not insure nor guarantee the acreage or quantity of land set forth herein.
8. Rights of the public in and to that portion of the land lying within the bounds of any legal highway, including Halderman Road.

Said property is situated in the County of Preble, State of Ohio, and is described as follows:

Situate in the State of Ohio, County of Preble and Township of Lanier and being a part of the North East Quarter of Section 13, Township 5, Range 3 East, beginning at a stone on the South line of said Quarter Section 97.96 rods west from the South East corner of said Quarter;

thence North 88° 23' East 42.56 rods to a (-I-) on a boulder; thence North 15' East 104.54 rods to a (i) on a boulder; thence South 88° 23' West 46.08 rods to a (F) on a boulder, thence south 1° 35' East 104.50 rods to the place of beginning and containing Twenty-nine (29) acres of land, more or less.

EXCEPT situated in the North east Quarter, Section 13, T-5N, R-3E, Lanier Twp., Preble County, Ohio and being more particularly described as follows: Beginning at a railroad spike in Halderman Road on the south 1/4 section line of said N.E. Quarter located 1433.41 feet S. 88° - 42' W. of the S.E. corner of N.E. 1/4 section thence continuing same course S. 88° - 42' W. for 184.58 feet to a stone at an existing property corner, thence N. 1° - 16' W. for 236.00 feet to an iron pin, thence N 88° - 42' E, for 184.50 feet to an iron pin, thence S. 1° - 18' E. for 236.00 feet to point of beginning. Containing **1.00** Acres of land, more or less. Subject however to all legal right-of-ways and easements of record.

ALSO a part of said North East Quarter of Section 13, beginning at a (-L) on a boulder on South line of said Quarter 43.98 rods West of the South East corner thereof. Thence North 1° 16' West 115.23 rods to a (-I) on a boulder; thence S. 88° 42' West 54.08 rods to a (F) on a boulder on the West line of the land formerly owned by John Stroup; Thence S. 1° 16' East 10.73 rods to a (on a boulder; thence North 88° 42' East 46.08 rods to a (-I) on a boulder at the North East corner of the 29-acre tract owned by P.W. Stroup; thence South 0° 34' West 104.51 rods to a (-L) on a boulder on the south line of said quarter; thence N. 88° 42' East 11.52 rods to the place of beginning, containing Ten (10) acres of land.

Dated this 26th day of September, 2025 at 7:59 a.m.

Jill E. Hittle

Jill E. Hittle, Attorney at Law
112 N. Barron Street
Eaton, OH 45320
Telephone: 937-456-4104
Fax: 937-336-5033

ATTORNEY'S CERTIFICATE OF TITLE

To: Halderman Real Estate & Farm Management

The undersigned hereby certifies that she has made a thorough examination of the records of Preble County, Ohio, since December 1, 1966 at 8:22 a.m. for 46.559 acres located in the north Part of Northeast Quarter, Section 13, Lanier Township, Preble County, Ohio, as disclosed by the public indexes in accordance with the Ohio Marketable Title Act, relating to premises hereinafter described.

This certificate does not purport to cover matters not of record in said County, including right of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanic's liens, special taxes and assessments not shown by the County Treasurer's records, Federal bankruptcy records, or zoning and other governmental regulations, including flood zone determination, or liens asserted by the United States or State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal Act, Federal Super Fund Amendments, and under Racketeering Influence Corrupt Organization Acts and Receivership Liens, unless the lien is filed in the public records of the county in which the property is located.

The undersigned further certifies that, in her opinion, based upon said records, the fee simple title to said premises is vested of record in **BNA&H, LLC, and Ohio Limited Liability Company**, by a Fiduciary Deed from James W. Hora, Trustee or his successor in trust under the James W. Hora Revocable Trust dated October 6, 2006 (1/2 int) and Anita G. Hora, Trustee or her successor in trust under the Anita G. Hora Revocable Trust dated October 6, 2006 (1/2 int), dated 9/25/2013, filed 10/16/2013 at 3:53 p.m., and recorded in Official Records Volume 335, Page 812, Recorder's Office, Preble County, Ohio; and that as appears from said records, the title is marketable and free from encumbrances except and subject to the matters set forth herein below, exclusive.

1. Taxes and assessments are carried under parcel number:

H25-5313-200-00-002-001 and are **paid** for the first half of the 2024 taxes, in the amount of \$1,607.60, which includes \$846.23 for general delinquencies.

Second half taxes for the 2024 tax year are **paid** in the amount of \$761.37.

Subject to taxes and assessments for the year 2025, payable in 2026, which are undetermined and not yet payable, but a lien against the premises. Subject to taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including any retroactive increases in taxes or assessments resulting from a retroactive increase in the valuation of the land by the State, County, Municipality, Township or other taxing authority. Taxes are figured at CAUV rates and if the land is taken out of agricultural use there arises a charge levied upon said land in an amount equal to the tax savings for the three preceding tax years. The undersigned does not certify against loss or damage nor will it pay attorney's fees or costs for recoupment of taxes pursuant to RC Chapter 5713 et seq. if said land or any part thereof is or has been converted to non-agricultural use.

