AS-MEASURED DESCRIPTION

Land situated in the Township of Perry, County of Lake, State of Ohio and being a part of Original Perry Township Lot Nos. 96 & 97, being the same as land described in deed to The Cleveland Electric Illuminating Company recorded in Instrument No. 1999R055279 & part of land described in deed to The Cleveland Electric Illuminating Company in Deed Volume 759, Page 531 (Parcel No. 03-A-888-0-35-100-0), records of Lake County, described as follows:

COMMENCING at a 1" Iron Rod found at the intersection of the centerline of Clark Road (a 60-foot-wide public right-of-way, Road Record Volume C, Page 391) with the centerline of Perry Park Road (a 50-foot-wide public right-of-way, Road Record Volume B, Page 206); THENCE North 89°04'02" East, a distance of 637.23 feet, to a MAG Nail set at the POINT OF BEGINNING of the land being described:

THENCE North 00°20'21" West, along the easterly lines of land described in deed to the following fourteen (14) parcels of land: (1) The East Ohio Gas Co. in Deed Volume 657, Page 330, Parcel No. 03-A-888-0-01-150-0, (2) Patricia A. & Thomas R. Todd in Instrument No. 2015R028702, Parcel No. 03-A-031-0-00-012-0, (3) John E. & Marcy J. Clark in Instrument No. 2019R010078, Parcel No. 03-A-031-0-00-010-0, (4) Brian L. & Jennifer R. Pealer in Deed Volume 754, Page 993, Parcel No. 03-A-031-0-00-024-0, (5) Ryan S. McBrayer in Instrument No. 2015R033882, Parcel No. 03-A-031-0-00-025-0, (6) John J. & Deborah K. Phelps in Instrument No. 1997R035992, Parcel No. 03-A-031-0-00-023-0, (7) Timothy E. & Debra L. Sanford in Instrument No. 2005R031809, Parcel No. 03-A-031-0-00-020-0, (8) Kevin Crouse in Instrument No. 2001R033197, Parcel No. 03-A-031-0-00-022-0, (9) Warren E. & Tina M. Ward in Instrument No. 2009R025975, Parcel No. 03-A-031-0-00-021-0, (10) Gregory M. & Dawn M. Newsome in Instrument No. 2014R007761, Parcel No. 03-A-031-0-00-015-0, (11) Paul L. & Sandra J. White in Instrument No. 1994R045300, Parcel No. 03-A-031-0-00-018-0, (12) Rayford A. Smith in Instrument No. 1994R018041, Parcel No. 03-A-031-0-00-017-0, (13) Robert C. & Linda S. Sommers in Instrument No. 2010R004977, Parcel No. 03-A-031-0-00-016-0, & (14) Timothy S. & Donna M. Kline in Instrument No. 2015R000871, Parcel No. 03-A-031-A-00-001-0, passing 1" Iron Pipe found at 60.84 feet, for a total distance of 2,048.76 feet, to a MAG Nail set;

THENCE the following ten (10) courses and distances along the centerline of Parmly Road (a 60-foot-wide public right-of-way. Road Record Volume D. Page 5):

- (1) North 88°50'53" East, a distance of 201.54 feet, to a 3/8" Iron Rod found;
- (2) northeasterly along a curve to the left, having a radius of 1,145.92 feet, through a central angle of 59°54'11", an arc distance of 1,198.06 feet, said curve having a chord with bears North 58°53'22" East, a distance of 1,144.24 feet, to a MAG Nail set;
- (3) North 28°54'23" East, a distance of 216.14 feet, to a MAG Nail set;
- (4) easterly along a curve to the right, having a radius of 200.00 feet, through a central angle of 89°59'56", an arc distance of 314.16 feet, said curve having a chord with bears North 73°54'23" East, a distance of 282.84 feet, to a MAG Nail set;
- (5) South 61°05'37" East, a distance of 592.19 feet, to a MAG Nail set;
- (6) South 62°03'25" East, a distance of 316.63 feet, to a MAG Nail set;
- (7) southeasterly along a curve to the left, having a radius of 2,604.35 feet, through a central angle of 06°21'15", an arc distance of 288.825 feet, said curve having a chord with bears South 65°14'17" East, a distance of 288.677 feet, to a MAG Nail set;
- (8) South 68°24'54" East, a distance of 484.09 feet, to a MAG Nail set;
- (9) South 68°57'24" East, a distance of 866.75 feet, to a MAG Nail set; (10) southeasterly along a curve to the right, having a radius of 572.96 feet, through a central angle
- of 12°04'45", an arc distance of 120.79 feet, said curve having a chord with bears South 62°55'01" East, a distance of 120.57 feet, to a MAG Nail set;

