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2020019648

10/2/2020 9:19:11 AM

Eric C Sears

Greene County Recorder

MORT 282.00

Pages 33

OPEN-END MORTGAGE

GHA GLEN OPERATIONS, LLC, an Ohio limited liability company, whose mailing address is 405 Corry Street, Yellow Springs, Ohio 45387 ("Mortgagor"), for valuable consideration paid, grants with mortgage covenants to **ANTIOCH COLLEGE CORPORATION**, an Ohio nonprofit corporation, whose mailing address is 1 Morgan Place, Yellow Springs, OH 45387 ("Mortgagee"), the following real property:

SEE ATTACHED EXHIBIT "A"

Together with all of the following items now or in the future located on, affixed to, used in the operation of, or otherwise benefitting or relating to the real property described in Exhibit A: all buildings, structures and improvements; all fixtures, machinery, apparatus and equipment; all easements, rights-of-way, licenses, privileges and other appurtenances; and all leases, rents, income, profits and proceeds. As used in this Mortgage, the "Property" means and includes the real property described in Exhibit A and all of the other items described in this paragraph.

The Property is conveyed subject to, and there are excepted from the mortgage covenants, the following: (i) all legal highways; (ii) easements, covenants, conditions and restrictions of record; (iii) zoning and building laws, ordinances and regulations; and (iv) real estate taxes and assessments not yet due and payable.

Mortgagor claims title to the Property by Quit Claim Deed dated September 4, and recorded in the Office of the County Recorder of Greene County, Ohio on OCTOBER 2, 2020, Instrument No. 2020019647

This Mortgage is given upon the statutory condition to secure payment of **\$2,500,000.00**, with interest as provided in the promissory note dated the same date as this Mortgage, made by Mortgagor to the order of Mortgagee ("Note"), and including any renewals, extensions, restatements, and modifications of the Note and this Mortgage.

It is a further condition of this Mortgage, and Mortgagor and Mortgagee agree as follows:

1. Payment and Performance. Mortgagor will pay the Note according to its terms, will pay all other sums secured by this Mortgage, and will perform and comply with all terms and conditions of the Note and this Mortgage, when and as they arise or become due.

2. **Taxes.** Mortgagor will pay when due all taxes, assessments, and levies of every nature levied or assessed against the Property.

3. **Compliance with Laws.** Mortgagor will comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting or relating to the Property.

4. **Foreclosure.** Mortgagee will have all rights of foreclosure available to a lender or mortgage holder in the State of Ohio, which are provided for in law or in equity, and whether provided by statute or other applicable law in the State of Ohio.

5. **Modifications.** Mortgagor and Mortgagee shall modify this Mortgage only by mutual written agreement which is recorded in the appropriate records of Greene County, Ohio.

6. **Insurance.** Mortgagor shall (a) keep the Property insured against loss or damage by fire, extended coverage perils and such other risks and perils as Mortgagee, in Mortgagee's reasonable judgment, may require; and (b) maintain general liability and all risks insurance covering the Property and its use or operation by Mortgagor and the persons from time to time entering upon the Property, in the minimum amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate. This insurance shall be written by a company of recognized financial standing that is authorized to do an insurance business in the State of Ohio. Every policy shall, in the case of the insurance described in (a) above, contain a standard first mortgage endorsement in favor of Mortgagee, and in the case of the insurance described in (b) above, name Mortgagee as an additional insured. Every policy shall also contain an agreement by the insurer that it will not cancel the policy except after fifteen days prior written notice to Mortgagee. Mortgagor shall deliver to Mortgagee certificates of the insurance required to be maintained under this Mortgage.

7. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to the Mortgagee up to the amount of the unpaid balance due on the Note.

8. **Default Remedies.** Mortgagee shall give notice to Mortgagor following Mortgagor's breach of any covenant or agreement in this Mortgage. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than thirty (30) days from the date the notice is given to Mortgagor, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in foreclosure by judicial proceeding and sale of the Property.

9. **Release.** Upon payment of all sums secured by this Mortgage and the performance of all obligations owing to Mortgagee hereunder, Mortgagee shall discharge this Mortgage without charge to Mortgagor. Mortgagor shall pay any recordation costs.

10. Governing Law; Severability. This Mortgage shall be governed by Ohio law and the law of the jurisdiction where the Property is located. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision.

11. Binding Effect. This Mortgage is binding upon and for the benefit of Mortgagor and Mortgagee and their respective heirs, beneficiaries, administrators, executors, trustees, personal legal representatives, successors and assigns.

EXECUTED BY THE UNDERSIGNED on September 4, 2020.

GHA GLEN OPERATIONS, LLC/MORTGAGOR:

By: Bethany Gray
Name: Bethany Gray
Title: Board President

ANTIOCH COLLEGE CORPORATION/MORTGAGEE:

By: Anna Montoya
Name: Anna Montoya
Title: President

[Notary on following page]

MORTGAGE

STATE OF OHIO)

) SS:

COUNTY OF GREENE)

The foregoing instrument was acknowledged before me this 3rd day of September, 2020 by Bethany Gray, in his or her capacity as the Board President of GHA Glen Operations, LLC, an Ohio nonprofit corporation.



SHAREN SWARTZ NEUHARDT, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.

Sharen Swartz Neuhardt
Notary Public

STATE OF OHIO)

) SS:

COUNTY OF GREENE)

The foregoing instrument was acknowledged before me this 4th day of September, 2020 by Thomas Manley, in his or her capacity as the President of Antioch College Corporation, an Ohio nonprofit corporation:



SHAREN SWARTZ NEUHARDT, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.

Sharen Swartz Neuhardt
Notary Public

This instrument prepared by:
Justine Z. Larsen, Attorney
Bieser, Greer & Landis, LLP
6 N. Main Street, Suite 400
Dayton, Ohio 45402
(937) 223-3277

801918.1

IMAGE

EXHIBIT A
Legal Description

Tract 1

Situated in the Township of Miami and Village of Yellow Springs, County of Greene and State of Ohio: Known as being a part of Sections 13, 14, and 20, Township 4, Range 8. Also being a part of the land conveyed to Antioch College Continuation Corporation as recorded in O.R. Volume 2947, Page 18; the Official Records of Greene County, Ohio and being more particularly described as follows:

Beginning at a MAG nail set (N: 661,743.6817, W: 1,579,430.3197 – Ohio State Plane Coordinates – NAD83 South Zone) at the intersection of the centerline of Xenia Avenue with the centerline of Clifton Road (aka State Route 343), reference a survey disc in a concrete monument designated as NGS PID: JY1790 (N: 656,543.51, W: 1,578,508.63 – Ohio State Plane Coordinates – NAD93 South Zone) found South 10°03'03" West, 5281.14 feet from said Point of Beginning;

Thence, along the centerline of State Route 343, the following three (3) courses and distances:

- 1) South 49°16'47" East, 391.93 feet to a MAG nail set;
- 2) Thence, South 83°50'47" East, 495.24 feet to a MAG nail set;
- 3) Thence, South 83°40'47" East, 1445.50 feet to a MAG nail set at the northwest corner of land conveyed to Donna K. & Alvin L. Denman Trust as recorded in O.R. Volume 2548, Page 811; the Official Records of Greene County, Ohio.