- 2. Preble County Commission Resolution #425-24-208 designating the entirety of the unincorporated area of Lanier Township as a "Restricted Area" against economically significant wind farms, large wind farms and large solar facilities. Said Resolution dated 9/16/2024, filed 9/18/2024 at 10:05 a.m. and recorded in Official Record Volume 459, Page 802, Recorder's Office, Preble County, Ohio.**
- 3. Oil and Gas Lease from James W. Hora and Anita G. Hora, husband and wife, to Ohio Oil & Gas Co., its successors and assigns, dated 7/28/1981, filed 9/14/1981 at 11:30 a.m. and recorded in Lease Book Volume 10, Page 232, Recorder's Office Preble County, Ohio.**
- 4. Covenants to run with the land as contained within a Warranty Deed from James W. Hora and Anita G. Hora, aka Anita Hora, husband and wife, to James W. Hora, Trustee of the James W. Hora Revocable Trust dated October 6, 2006 and Anita G. Hora, Trustee of the Anita G. Hora**

Revocable Trust dated October 6, 2006, deed dated 10/6/2006, filed 11/1/2006 at 9:32 p.m. and recorded in Official Record Volume 255, Page 1054, Recorder's Office, Preble County, Ohio.

5. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 USC 499 a, et seq.) or the Poultry and Stockyards Act (7 USC 181 et seq.) or under similar laws.
6. The legal description for the examined tract is stamped "Does not meet Preble County Engineering Standards. A new survey is recommended." This stamp does not mandate a new survey. The property can continue to be transferred using the current description.
7. Notwithstanding the reference to acreage or square footage in the description set forth below, this certificate does not insure nor guarantee the acreage or quantity of land set forth herein.
8. Rights of the public in and to that portion of the land lying within the bounds of any legal highway, including Preble County Line Road.

Said property is situated in the County of Preble, State of Ohio, and is described as follows:

Situate in the State of Ohio. County of Preble and Township of Lather and described as follows to-wit:

Being a part of the Northeast quarter of Section 13, in Township No. five (5), Range three (3) east and bounded by:

Beginning at a boulder at the Southeast corner of said quarter and running thence N 01° 16' W. on the section line 147.65 rods to a (-I) on a boulder, thence S 88° 43' W. 98.08 rods to a (F) on a boulder; 13.20 rods south of the north line of said quarter; thence S. 1° 16' E. 32.46 rods to a (F) on a boulder; thence N. 88° 42' E. 54.08 rods to a (>) on a boulder; thence S. 1° 16' E. 115.23 rods to a (-L) on a boulder on the south line of said quarter; thence N. 88° 42' E. 43.98 rods to the place of beginning, containing **Fifty-One and 56/100** acres more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in the Northeast Quarter of Section Thirteen (13), Township Five (5) North, Range Three (3) East, Lanier Township, Preble County, Ohio and being the Southeast part of a 51.56 acre tract of land described as Exhibit "A" — TRACT II in Official Deed Record Volume 335, Page 812 in the Office of the Preble County Recorder and being more particularly described as follows:

Beginning at a Mag Spike set for the Southeast corner of said Quarter and said tract, said spike is located at the intersection of Halderman Road and Preble County Line Road and is witnessed by iron pins set on the East and West sides of pavement of said Preble County Line Road, North 17 degrees 31 minutes 40 seconds West, at a distance of 41.19 feet and North 12 degrees 19 minutes 27 seconds East, at a distance of 39.83 feet;

thence North 89 degrees 44 minutes 38 seconds West, along the South line of said Quarter and said tract and following the centerline of said Halderman Road, for a distance of 435.91 feet to a Mag Spike set, said spike is witnessed by a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA", North 00 degrees 17 minutes 16 seconds East, at a distance of 30.00 feet;

thence along a new dividing line across the aforementioned 51.56 acre tract for the following Two (2) courses;

1. North 00 degrees 17 minutes 16 seconds East, and being parallel with the East line of said Quarter, for a distance of 499.74 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA";

2. South 89 degrees 44 minutes 38 seconds East, and being parallel with the South line of said Quarter, for a distance of 435.91 feet to a Mag Spike set on the centerline of said Preble County Line Road and the East line of said Quarter, said spike is witnessed by a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA", North 89 degrees 44 minutes 38 seconds West, at a distance of 30.00 feet;

thence South 00 degrees 17 minutes 16 seconds West, along the East line of said quarter and following the centerline of said Preble County Line Road, for a distance of 499.74 feet to the point of beginning, containing **5.001** acres of land more or less and being subject to all legal easement and highways: Of the area described above, 0.624 acres are located within the right-of-way of the aforementioned Preble County Line Road and Halderman Road, leaving a net area of 4.377 acres. Bearings are based on the Ohio. State Plane Coordinate System, South Zone. The description written above is the result of a field survey completed in June of 2018 by Stephen A. Pope, Ohio Professional Land Surveyor #6761.