THENCE South 01°07'09" East, along the centerline of Center Road (a 60-foot-wide public right-of-way, Road Record Volume 1, Pages 335-337), a distance of 1746.97 feet, to a 5/8" Iron Rod in a Monument Box found;

THENCE South 89°04'02" West, along the centerline of said Clark Road, also being the southerly line of said Original Lots 96 & 97, a distance of 4,006.61 feet, to a MAG Nail set at the POINT OF BEGINNING and containing 211.162 acres or 9,198,195 square feet of land, more or less, of which 6.770 acres or 294,922 square feet lie within public right-of-way, but subject to all legal highways and easement of record as determined by a survey performed by Eric S. Jackson, Ohio Professional Surveyor No. 8668, for and on behalf of North Coast Geomatics in May of 2023.

MISCELLANEOUS NOTES

Dimensions on this plat are expressed in feet and decimal parts thereof, unless otherwise noted.

There are 0 regular parking spaces and 0 handicapped parking spaces for a total of 0 parking There are o regular partitions spaces on the surveyed property.

At the time of this survey there was no observable evidence of earth moving work, building construction or building additions within construction or building additions within recent months.

At the time of this survey there were no changes in street right-of-way lines either completed MN#4) or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.

The surveyed property is contiguous with Parmly Road, Center Road, and Clark Road, all being public rights of way. being public rights of way.

(MN#6) There was no posted address on site, also there was no reference to an address in any provided record documents.

To the best of the surveyor's knowledge, the surveyed property shows no evidence of being used as a cemetery, gravesite, or burial ground. No certain division or party walls with respect to adjoining properties have been observed during the process of conducting field work or designated by the client.

The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone (FIPS Zone 3401), on the North American Datum of 1983(2011) (Epoch 2010.000) using geoid model GEOID18, with a combined scale factor of 1.00000534942430. A GNSS Real Time Kinematic Network survey was used to establish a bearing of South 89°04'02" West for the southerly line of the surveyed property also being the centerline of Clark Road, and a Northing of 775,828.39 and Easting of 2,337,528.76 (U.S. Survey Feet) for

The land described in deed to Timothy S. & Donna M. Kline in Instrument No. 2015R000871 causes an overlap upon the surveyed property and the location of said overlap is shown

the 5/8-inch iron rod w/cap in a Monument Box found at the southeast corner of the surveyed

FLOOD NOTE

By graphic plotting only, this property is in Zone X-Unshaded (Area of Minimal Flood Hazard) of the Flood Insurance Rate Map. Community No. 390771, Map Number 39085C0042G and 39085C0041G which bears an effective date of May 4, 2021 and is not in a special flood hazard area, as shown on the FEMA website (http://msc.fema.gov) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

SIGNIFICANT OBSERVATIONS

- A Shed appears to lie a maximum distance of 25.1 feet over the westerly line of the surveyed property.
- B Wire Enclosure appears to lie a maximum distance of 41.0 feet and a greenhouse structure appears to lie a maximum distance of 5.5 feet over the westerly line of the surveyed property.
- Covered Porch area appears to lie a maximum distance of 5.3 feet over the westerly line of the surveyed property.
- Gravel parking area appears to lie a maximum distance of 24.0 feet over the westerly line of the surveyed property.

ZONING INFORMATION

Information not yet provided to surveyor per Table A Item 6(a).