Thence, leaving the centerline of Clifton Road along said Denman land, the following three (3) courses and distances:

- 1) South 07°42'13" West, 704.40 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 2) Thence, South 43°55'47" East, 139.00 feet to a fence corner post found;
- 3) Thence, South 84°53'19" East, 200.80 feet to a fence corner post found on the west line of land conveyed to David & Barbara Case as recorded in O.R. Volume 372, Page 76; the Official Records of Greene County, Ohio.

Thence, along said Case land, South 05°29'29" West, 698.58 feet to a brass disc monument in concrete found at the southwest corner of said Case land and the northwest corner of land conveyed to Carolyn Stover Trust as recorded in O.R. Volume 2292, Page 618; the Official Records of Greene County, Ohio;

Thence, along the west line of said Stover Trust land and along the west line of land conveyed to Deborah Alexander as recorded in O.R. Volume 2671, Page 723; the Official Records of Greene County, Ohio, South 05°04'07" West, 2667.37 feet to a fence corner post found at an interior of said Alexander land;

Thence, continuing along said Alexander land, the following three (3) courses and distances:

- 1) South 85°25'14" East, 250.18 feet to a fence corner post found, reference a ½" rebar found North 07°30'59" West, 62.96 feet from said corner;
- 2) Thence, South 04°08'51" West, 660.95 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set on the south line of said Alexander land;
- 3) Thence, South 85°20'48" East, 1322.08 feet to a brass disc monument in concrete found at the northwest corner of land conveyed to the State of Ohio as recorded in O.R. Volume 161, Page 591; the Official Records of Greene County, Ohio;

Thence, leaving the south line of said Alexander land along said land of the State of Ohio, the following six (6) courses and distances:

- 1) South 03°52'50" West, 1709.34 feet to a fence center post found;
- 2) Thence, South 18°40'15" East, 682.93 feet to a MAG nail set in the centerline of Bryan Park Road, reference a fence post found 28.85 feet from said corner along the aforementioned course;
- 3) Thence, along the centerline of Bryan Park Road, South 53°19'50" West, 6.46 feet to a Mag nail set;
- 4) Thence, leaving said centerline, South 33°23'40" East, and passing over a fence corner post at a distance of 825.00 feet, a total distance of 1281.97 feet to a stone monument found;
- 5) Thence, North 59°54'20" East, 105.34 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;

- 6) Thence, South 05°12'20" West, 739.20 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set on the north bank of the Little Miami River;

Thence, along the meanderings of the north bank of the Little Miami River, the following seven (7) courses and distances:

- 1) North 54°52'40" West, 358.38 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 2) Thence, North 77°42'40" West, 132.00 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 3) Thence, South 64°17'20" West, 471.90 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 4) Thence, South 77°47'20" West, 132.00 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 5) Thence, South 47°47'20" West, 355.74 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 6) Thence, North 82°12'40" West, 300.96 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 7) Thence, North 44°12'40" West, 318.95 to a MAG nail set at the southwest corner of land known as Tract 18 conveyed to Antioch College Continuation Corporation as recorded in O.R. Volume 2947, Page 18; the Official Records of Greene County, Ohio,

Thence, along the west line of said Tract 18 North 16°32'08" East, 226.33 feet to a 2" iron pipe found;

Thence, North 10°40'06" East, and passing over a MAG nail set at the southeast corner of said Tract 18, the southwest corner of land surveyed to Daniel & Elizabeth Rudolf as recorded in O.R. Volume 562, Page 890; the Official Records of Greene County, Ohio and the intersection of the centerline of Grinnell Road with the centerline of Bryan Park Road at a distance of 33.89 feet, a total distance of 401.10 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the southwest corner of said Rudolf land and the southwest corner of land conveyed to Jon Whitmore as recorded in O.R. Volume 1384, Page 475; the Official Records of Greene County, Ohio;

Thence, along said Whitmore land, the following four (4) courses and distances:

- 1) North 77°15'05" East, 231.27 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 2) Thence, South 43°22'55" East, 251.50 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 3) Thence, North 52°19'50" East, 347.40 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 4) Thence, North 32°25'10" West, 697.40 feet to a MAG nail set in the centerline of Bryan Park Road;

Thence, along the centerline of Bryan Park Road, the following three (3) courses and distances:

- 1) South 53°19'50" West, 148.66 feet to a MAG nail set;
- 2) Thence, South 59°10'29" West, 392.00 feet to a MAG nail set;
- 3) Thence, South 35°00'11" West, 180.70 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the northwest corner of said Rudolf land and the southeast corner of land conveyed to Shawn S. Paige as recorded in O.R. Volume 2013, Page 484; the Official Records of Greene County, Ohio;

Thence, along the north line of said Paige land, North 44°17'02" West, 99.97 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the northeast corner of said Paige land;

Thence, along the north line of said Paige land, South 51°44'02" West, 220.50 feet to a MAG nail set in the centerline of Grinnell Road at the northwest corner of said Paige land;

Thence, along the centerline of Grinnell Road, the following three (3) courses and distances:

- 1) North 39°30'58" West, 929.73 feet to a MAG nail set;
- 2) North 21°29'35" West, 944.93 feet to a MAG nail set;

- 3) Thence, North $21^{\circ}51'35''$ West, 880.00 feet to a MAG nail set at the intersection of the Yellow Springs/Miami Township corporation line with the centerline of Grinnell Road and the centerline of East Hyde Road;

Thence, along the centerline of East Hyde Road, South $76^{\circ}50'27''$ West, 574.49 feet to a 5/8" capped rebar stamped "DONAHUE 7844" found at the intersection of said centerline of East Hyde Road with the east line of land conveyed to the Village of Yellow Springs as recorded in O.R. Volume 202, Page 115; the Official Records of Greene County, Ohio, (said land formerly known as a part of the Pennsylvania Railroad and now more commonly known as the Little Miami Scenic Trail);

Thence, along the east line of said Village of Yellow Springs land (Little Miami Scenic Trail), the following seven (7) courses and distances:

- 1) Thence, along the arc of a curve to the left, said curve having a radius of 3079.65 feet, an arc length of 1085.58 feet, a delta angle of $20^{\circ}11'49''$, and a chord bearing North $04^{\circ}36'29''$ West, and a chord distance of 1079.97 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at an angle point;
- 2) North $14^{\circ}42'24''$ West, 922.00 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 3) Thence, South $75^{\circ}17'36''$ West, 3.00 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 4) Thence, North $14^{\circ}42'24''$ West, 3039.40 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 5) Thence, along the arc of a curve to the right, said curve having a radius of 9029.26 feet, an arc length of 459.09 feet, a delta angle of $02^{\circ}54'48''$, and a chord bearing North $13^{\circ}14'56''$ West, a chord distance of 459.04 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 6) Thence, North $11^{\circ}51'40''$ West, 285.32 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 7) Thence, along the arc of a curve to the right, said curve having a radius of 5699.58 feet, an arc length of 261.62 feet, a delta angle of $2^{\circ}37'48''$, and a chord bearing North $10^{\circ}32'46''$ West, and a chord distance of 261.60 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set on the former southeast line of Xenia Avenue;