Dated this 26th day of October, 2025 at 7:59 a.m.

Jill E. Hittle

Jill E. Hittle, Attorney at Law
112 N. Barron Street
Eaton, OH 45320
Telephone: 937-456-4104
Fax: 937-336-5033

ATTORNEY'S CERTIFICATE OF TITLE

To: Halderman Real Estate & Farm Management

The undersigned hereby certifies that she has made a thorough examination of the records of Preble County, Ohio, since December 1, 1966 at 8:22 a.m. for 34.38 acres located in the Southeast Quarter, Section 12, and 17.00 acres located in the Northeast Quarter, Section 13, Lanier Township, Preble County, Ohio, as disclosed by the public indexes in accordance with the Ohio Marketable Title Act, relating to premises hereinafter described.

This certificate does not purport to cover matters not of record in said County, including right of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanic's liens, special taxes and assessments not shown by the County Treasurer's records, Federal bankruptcy records, or zoning and other governmental regulations, including flood zone determination, or liens asserted by the United States or State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal Act, Federal Super Fund Amendments, and under Racketeering Influence Corrupt Organization Acts and Receivership Liens, unless the lien is filed in the public records of the county in which the property is located.

The undersigned further certifies that, in her opinion, based upon said records, the fee simple title to said premises is vested of record in **BNA&H, LLC, and Ohio Limited Liability Company**, by a Fiduciary Deed from James W. Hora, Trustee or his successor in trust under the James W. Hora Revocable Trust dated October 6, 2006 (1/2 int) and Anita G. Hora, Trustee or her successor in trust under the Anita G. Hora Revocable Trust dated October 6, 2006 (1/2 int), dated 9/25/2013, filed 10/16/2013 at 3:53 p.m., and recorded in Official Records Volume 335, Page 812, Recorder's Office, Preble County, Ohio; and that as appears from said records, the title is marketable and free from encumbrances except and subject to the matters set forth herein below, exclusive.

1. Taxes and assessments are carried under parcel number:

H25-5312-400-00-004-001 (34.38 acres) and are **paid** for the first half of the 2024 taxes, in the amount of \$1,278.75, which includes \$673.12 for general delinquencies. Second half taxes for the 2024 tax year are **paid** in the amount of \$605.63.

H25-5313-200-00-001-000 (17.00 acres) and are **paid** for the first half of the 2024 taxes, in the amount of \$697.60, which includes \$673.12 for general delinquencies. Second half taxes for the 2024 tax year are **paid** in the amount of \$330.39.

Subject to taxes and assessments for the year 2025, payable in 2026, which are undetermined and not yet payable, but a lien against the premises. Subject to taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including any retroactive increases in taxes or assessments resulting from a retroactive increase in the valuation of the land by the State, County, Municipality, Township or other taxing authority. Taxes are figured at CAUV rates and if the land is taken out of agricultural use there arises a charge levied upon said land in an amount equal to the tax savings for the three preceding tax years. The undersigned does not certify against loss or damage nor will it pay attorney's fees or costs for recoupment of taxes pursuant to RC Chapter 5713 et seq. if said land or any part thereof is or has been converted to non-agricultural use.

2. Preble County Commission Resolution #425-24-208 designating the entirety of the unincorporated area of Lanier Township as a "Restricted Area" against economically significant wind farms, large wind farms and large solar facilities. Said Resolution dated 9/16/2024, filed 9/18/2024 at 10:05 a.m. and recorded in Official Record Volume 459, Page 802, Recorder's Office, Preble County, Ohio.

3. Oil and Gas Lease from James W. Hora and Anita G. Hora, husband and wife, to Ohio Oil & Gas Co., its successors and assigns, dated 7/28/1981, filed 9/14/1981 at 11:30 a.m. and recorded in Lease Book Volume 10, Page 238, Recorder's Office Preble County, Ohio. A

release is filed in Official Record Volume 387, Page 350, however, it does not conform to the Ohio Revised Code, and therefore, shall remain on this Certificate of Title.