ITEMS CORRESPONDING TO SCHEDULE B-II

- Right of Way Easement to The Lake Shore Gas Company, received for record June 22, 1926, and recorded as Volume 79, Page 318, Lake County Records. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- Right of Way Easement to The Cleveland Electric Illuminating Company, an Ohio corporation, (14) received for record January 24, 1967, and recorded as Volume 746, Page 91, Lake County

(PARCEL 31: LIES TO THE SOUTH OF THE SURVEYED PROPERTY, PARTIALLY SHOWN HEREON FOR REFERENCE) (PARCEL 33: LIES ON THE SURVEYED PROPERTY AND ITS LOCATION IS SHOWN) (PARCEL 35: LIES TO THE NORTH OF THE SURVEYED PROPERTY, SHOWN HEREON FOR REFERENCE) (PARCEL 38: LIES TO THE NORTH OF THE SURVEYED PROPERTY)

Easement for Pipeline to The East Ohio Gas Company, received for record August 7, 1975, and recorded as Volume 941, Page 381, Lake County Records. (EASEMENT LIES ON THE SURVEYED PROPERTY AND ITS LOCATION IS SHOWN)

Right of Way Easement to the Board of County Commissioners, County of Lake, State of Ohio, received for record September 17, 1976, and recorded as Volume 953, Page 657, Lake County

(EASEMENT LIES ON THE SURVEYED PROPERTY AND ITS LOCATION IS SHOWN)

Right of Way Easement to The Board of County Commissioners, County of Lake, State of Ohio, received for record September 17, 1976, and recorded as Volume 953, Page 662, Lake County

(EASEMENT LIES ON THE SURVEYED PROPERTY AND ITS LOCATION IS SHOWN)

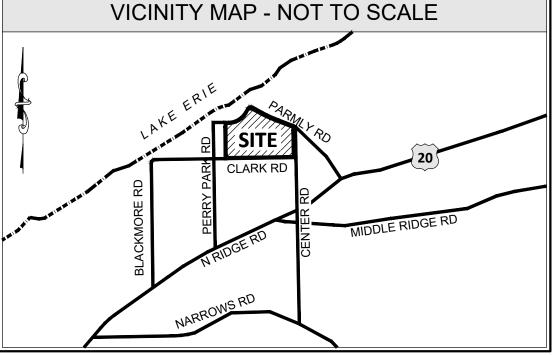
Reservations as set forth in a Deed, received for record July 26, 1978, and recorded as Volume 847, Page 544, Lake County Records. AREA DESCRIBED LIES TO THE NORTH AND EAST OF THE SURVEYED PROPERTY)

Easement Perry Nuclear Power Plant to the Ohio Water Development Authority, received for record January 23, 1985, and recorded as Volume 114, Page 1094, Lake County Records. (AREA DESCRIBED LIES TO THE NORTH AND EAST OF THE SURVEYED PROPERTY)

Lease between State of Ohio Lake Erie Submerged Land Lease File No. Sub-528-LA, the State

of Ohio, acting through the Department of Natural Resources and The Cleveland Electric Illuminating Company, received for record September 13, 1993, and recorded as Volume 905, Page 1077, Lake County Records. Consent to Assignment of Lake Erie Submerged Land Lease File No. SUB-528-LA, to FirstEnergy Nuclear Generation Corp, received for record March 27, 2006, and recorded as Official Records Imaging Number 2006R011507, Lake County Records. (THE LOCATION CANNOT BE DETERMINED FROM THE DESCRIPTION IN DOCUMENT, THE POINT OF BEGINNING IS NOT CLEARLY DEFINED)

The above described items are based on Schedule B-2 of First American Title Insurance Company Title Commitment No. 23059, dated March 15, 2023.



RECORD DESCRIPTION (continued)

Course No. 4: thence continuing along the same center line of Parmly Road, being a curved line of Parmly Road dedicated in Volume D, Page 5 of Lake County Records, as aforementioned, said curved line having a radius of 200 feet and a chord which bears North 75° 02' 00" East a distance of

Course No. 5: thence South 59° 58' 00" East, continuing along the center line of Parmly Road, 50 feet in width, as shown by the dedication plat in Volume C, Page 432 of Lake County Road Records, a

Course No. 6: thence South 60° 58' 35" East, continuing along the center line of Parmly Road, a distance of 319.55 feet to a point of curvature in said center line;