Thence, along the former southeast line of Xenia Avenue, North 32°41'48" East, 185.74 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the intersection of said former southeast line with the former south line of Dayton Avenue;

Thence, along the former south line of Dayton Avenue, North 77°38'23" East, 558.80 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;

Thence, North 41°26'03" West, 126.31 feet to a MAG nail set in the centerline of Xenia Avenue;

Thence, along the centerline of Xenia Avenue, North 51°02'17" East, 285.10 feet to the Point of Beginning and containing **498.8456 acres** (21,729,714 square feet) of land, 424.8815 acres (18,507,837 square feet) of land contained in Miami Township and 73.9641 acres (3,211,877 square feet) of land contained in the Village of Yellow Springs, more or less, as surveyed in January of 2010 by Timothy A. Finke, Ohio Professional Land Surveyor No. S-8392, for and on behalf of Millman Surveying, Inc. under Project No. 18996 and is subject to all legal highways, easements and restrictions of record.

ALSO 422.106 ACRES ANNEXED TO THE VILLAGE OF YELLOW SPRINGS, OHIO PURSUANT TO VOLUME 3743, PAGE 37, DESCRIBED AS FOLLOWS:

Located in Sections 13 and 14, Town 4, Range 8, Between the Miami Rivers Survey, Miami Township, Greene County, State of Ohio, and being **422.106 acres** out of 498.3906 (498.8456 – 0.455) acre tract of land (all of Auditor's Parcel No. F16-1-14-15) conveyed to Antioch College Corporation by deed recorded in Volume 3053, Page 191 (Survey Tract 1) of the Official Records of Greene County, Ohio.

The basis of bearing is the centerline of Xenia Avenue (US 68) which bears S 51d-02'17" W as shown on a Millman survey of Lands of Antioch Continuation Corporation as recorded in Volume 41, Page 92 of Greene County Record.

The basis of bearings for all bearings described herein is Ohio State Plane Coordinates, NAD83 – South Zone, 1987 adjustment.

All capped rebar set are 5'8 inch diameter, 30 inches in length bearing a yellow plastic ID stamped "MILLMAN3303420723".

EXCEPTING THEREFROM .455 acres described as follows:

Located in the Village of Yellow Springs, Miami Township, Greene County, State of Ohio, and being more particularly described as follows:

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Beginning at the intersection of the centerlines of State Routes 68 and 343; thence South 50°49'10" West with the centerline of said State Route 68 for 238.10 feet; thence South 37°11'20" East for 80.00 feet to the place of beginning of the tract of land for the sewage pumping station; thence South 37°11'20" East for 110.00 feet; thence North 52°48'40" West for 180.00 feet; thence North 37°11'20" West for 110.00 feet; thence North 52°48'40" East for 180.00 feet to the place of beginning, containing 0.455 acres, more or less.

EXCEPTING THEREFROM CONVEYED TO VILLAGE OF YELLOW SPRINGS, OHIO PURSUANT TO DEED VOLUME 3465, PAGE 97 OF GREENE COUNTY RECORDS .764 ACRES DESCRIBED AS FOLLOWS:

Being a tract of land located in the State of Ohio, Greene County, and the Village of Yellow Springs and being more particularly described as follows:

Beginning for reference at a mag nail found at the Northwest corner of a tract of land as conveyed to Michael A. and Jo Francis Reichert as recorded in Deed Volume 566, Page 275 of Greene County Records, said point being on the centerline of Xenia Avenue (US 68);

Thence, following said centerline, S 51d-02'17" W, 531.63 feet to the Place of Beginning for the legal description described herein, passing for reference a mag nail found 285.10 feet;

Thence, continuing along said centerline, S 51d-02'17" W, 460.86 feet, to a point;

Thence, on a curve to the right with a radius of 5699.58 feet and curve length of 75.24 feet, whose chord bears N 9d-36'34" W, 75.24 feet to a capped "Millman" iron pin found;

Thence, N 32d-41'48" E, 185.75 feet to a capped "Millman" iron pin found;

Thence, N 77d-38'23" E, 276.99 feet to the place of beginning containing 0.764 acres, more or less.

Survey and legal decription performed by Michael L. Heintz, P.S. #7149 on August 24, 2012.

This legal description is intended to describe the following Parcel Nos.:

F16-1-14-15 (Township 424.8815 acres)

F19-1-14-53 (Village 73.9641 acres)

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Prior Instrument Reference: Vol. 3053, Page 191 of the Deed Records of Greene County,
Ohio Recorder.

Tract 2

Situated in the Townships of Miami, Cedarville and Xenia, County of Greene and State of Ohio: Known as being part of Section 13, Township 4, Range 8 and a part of V.M.S. Nos. 429, 435, 438, 4730 and 7011. Also being a part of the land conveyed to Antioch College Continuation Corporation as recorded in O.R. Volume 2947, Page 18; the Official Records of Greene County, Ohio and being more particularly described as follows:

Beginning at a MAG nail set (N: 654,490.7129, W: 1,580,890.0268 – Ohio State Plan Coordinates – NAD83 South Zone) at the intersection of the centerline of Grinnell Road with the corporation line between the Village of Yellow Springs and Miami Township, reference a survey disc in a concrete monument designated as NGS PID: JY1790 (N: 656,543.51, W: 1,578,508.63 – Ohio State Plan Coordinates – NAD83 South Zone) found North 49°14'13" West, 3144.07 feet from said Point of Beginning;

Thence, along the centerline of Grinnell Road, South 21°29'35" East, 808.90 feet to a MAG nail set;

Thence, continuing along the centerline of Grinnell Road, South 39°30'58" East, 1613.46 feet to a MAG nail set at the intersection of the centerline of Grinnell Road with the centerline of Bryan Park Road;

Thence, South 10°40'06" West, 33.89 feet to a 2" iron pipe found;

Thence, South 16°32'08" West, 226.33 feet to a MAG nail set on the north bank of the Little Miami River;

Thence, along the north bank of the Little Miami River, North 54°55'31" West, 652.29 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;

Thence, South 44°40'45" West, 94.96 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;

Thence, South 70°59'15" East, 156.97 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;

Thence, South 54°50'15" East, 542.30 feet to a MAG nail set;

Thence, South 28°57'45" West, 30.00 feet to a MAG nail set;

Thence, South 03°51'15" East, 88.40 feet to a MAG nail set in the centerline of Grinnell Road;

Thence, along the centerline of Grinnell Road, South 40°15'51" East, 87.90 feet to a MAG nail set;