4. Covenants running with the land as contained within a Warranty Deed from James W. Hora and Anita G. Hora, aka Anita Hora, husband and wife, to James W. Hora, Trustee of the James W. Hora Revocable Trust dated October 6, 2006 and Anita G. Hora, Trustee of the Anita G. Hora Revocable Trust dated October 6, 2006, deed dated 10/6/2006, filed 11/1/2006 at 9:32 p.m. and recorded in Official Record Volume 255, Page 1054, Recorder's Office, Preble County, Ohio.
5. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 USC 499 a, et seq.) or the Poultry and Stockyards Act (7 USC 181 et seq.) or under similar laws.
6. The legal description for the examined tract is stamped "Does not meet Preble County Engineering Standards. A new survey is recommended." This stamp does not mandate a new survey. The property can continue to be transferred using the current description.
7. Notwithstanding the reference to acreage or square footage in the description set forth below, this certificate does not insure nor guarantee the acreage or quantity of land set forth herein.
8. Rights of the public in and to that portion of the land lying within the bounds of any legal highway, including Preble County Line Road.

Said property is situated in the County of Preble, State of Ohio, and is described as follows:

The following described tract or parcel of land being in the County of Preble and State of Ohio, and being a part of the S. E. Qr. of section Twelve (12) Township Five, range three (3) East, and also a part of the N. E. Qr. of Sec. thirteen (13) Township Five (5) Range Three (3) East. Beginning Eight (8) rods North of the section line in the S. E. Corner of Section Twelve (12), Thence west on the south line of the above described Tract of land purchased by John Stroup of W. S. Cloyd Ninety Seven (97) poles and Nineteen (19) links to a stone corner Thence South parallel to the section line a sufficient distance Thence East to the County line Thence North to the place of beginning to make twelve (12) acres and one hundred and fifty eight (158) poles of land or to make the aggregate amount of land herein conveyed to contain Forty (40) acres.

Also the following Real Estate situate in the State of Ohio, County of Preble and in the Township of Lather, and being a part of the Northeast quarter of Section thirteen township five (5) North of Range three (3) East, Beginning at the Northwest corner of said North-east quarter Sec. Thence south on the half Sec. line Twenty nine (29) poles and thirteen links to a corner. Thence East parallel to the North line of said Sec. Sixty three (63) poles and forty links to a stone corner. Thence North parallel to the half Sec. line Twenty nine (29) poles and thirteen (13) links to a corner on the Sec. line Thence West on the Sec. line to the place of beginning containing twelve and one half (12.50) acres of land more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in the Southeast Quarter of Section Twelve (12), Township Five (5) North, Range Three (3) East, Lanier Township, Preble County, Ohio and being the Northeast part of a 40.0 acre tract of land described as Exhibit "A" — TRACT I in Official Deed Record Volume 335, Page 812 in the Office of the Preble County Recorder and being more particularly described as follows:

Beginning at a marked stone found inside a steel monument box found for the Northeast corner of said Quarter and the Northeast corner of a 78.986 acre tract of land as described in Official Deed Record Volume 97, Page 809, said stone is located in the intersection of the Preble County Line Road with Factory Road; thence South 00 degrees 16 minutes 33 seconds West, along the East line of said Quarter and said tract and following the County Line separating said Preble County from Montgomery County and following said Preble County Line Road, for a distance of 1737.94 feet to a Mag Spike set for the Northeast corner of the aforementioned 40.0 acre tract and being the TRUE POINT OF BEGINNING of the tract herein described, said spike also being the

Southeast corner of the aforementioned 78.986 acre and is witnessed by a five-eighths (5/8) inch diameter iron pin set, North 89 degrees 38 minutes 30 seconds West, at a distance of 30.00 feet; thence continuing South 00 degrees 16 minutes 33 seconds West, along the East line of said Quarter and the aforementioned County Line and continuing along the centerline of said road, for a distance of 205.68 feet to a Mag Spike set, said spike is witnessed by a five-eighths (5/8) inch diameter iron pin set, North 89 degrees 38 minutes 30 seconds West, at a distance of 30.00 feet;

thence along a new dividing line across the aforementioned 40.0 acre tract for the following Two (2) courses;

1. North 89 degrees 38 minutes 30 seconds West, being parallel with the South line of the aforementioned 78.986 acre tract, for a distance of 237.11 feet to a five-eighths (5/8) inch diameter iron pin set;
2. North 00 degrees 16 minutes 33 seconds East, being parallel with the East line of said Quarter, for a distance of 205.68 feet to a five-eighths (5/8) inch diameter iron pin set on the South line of the aforementioned 78.986 acre tract;

thence South 89 degrees 38 minutes 30 seconds East, along the South line of said tract, for a distance of 237.11 feet to the true point of beginning, containing **1.120** acres of land more or less and being subject to all legal easement and highways. Of the area described above, 0.142 acres are located within the right-of-way of said Preble County Line Road, leaving a net area of 0.978 acres. Bearings are based on the Ohio State Plane Coordinate System, South Zone. The description written above is the result of a field survey completed in June of 2018 by Stephen A. Pope, Ohio Professional Land Surveyor #6761.

Dated this 26th day of October, 2025 at 7:59 a.m.

Jill E. Hittle

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