Course No. 7: thence continuing along the center line of Parmly Road, being a curved line deflecting to the left, a distance of 288.825 feet to a point of tangency in said center line, said curved line having a radius of 2604.35 feet and a chord which bears South 64° 09' 12.5" East a distance of 288.677 feet;

Course No 8: thence South 67° 19' 50" East, continuing along the center line of Parmly Road, a distance of 300.545 feet to the Northwesterly corner of land conveyed by Lester W. Donaldson and Colleen E. Donaldson to Howard R. and Margorie Heil by deed dated July 31, 1947 and recorded in Volume 240, Page 139 of Lake County Deed Records, said point being distant North 67° 19' 50" West, as measured along the center line of Parmly Road, a distance of 100 feet from the Northwesterly corner of land conveyed to Emma J. Kothe and Anna M. Peters by deed dated March 2, 1939 and

Course No. 9: thence South 23° 25' 53" West along the Westerly line of land conveyed to Howard E.

Course No. 10: thence South 67° 19' 50" East along the Southerly line of land so conveyed to Howard E. and Marjorie Heil, a distance of 218.44 feet to the Westerly line of land conveyed to Emma J. Kothe and Anna M. Peters as aforementioned, said point being distant South 00° 01' 32.5" West, as measured along said Kothe and Peters' West line, a distance of 298.13 feet from the center line of

Course No. 11: thence South 00° 01' 32.5" West along said Kothe and Peters West line, a distance of 1860.195 feet to the South line of said Original Perry Township Lot No. 96, which is also the center line of Clark Road, 60 feet in width, as shown by the dedication plat in Volume C, Pages 391 to 394 of Lake County Road Records;

Course No. 12: thence North 89° 50' 02" West along the center line of Clark Road, being also the South line of Original Perry Township Lot Nos. 96 and 97, a distance of 3021.20 feet to a Southeasterly

Trustees of Perry Township, Lake County, Ohio, a distance of 2048,583 feet to THE PLACE OF BEGINNING, and containing 165.85898 acres of land according to the survey of George M. Garreti and Associates, Registered Professional Engineers and Surveyors, be the same more or less, but

The lands surveyed, shown and described hereon are the same lands as described in the title 23059, dated March 15, 2023.

deflecting to the right, a distance of 314.16 feet to a point of tangency at the Easterly end of that portion

distance of 592.19 feet to an angle therein;

recorded in Volume 168, Page 455 of Lake County Deed Records;

and Marjorie Heil, as aforementioned, a distance of 275.17 feet to the Southwesterly corner thereof;

corner of land conveyed to the Trustees of Perry Township, Lake County, Ohio, as aforementioned;

Course No. 13: thence North 00° 45' 19" East along an Easterly line of land so conveyed to the subject to all legal highways.

commitment provided by First American Title Insurance Company, Commitment No.

PROJECT REVISION RECORD DATE DESCRIPTION DATE DESCRIPTION 06/02/2023 FIRST DRAFT 06/23/2023 COMMENTS 06/06/2023 COMMENTS 07/03/2023 REVISED TITLE COMMITMENT 06/16/2023 ADD AS-MEASURED DESCRIPTION DRAFTED: LKC CHECKED BY: ESJ FIELD WORK: ESJ FB & PG:

RECORD DESCRIPTION

Situated in the Township of Perry, County of Lake and State of Ohio:

Known as being a part of Lot No. 96 of said Township, being bounded and described as follows:

Beginning at the intersection of the center line of the Parmly Road with the dividing line between the land of the Samuel W. Parmly Estate and land owned by Emma J. Kothe and Anna M. Peters; thence along said dividing line, South 0° 44-1/2' East, 298.13 feet, thence North 67° 20' West, 218.44 feet; thence North 22° 40' East, 273.60 feet to the center of the Parmly Road; thence along the center of the Parmly Road, South 67° 20' East, 100.00 feet to THE PLACE OF BEGINNING. Containing 1 acre of land. Survey and description by Clyde C. Hadden, Registered Surveyor No. 926, be the same more or less, but subject to all legal highways.