Thence, South 49°44'09" West, 83.00 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the northeast corner of Lot No. 11, Grinnell Subdivision as recorded in Plat Cabinet 3, Page 132; the Official Records of Greene County Ohio;

Thence, along said Grinnell Subdivision, the following thirteen (13) courses and distances:

- 1) North 47°11'51" West, 335.00 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at an angle point on the northeast line of Lot No. 10;
- 2) Thence, North 53°39'51" West, 87.52 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the north corner of Lot No. 10;
- 3) Thence, South 60°16'09" West, 278.69 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at an angle point in the northwest line of Lot No. 10;
- 4) Thence, South 47°28'09" West, 115.50 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the northwest corner of Lot No. 10 and an angle point in the east line of Lot No. 9;
- 5) Thence, North 42°31'51" West, 246.83 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the northeast corner of Lot No. 9;
- 6) Thence, South 44°38'09" West, 389.60 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at an angle point in the northwest line of Lot No. 8;
- 7) Thence, South 33°42'09" West, 126.66 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at an angle point in the northwest line of Lot No. 7;
- 8) Thence, South 25°15'09" West, 212.51 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the southwest corner of Lot No. 7;
- 9) Thence, South 23°01'09" West, 287.87 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the southwest corner of Lot No. 6;

- 10) Thence, South 12°07'29" West, 132.30 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at an angle point in the west line of Lot No. 5;
- 11) Thence, South 18°22'51" East, 469.90 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the southwest corner of Lot No. 5;
- 12) Thence, North 72°47'09" East, 479.22 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the northwest corner of Lot No. 14;
- 13) Thence, South 17°15'51" East, 211.19 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set on the north line of land conveyed to Donald S. Micucci et al as recorded in O.R. Volume 2992, Page 625; the Official Records of Greene County, Ohio at the southwest corner of Lot No. 14;

Thence, along the north line of said Micucci land, South 82°55'54" West, 554.11 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at an angle point in said north line;

Thence, continuing along said north line, North 44°39'21" West, 12.59 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the north corner of said Micucci land;

Thence, along the northwest line of said Micucci land, South 50°02'39" West, 1280.40 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the west corner of said Micucci land;

Thence, along the southwest line of said Micucci land, South 42°17'36" East, and passing over a brass disc monument in concrete found at a distance of 8.58 feet, a brass disc monument in concrete found at a distance of 590.65 feet, a total distance of 593.65 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set reference at 1" iron pipe found South 48°18'39" West, 11.52 feet from said corner;

Thence, continuing along the southwest line of said Micucci land and the southwest line of land conveyed to D Lamar & Cynthia A. Spracklen as recorded in O.R. Volume 481, Page 327; the Official Records of Greene County Ohio, South 42°32'27" East, 2180.24 feet to a MAG nail set in the centerline of Clifton Road;

Thence, along the centerline of Clifton Road, South 54°25'33" West, 33.24 feet to a MAG nail set;

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Thence, leaving the centerline of Clifton Road along the northeast line of land conveyed to Douglas K. & Rachel L. Anderson as recorded in O.R. Volume 2691, Page 123; the Official Records of Greene County Ohio, North 42°32'27" West, and passing over a brass disc monument in concrete found at a distance of 26.48 feet, a total distance of 2176.70 feet to a 5/8" illegible capped rebar found at the north corner of said Anderson land;

Thence, along the northwest line of said Anderson land, South 48°18'39" West, 1835.27 feet to a 5/8" capped rebar stamped "Clinco Sutton" found at the west corner of said Anderson land, reference a brass disc monument in concrete found South 30°28'26" East, 9.91 feet from said corner;

Thence, along the southwest line of said Anderson land, South 46°41'21" East, 201.48 feet to a fence corner post found at the northeast corner of land conveyed to Margaret E. Fischer as recorded in O.R. Volume 1490, Page 256; the Official Records of Greene County, Ohio;

Thence, along the northwest line of said Fischer land and land conveyed to Michael D. & Toni Beatty as recorded in O.R. Volume 1683, Page 489; the Official Records of Greene County, Ohio, South 37°45'39" West, 771.10 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at an angle point in the northwest line of said Beatty land;

Thence, South 23°36'39" West, 331.80 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set on the north line of land conveyed to Margaret Fischer as recorded in O.R. Volume 1713, Page 497; the Official Records of Greene County, Ohio at the southwest corner of said Beatty land;

Thence, along said Fischer land, the following five (5) courses and distances:

- 1) North 53°35'21" West, 185.10 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 2) Thence, South 36°14'29" West, 476.80 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 3) Thence, North 45°10'21" West 330.20 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 4) Thence, South 44°35'16" West, 1064.64 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set on the corporation line between Cedarville Township and Xenia Township;

- 5) Thence, also along said corporation line, South 45°15'02" East, 50.00 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the northeast corner of land conveyed to Mark A Hasser as recorded in O.R. Volume 1630, Page 994; the Official Records of Greene County, Ohio;

Thence, along the north line of said Hasser land and along the north line of lands now or formerly conveyed to Mark A. Hasser as recorded in O.R. Volume 1607, Page 262; the Official Records of Greene County, Ohio, and now or formerly conveyed to Todd & Laura Van Lehn as recorded in O.R. Volume 1487, Page 372; the Official Records of Greene County, Ohio, South 49°00'53" West, 1509.52 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the northwest corner of said Van Lehn land;

Thence, along the southwest line of said Van Lehn land, South 42°34'07" East, 859.04 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set on the corporation line between Cedarville Township and Xenia Township;

Thence, continuing along the southwest line of said Van Lehn land, South 42°47'07" East, 523.70 feet to a MAG nail set in the centerline of Clifton Road;

Thence, along the centerline of Clifton Road, South 49°17'53" West, 33.00 feet to a MAG nail set at the southeast corner of land conveyed to Gary Pence as recorded in O.R. Volume 889, Page 867; the Official Records of Greene County, Ohio;

Thence, leaving the centerline of Clifton Road along the northeast line of said Pence land and the northeast line of lands now or formerly conveyed to David P. Holly as recorded in O.R. Volume 1062, Page 644; the Official Records of Greene County, Ohio and land now or formerly conveyed to Paul & Gayle Sampson as recorded in O.R. Volume 2781, Page 876; the Official Records of Greene County, Ohio, North 42°39'02" West, 1621.97 feet to a concrete monument found at the north corner of said Sampson land;

Thence, along the northwest line of said Sampson land, South 49°42'49" West, 764.82 feet to a MAG nail set in the centerline of Jacoby Road;

Thence, along the centerline of Jacoby Road, the following three (3) courses and distances:

- 1) North 58°33'22" West, 305.89 feet to a MAG nail set;
- 2) Thence, North 38°02'02" West, 492.50 feet to a MAG nail set;
- 3) Thence, North 32°17'02" West, 130.19 feet to a MAG nail set at the intersection of the centerline of Jacoby Road with the south bank of the Little Miami River;

Thence, with the meanderings of the south bank of the Little Miami River, the following twenty-nine (29) courses and distances:

- 1) North 68°08'58" East, 150.60 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 2) Thence, North 16°19'58" East, 343.00 feet to a 5/8" capped rebar stamped "MILLMAN3303420723";
- 3) Thence, North 50°26'58" East, 350.70 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 4) Thence, North 53°04'58" East, 385.40 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 5) Thence, North 72°36'58" East, 543.10 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 6) Thence, North 89°43'58" East, 158.50 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 7) Thence, North 88°07'58" East, 318.30 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 8) Thence, North 88°42'58" East, 222.80 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 9) Thence, North 78°55'58" East, 138.47 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 10) Thence, North 53°26'08" East, 142.75 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 11) Thence, North 35°42'16" East, 169.60 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 12) Thence, North 14°50'16" East, 159.30 to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 13) Thence, North 00°49'16" East, 69.90 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;

- 14) Thence, North 14°53'16" East, 335.40 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 15) Thence, North 39°08'20" East, 279.17 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 16) Thence, North 41°05'39" East, 314.79 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 17) Thence, North 38°00'39" East, 1048.70 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 18) Thence, North 36°20'39" East, 187.90 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 19) Thence, North 31°07'39" East, 344.20 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 20) Thence, North 50°09'39" East, 683.90 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 21) Thence, North 44°56'39" East, 159.20 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 22) Thence, North 08°51'21" West, 123.50 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 23) Thence, North 34°53'39" East, 124.10 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 24) Thence, North 75°50'39" East, 170.00 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 25) Thence, North 55°39'39" East, 124.60 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 26) Thence, North 55°45'39" East, 277.90 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;

27) Thence, North 25°50'39" East, 699.40 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;

28) Thence, North 33°01'39" East, 645.20 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;

29) Thence, North 08°47'54" East, 432.56 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;

Thence, North 85°14'46" West, 559.40 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the southeast corner of land conveyed to Robert M. & Jane Funderburg as recorded in O.R. Volume 2963, Page 632; the Official Records of Greene County, Ohio;

Thence, along the east line of said Funderburg land, North 22°35'02" East, 261.84 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the northeast corner of said Funderburg land;

Thence, along the north line of said Funderburg land, North 56°27'00" West, 669.83 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;

Thence, continuing along the north line of said Funderburg land, North 55°54'45" West, 749.81 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set on the southeast line of land conveyed to the Village of Yellow Springs as recorded in O.R. Volume 202, Page 115; the Official Records of Greene County, Ohio (said land formerly known as part of the Pennsylvania Railroad and now more commonly known as the Little Miami Scenic Trail);

Thence, along said Village of Yellow Springs land (Little Miami Scenic Trail), the following eight (8) courses and distances:

- 1) North 42°28'48" East, 373.17 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 2) Thence, along the arc of a curve to the left, said curve having a radius of 6920.49 feet, an arc length of 679.81 feet, a delta angle of 5°37'42", and a chord bearing North 39°05'44" East, a chord distance of 679.53 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 3) Thence, along the arc of a curve to the left, said curve having a radius of 2965.58 feet, an arc length of 177.48 feet, a delta angle of 3°25'44", and a chord bearing

North 34°43'47" East, a chord distance of 177.45 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;

- 4) Thence, along the arc of curve to the left, said curve having a radius of 9648.70 feet, an arc length of 139.37 feet, a delta angle of 00°49'39", and a chord bearing North 32°59'11" East, a chord distance of 139.37 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 5) Thence, North 14°09'34" East, 38.21 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 6) Thence, along the arc of a curve to the left, said curve having a radius of 9636.70 feet, an arc length of 127.48 feet, a delta angle of 00°45'29", and a chord bearing North 31°58'41" East, a chord distance of 127.48 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 7) Thence, along the arc of a curve to the left, said curve having a radius of 2677.68 feet, an arc length of 402.51 feet, a delta angle of 8°36'46", and a chord bearing North 27°28'01" East, a chord distance of 402.13 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 8) Thence, along the arc of a curve to the left, said curve having a radius of 5794.82 feet, an arc length of 200.85 feet, a delta angle of 1°59'09", and a chord bearing North 23°12'37" East, a chord distance of 200.84 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set on the corporation line between the Village of Yellow Springs and Miami Township in the southwest corner of land conveyed to the Village of Yellow Springs as recorded in O.R. Volume 324, Page 133; The Official Records of Greene County, Ohio;

Thence, along the south line of said Yellow Springs land and said corporation line, South 83°43'23" East, 1109.52 feet to the Point of Beginning and containing **337.8646 acres** (14,717,383 square feet), more or less, as surveyed in January of 2010 by Timothy A. Finke, Ohio Professional Land Surveyor No. S-8392, for and on behalf of Millman Surveying, Inc., under Project No. 18996 and is subject to all legal highways, easements and restrictions of record.

Bearings are based on a boundary survey for Benesch, Friedlander, Coplan & Aronoff, LLP being lands of Antioch Continuation Corporation as recorded in Survey Records Volume 41, Page 80 of Greene County Records.

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The basis of bearings for all bearings described herein is Ohio State Plane Coordinates, NAD83 – South Zone, 1987 adjustment.

All capped rebar set are 5/8 inch diameter, 30 inches in length bearing a yellow plastic ID stamped "MILLMAN3303420723".

EXCEPTING THEREFROM CONVEYED TO VILLAGE OF YELLOW SPRINGS, OHIO PURSUANT TO DEED VOLUME 3465, PAGE 97 OF GREENE COUNTY RECORDS **0.186 ACRES** DESCRIBED AS FOLLOWS:

Being a tract of land located in the State of Ohio, Greene County, and Miami Township and being more particularly described as follows:

Beginning for reference at a MAG nail found at the intersection of the centerline of Grinnell Road and the centerline of Hyde Road;

Thence, with said Grinnell Road centerline S 21°-51'35" E, 880.00 feet to a MAG nail found;

Thence, with said Grinnell Road centerline S 21°-29'35" E, 136.04 feet to a MAG nail set at the Place of Beginning for the herein described parcel;

Thence, continuing with said Grinnell Road centerline S 21°-29'35" E, 10.37 feet to a MAG nail set;

Thence, N 84°-37'-37" W, 585.84 feet to an iron pin set;

Thence, N 1°-01'-22"W, 18.57 feet to an iron pin set;

Thence, S 83°-43'-23" E, 583.30 feet to the Place of Beginning containing 0.186 acres, more or less.

Bearings are based on a boundary survey for Benesch, Friedlander, Coplan & Aronoff, LLP being lands of Antioch Continuation Corporation as recorded in Survey Records Volume 41, Page 80 of Greene County Records.

Survey and legal description performed by Michael L. Heintz, P.S. #7149 on September 6, 2012.

This legal description is intended to describe the following Parcel Nos.:

F16-1-13-12 (MIT/YSexLSD 251.3337 acres)
D08-1-1-1 (CVT 9.5765 acres)

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M36-1-11-23 (XET 54.8552 acres)
F17-1-24-2 (MIT/CCLSD 22.0993 acres)

Prior Instrument Reference: Vol. 3053, Page 191 of the Deed Records of Greene County,
Ohio Recorder.