Being the same premises conveyed to Howard E. Heil and Marjorie Heil by Lester W. Donaldson and Colleen E. Donaldson, husband and wife and Lester W. Donaldson, Trustee, by deed dated July 31, 1947 and recorded in Volume 240. Page 139 of Lake County Records.

Tract 2:

Situated in the Township of Perry, County of Lake and State of Ohio:

Known as and being a part of Original Perry Township Lot No. 96 and is further bounded and described as follows:

Beginning at a point in the centerline of Center Road at its intersection with the centerline of Clark Road. Said point also being the Southeast corner of said Lot No. 96. Thence West along the centerline of Clark Road which is also the South line of said Lot No. 96, 15 chains (990 feet) to the Southeast corner of lands conveyed to The Ceico Company by deed recorded in Volume 319, Page 362 of Lake County Records. Thence North along the Easterly line of lands so conveyed to The Ceico Company and lands conveyed to Howard E. and Marjorie Heil by deed recorded in Volume 240, Page 139 of Lake County Records, a distance of 32 chains and 25 links (2128.50 feet) to the centerline of Parmly Road. Thence Southeasterly along the centerline of Parmly Road to a point in the Easterly line of said Lot No. 96. Said point also being the intersection of the centerline of Parmly Road with the centerline of Center Road. Thence Southerly along the Easterly line of said Lot and the centerline of Center Road to THE PLACE OF BEGINNING and containing about 38 acres of land, be the same more or less, but subject to

Being the same premises conveyed to Emma J. Kothe and Anna M. Peters by deed dated March 11, 1939, and recorded in Volume 168, Page 455, of Lake County Records.

Situated in the Township of Perry, County of Lake and State of Ohio:

Known as and being a part of Original Perry Township Lot Nos. 96 and 97, and is further bounded and described as follows:

Beginning in the center line of Parmly Road, 60 feet in width, as shown by the dedication plat in Volume D, Page 5 of Lake County Road Records, at its intersection with an Easterly line of land conveyed by James H. Clark and Euretta Clark to the Trustees of Perry Township, Lake County, Ohio, by deed dated December 23, 1903 and recorded in Volume 37, Page 573 of Lake County Records, said place of beginning being distant North 89° 58' 26" East a distance of 657.415 feet; as measured

Course No. 1: thence North 89° 58' 26" East along said center line of Parmly Road, a distance of 200.58 feet to a point of

along the said center line of Parmly Road from its intersection with the center line of Perry Park Road, 60 feet in width;

Course No. 2: thence Northeasterly and deflecting to the left along the curved center line of Parmly Road; a distance of 1198.815 feet to a point of tangency in said center line, said curved center line having a radius of 1145.92 feet and a chord which bears North 60° 00' 13" East a distance of 1144.89 feet;

Course No. 3: thence North 30° 02' 00" East along the center line of said Parmly Road, a distance of 216.345 feet to a point of curvature in said center line:

~ See Continuation at Left ~

ALTA/NSPS LAND TITLE SURVEY

Lake County Vacant Land

NV5 Project No. 202301620-001 PIN 03A8880351000, Parcels 8, 14, 22 Perry Township, OH

Based upon Title Commitment No. 23059 of First American Title Insurance Company bearing an effective date of March 15, 2023 @ 7:59 A.M.

Surveyor's Certification

To: Energy Harbor Nuclear Generation LLC, a Delaware limited liability company; First American Title Insurance Company; and Bock & Clark Corporation, an NV5 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, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 + CAD file of Table A thereof.

The field work was completed on May 19, 2023.

Ohio Professio al Surveyor No. 8668 Date of Survey: June 2, 2023 Date of Last Revision: July 3, 2023

NV5 NSN Project No. 202301620-001 CMP Survey Prepared By: North Coast Geomatics 667 Sunridge Rd, Fairlawn, OH 44333 Phone: (330) 760-0613 Email: eiackson@northcoastgeo.com

NCG Project No. 3011



SHEET 1 OF 2

Bock & Clark Corporation an NV5 Company

Transaction Services 1-800-SURVEYS (787-8397) 3550 W. Market Street, Suite 200, Akron, Ohio 44333

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www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

LEGAL