Tract 3

Situated in the Township of Miami, County of Greene and State of Ohio: Known as being a part of Section 24, Township 4, Range 8. Also being a part of the land conveyed to Antioch College Continuation Corporation as recorded in O.R. Volume 2947, Page 18; The Official Records of Greene County, Ohio and being more particularly described as follows:

Commencing at a post found at the northwest corner of Section 23;

Thence, along the north line of Section 23, South 85°56'09" East, 1682.75 feet to the east line of land conveyed to the Village of Yellow Springs as recorded in O.R. Volume 202, Page 115; the Official Records of Greene County, Ohio (said land formerly known as part of the Pennsylvania Railroad and now more commonly known as Little Miami Scenic Trail);

Thence, continuing along the north line of Section 23 and along said Village of Yellow Springs land, South 84°57'18" East, 155.69;

Thence, along the east line of said Village of Yellow Springs land, the following three (3) courses and distances:

- 1) North 04°21'24" East, 55.07 feet;
- 2) Thence, North 75°29'22" East, 103.28 feet;
- 3) Thence, along the arc of a curve to the left, said curve having a radius of 2996.66 feet, an arc length of 1052.24 feet, a delta angle of 20°07'08", and chord bearing North 65°25'48" East, a chord distance of 1046.85 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set (N: 654,490.7129, W: 1,580,890.0268 – Ohio State Plane Coordinates – NAD83 South Zone) at the Point of Beginning of the parcel of land herein described, reference a survey disc in a concrete monument designated as NGS PID: JY1790 (N: 656,543.51, W: 1,578,508.63 – Ohio State

Plan Coordinates – NAD South Zone) found North 20°00'11" East, 9332.37 feet from said Point of Beginning;

Thence, continuing along the east line of said Village of Yellow Springs land, the following six (6) courses and distances:

- 1) Along the arc of a curve to the left, said curve having a radius of 2996.66 feet, an arc length of 308.66 feet, a delta angle of 05°54'06", and a chord bearing North 52°25'11" East, a chord distance of 308.53 feet to a 5/8" capped rebar stamped "MILLMAN 3303420723" set;
- 2) Thence, along the arc of a curve to the left, said curve having a radius of 11538.87 feet, an arc length of 200.44 feet, a delta angle of 00°59'43", and a chord bearing North 49°15'34" East, a chord distance of 200.44 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 3) Thence, along the arc of a curve to the left, said curve having a radius of 2996.57 feet, an arc length of 236.56 feet, a delta angle of 04°31'23", and a chord bearing North 46°39'27" East, a chord distance of 236.50 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 4) Thence, along the arc of a curve to the left, said curve having a radius of 2563.73 feet, an arc length of 1535.14 feet, a delta angle of 34°18'30", and a chord bearing North 29°46'48" East, a chord distance of 1512.31 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 5) Thence, along the arc of a curve to the left, said curve having a radius of 2996.58 feet, an arc length of 179.78 feet, a delta angle of 03°26'15", and a chord bearing North 13°26'43" East, a chord distance of 179.75 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 6) Thence, North 11°43'35" East, 302.85 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the southwest corner of land conveyed to Community Service, Inc. as recorded in O.R. Volume 201, Page 539; the Official Records of Greene County, Ohio;

Thence, along the south line of said Community Service, Inc. land, North 85°01'24" East, 1257.24 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at an interior corner of said Community Service, Inc. land;

Thence, continuing along said Community Service Inc. land, South 04°44'24" West, and passing over a fence corner post found at a distance of 1265.96 feet, a total distance of 1573.36 feet to the center of the Little Miami River;

Thence, along the center of the Little Miami River, South 38°24'24" West, 1213.84 feet to the northeast corner of land conveyed to the Village of Yellow Springs, Ohio as recorded in O.R. Volume 324, Page 135; the Official Records of Greene County, Ohio;

Thence, along the north line of said Village of Yellow Springs land, North 85°22'36" West, 1797.09 feet to the Point of Beginning and containing **83.9283 acres** (3,655,917 square feet) of land, more or less, as surveyed in January of 2010 by Timothy A. Finke, Ohio Professional Land Surveyor No. S-8392, for and on behalf of Millman Surveying, Inc. under Project No. 18996 and is subject to all legal highways, easements and restrictions of record.

The basis of bearings for all bearings described herein is Ohio State Plan Coordinates, NAD83 – South Zone, 1987 adjustment.

All capped rebar set are 5/8 inch diameter, 30 inches in length bearing a yellow plastic ID cap stamped "MILLMAN3303420723".

This legal description is intended to describe the following Parcel Nos.: F16-1-11-10

TOGETHER with the following described tract:

Being a tract of land located in the State of Ohio, Greene County, and Miami Township, and being in Section 24, Town 4, Range 7, M.R.S. and being more particularly described as follows:

Beginning for reference at a point in the South line of said Section 24, said South line being the South line of Miami Township, and said point being a corner of the right-of-way of the Little Miami division of the PCC and St. Louis Railroad Company;

Thence, South 84°-45'00" East, 2448.42 feet along said South line of Section 24 and the South line of a 29.365 acre tract of land as conveyed to the Village of Yellow Springs in Deed Volume 324, Page 135 of Greene County Records to the Place of Beginning and an iron pin set;

Thence, North 12°-12'30" East, 604.16 feet to an iron pin set in the North line of said 29.365 acre tract of land;

Thence, along said North line South 84°-45'00" East, 262.88 feet to the Northeast corner of said tract and by deed to the centerline of the Little Miami River;

Thence, following said River centerline, South 31°-49'-40" West, 330.42 feet to a point;

Thence, following said River centerline, South 12°-12'30" West, 306.46 feet to a point in the South line of said Section 24 and the South line of said Miami Township, said point being the Southeast corner of said 29.365 acre tract;

Thence, with said South line North 84°-45'-00" West, 151.11 feet along the South line of said tract to the Place of Beginning containing **2.460 acres**, more or less, subject to all legal highways and easements of record.

Bearings are based on the deed bearing of the South line of Section 24 and the South line of Miami Township of South 84°-45'-00" East.

(Total acreage in Tract 3, with addition, is 86.3883 acres)

The legal description above was written by Michael L. Heintz, P.S. #7149 on January 11, 2013.

Parcel Identification Nos.: F16-1-11-10 & F16-1-11-14

Prior Instrument Reference: Vol. 3053, Page 191 and Vol. 3465, Page 101 of the Deed Records of Greene County, Ohio Recorder.

Tract 4

Situated in the Township of Miami, County of Greene and State of Ohio; Known as being a part of Section 13 & 19, Township 4, Range 8. Also being a part of land conveyed to Antioch College Continuation Corporation as recorded in O.R. Volume 2947, Page 18; the Official Records of Greene County, Ohio and being more particularly described as follows:

COMMENCING at a post found at the northwest corner of Section 23;

Thence, South 85°56'09" East along the North line of Section 23, a distance of 1494.39 feet to the intersection of said North line with the West line of the Little Miami Scenic Trail (variable width – public – 60' wide at this point);

Thence, along the West line of the Little Miami Scenic Trail, the following fourteen (14) courses and distances:

DRAFT

- 1) North $75^{\circ}29'22''$ East a distance of 363.57 feet;
- 2) Curving to the left along the arc of a 2930.66 foot radius curve, concave Northwesterly, through a central angle of $27^{\circ}35'35''$, an arc length of 1411.37 feet, a chord bearing
- 3) North $63^{\circ}15'50''$ East a having a chord length of 1397.77 feet;
- 4) Curving to the left along the arc of a 11472.87 foot radius curve, concave Northwesterly, through a central angle of $00^{\circ}59'45''$, an arc length of 199.43 feet, a chord bearing North $49^{\circ}15'34''$ East and having a chord length of 199.42 feet;
- 5) Curving to the left along the arc of a 2930.57 foot radius curve, concave Northwesterly, through a central angle of $04^{\circ}31'26''$, an arc length of 231.39 feet, a chord bearing North $46^{\circ}39'28''$ East and having a chord distance of 231.33 feet;
- 6) Curving to the left along the arc of a 3373.09 foot radius curve, concave Northwesterly, through a central angle of $25^{\circ}15'19''$, an arc length of 1486.81 feet, a chord bearing North $29^{\circ}08'27''$ East and having a chord distance of 1474.80 feet;
- 7) South $74^{\circ}50'10''$ East a distance of 17.00 feet;
- 8) Curving to the left along the arc of a 2930.57 foot radius curve, concave Northwesterly, through a central angle of $03^{\circ}26'15''$, an arc length of 175.82 feet, a chord bearing North $13^{\circ}26'43''$ East and having a chord length of 175.79;
- 9) North $11^{\circ}43'35''$ East a distance of 476.20 feet;
- 10) Curving to the right along the arc of a 2677.42 foot radius curve, concave Southeasterly, an arc length of 607.49 feet, a chord bearing North $18^{\circ}13'35''$ East and having a chord length of 606.19 feet;
- 11) Curving to the right along the arc of a 4330.18 foot radius curve, concave Southeasterly, through a central angle of $06^{\circ}40'00''$, an arc length of 503.84 feet, a chord bearing North $27^{\circ}16'45''$ East and having a chord length of 503.56 feet;
- 12) Curving to the right along the arc of a 9857.28 foot radius curve, concave Southeasterly, through a central angle of $02^{\circ}02'28''$, an arc length of 351.18 feet, a chord bearing North $31^{\circ}08'27''$ East and having a chord length of 351.16 feet;

13) Curving to the right along the arc of a 1443.07 foot radius curve, concave Southeasterly, through a central angle of $10^{\circ}28'16''$, an arc length of 263.73 feet, a chord bearing North $37^{\circ}14'40''$ East and having a chord length of 263.36 feet;

14) North $42^{\circ}28'48''$ East a distance of 321.49 feet to a capped rebar set, said point being the true POINT OF BEGINNING;

Thence, North $85^{\circ}14'46''$ West along the North line of land conveyed to Bean Morris and Co., Inc. as recorded in Deed O.R. Volume 206, Page 375; the Official Records of Greene County, Ohio, a distance of 223.06 feet to a capped rebar set;

Thence, North $16^{\circ}47'39''$ West along the East line of land conveyed to Robert A. and Ruth M. Darrow, as recorded in Deed O.R. Volume 113, Page 12; the Official Records of Greene County, Ohio, a distance of 982.93 feet to a MAG nail set in the centerline of East Hyde Road;

Thence along the centerline of East Hyde Road, the following five (5) courses and distances:

- 1) North $72^{\circ}51'51''$ East a distance of 516.41 feet to a MAG nail set;
- 2) North $73^{\circ}22'51''$ East a distance of 228.00 feet to a MAG nail set;
- 3) North $79^{\circ}24'51''$ East a distance of 487.72 feet to a MAG nail set;
- 4) North $85^{\circ}03'21''$ East a distance of 108.62 feet to a MAG nail set;
- 5) South $86^{\circ}13'09''$ East a distance of 7.86 feet to MAG nail set;

Thence, South $15^{\circ}59'39''$ East along the West line of land conveyed to Mark M. Rich and Kathrin Engisch, O.R. Volume 2388, Page 403; the Official Records of Greene County, Ohio, a distance of 303.14 feet to a capped rebar set on the West line of aforementioned Little Miami Scenic Trail;

Thence, along the West line of the Little Miami Scenic Trail, the following five (5) courses and distances:

- 1) South $42^{\circ}28'48''$ West a distance of 88.52 feet to a capped rebar set;
- 2) North $55^{\circ}54'45''$ West a distance of 15.16 feet to a capped rebar set;

- 3) South 42°28'48" West a distance of 70.75 feet to a capped rebar set;
- 4) South 04°06'45" West a distance of 43.50 feet to a capped rebar set;
- 5) South 42°28'48" West a distance of 1127.49 feet to the POINT OF BEGINNING;

Containing 1,016,957 square feet (23.3461 acres) of land, more or less, as surveyed in January of 2010 by Timothy A. Finke, PS, Ohio Professional Surveyor No. 8392 for and on behalf of Millman Surveying, Inc.

All capped rebar are 5/8 inch in diameter, 30 inches in length having a yellow plastic cap stamped "MILLMAN 330-342-0723".

All bearings herein are based upon the Ohio State Plan Coordinate System, South Zone, NAD83 (2007 Adjustment)

This legal description is intended to describe the following Parcel Nos.: F16-1-10-27

Prior Instrument Reference: Vol. 3053, Page 191 of the Deed Records of Greene County, Ohio Recorder.

Tract 5

Situated in the Township of Xenia, County of Greene and State of Ohio: Known as being a part of Section 23, Township 4, Range 7. Also being a part of the land conveyed to Antioch College Continuation Corporation as recorded in Volume 2947, Page 18; the Official Records of Greene County, Ohio and being more particularly described as follows:

Commencing at a post found at the northwest corner of Section 23;

Thence, along the north line of Section 23, South 85°56'09" East, 1682.75 feet to the east line of land conveyed to the Village of Yellow Springs as recorded in Volume 202, Page 115; the Official Records of Greene County, Ohio (said land formerly known as a part of the Pennsylvania Railroad and now more commonly known as the Little Miami Scenic Trail);

Thence, continuing along the north line of Section 23 and along said Village of Yellow Springs land, South 84°57'18" East, 181.06 feet;

Thence, continuing along the north line of Section 23 and the south line of land conveyed to the Village of Yellow Springs as recorded in Volume 324, Page 135; the Official Records of Greene County, Ohio, South 85°24'18" East, 1235.39 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set (N:647,156.9109 W: 1,575,516.8194 – the Ohio State Plane Coordinates – NAD83 South Zone) at the Point of Beginning of the parcel of land herein described, reference a survey disc in a concrete monument designated as NGS PID: JY1790 (N: 656,543.51, W: 1,578,508.63 – Ohio State Plan Coordinates – NAD83 South Zone) found North 17°40'44" East, 9851.94 feet from said Point of Beginning;

Thence, continuing along the south line of said Village of Yellow Springs land, South 85°24'18" East, 473.60 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the northwest corner of land conveyed to Mary L. Gnau as recorded in Volume 2700, Page 929; the Official Records of Greene County, Ohio;

Thence, along the west line of said Gnau land, South 05°01'42" West, 118.50 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at an interior corner of said Gnau land;

Thence, continuing along said Gnau land, South 76°36'17" East, 496.30 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at another interior corner of said Gnau land;

Thence, continuing along said Gnau land, South 10°45'24" East, 102.60 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set on the north bank of the Little Miami River;

Thence, along the north bank of the Little Miami River, South 70°32'27" West, 33.70 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set at the southeast corner of land conveyed to Mary L. Gnau as recorded in Volume 2700, Page 929; the Official Records of Greene County;

Thence, along said Gnau land, the following seven (7) courses and distances:

- 1) North 06°04'18" West, 56.00 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 2) Thence, North 69°27'18" West, 158.00 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;

- 3) Thence, North 78°19'18" West, 97.00 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 4) Thence, South 78°06'42" West, 88.00 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 5) Thence, South 27°22'42" West, 92.00 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 6) Thence, South 56°04'42" West, 171.80 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 7) Thence, South 07°35'42" West, 53.10 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;

Thence, along the meanderings of the north bank of the Little Miami River, the following eleven (11) courses and distances:

- 1) North 81°03'15" West, 89.22 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 2) Thence, South 77°36'45" West, 200.52 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 3) Thence, South 78°19'45" West, 341.46 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 4) Thence, South 54°28'45" West, 398.16 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 5) Thence, South 50°05'45" West, 267.56 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 6) Thence, South 37°28'45" West, 172.17 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 7) Thence, South 19°27'45" West, 173.27 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 8) Thence, South 43°56'45" West, 242.20 feet to a MAG nail set at the intersection of said north bank with the centerline of Jacoby Road;

- 9) Thence, South $41^{\circ}40'20''$ West, 143.30 feet to a $5/8''$ capped rebar stamped "MILLMAN3303420723" set;
- 10) Thence, South $73^{\circ}22'20''$ West, 172.40 feet to a $5/8''$ capped rebar stamped "MILLMAN3303420723" set;
- 11) Thence, South $78^{\circ}22'00''$ West, 127.86 feet to a $5/8''$ capped rebar stamped "MILLMAN3303420723" set at the southeast corner of land conveyed to Ronald & Linda Gillium as recorded in Volume 2463, Page 545; the Official Records of Greene County, Ohio;

Thence, along said Gillium land, the following six (6) courses and distances:

- 1) Thence, North $53^{\circ}38'04''$ West, 220.67 feet to a $5/8''$ capped rebar stamped "MILLMAN3303420723" set;
- 2) Thence, North $15^{\circ}46'22''$ West, 66.22 feet to a $5/8''$ capped rebar stamped "MILLMAN3303420723" set;
- 3) Thence, North $22^{\circ}30'20''$ East, 106.00 feet to a $5/8''$ capped rebar stamped "MILLMAN3303420723" set;
- 4) Thence, North $45^{\circ}41'45''$ East, 67.54 feet to a $5/8''$ capped rebar stamped "MILLMAN3303420723" set;
- 5) Thence, North $37^{\circ}03'38''$ West, 33.05 feet to a $5/8''$ capped rebar stamped "MILLMAN3303420723" set;
- 6) Thence, North $55^{\circ}26'21''$ East, 336.40 feet to a $5/8''$ capped rebar found in the centerline of Jacoby Road;

Thence, along the centerline of Jacoby Road, South $39^{\circ}54'40''$ East, 6.17 feet to a $5/8''$ capped rebar stamped "MILLMAN3303420723" set at an interior corner on the south line of land conveyed to the Village of Yellow Springs as recorded in Volume 416, Page 354; the Official Records of Greene County, Ohio;

Thence, along said Village of Yellow Springs land, the following seven (7) courses and distances:

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- 1) North 47°04'52" East, 125.10 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 2) Thence, North 49°35'52" East, 271.32 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 3) Thence, North 47°39'52" East, 267.75 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 4) Thence, North 59°43'52" East, 173.08 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 5) Thence, North 49°26'52" East, 473.14 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 6) Thence, North 53°43'52" East, 223.63 feet to a 5/8" capped rebar stamped "MILLMAN3303420723" set;
- 7) Thence, North 40°54'52" East, 182.10 feet to the Point of Beginning and containing **22.8372 acres** (994,787 square feet) of land, more or less, as surveyed in January of 2010 by Timothy A. Finke, Ohio Professional Land Surveyor No. S-8392, for and on behalf of Millman Surveying, Inc. under Project No. 18996 and is subject to all legal highways, easements and restrictions of record.

NOTE: 22.8372 acres include Lots 60, 72, 73, & 77 of Thomas Dewine Plat as recorded in Plat Book 2 Pg 151-152 NKA Plat Cabinet 31 Pg 292B-293A of the Greene County Recorders, Ohio. 21.5816 Acres, 0.5903 Acres in Lot 60, 0.2270 Acres in Lot 72, 0.2269 Acres in Lot 73, and 0.2114 Acres in Lot 77.

The basis of bearings for all bearings described herein is Ohio State Plane Coordinates, NAD83 – South Zone, 1987 adjustment.

All capped rebar sets are 5/8 inch diameter, 30 inches in length and bearing a yellow plastic ID cap stamped "MILLMAN3303420723".

This legal description is intended to describe the following Parcel Nos.: M36-1-10-6.

Prior Instrument Reference: Vol. 3053, Page 191 of the Deed Records of Greene County, Ohio Recorder.

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Tract 6

SITUATE IN THE TOWNSHIP IN MIAMI, COUNTY OF GREENE, AND STATE OF OHIO, AND BEING DESCRIBED AS FOLLOWS:

BEING PART OF SECTION 19, TOWN 4, RANGE 8.

BEGINNING AT AN IRON BAR AT THE INTERSECTION OF THE EAST LINE OF SECTION 19 AND THE CENTER LINE OF HYDE ROAD;

THENCE WITH THE CENTERLINE OF HYDE ROAD, SOUTH 83 DEGREES 44' WEST, 108.62' TO A RAILROAD SPIKE;

THENCE WITH THE CENTERLINE OF HYDE ROAD SOUTH 78 DEGREES 05' 30" WEST, 258.42' TO A SPIKE;

THENCE NORTH 3 DEGREES 16' 45" EAST, 669.66' TO AN IRON PIPE;

THENCE SOUTH 87 DEGREES 10' 30" EAST, 356.52' TO AN IRON PIPE IN THE EAST LINE OF SECTION 19;

THENCE WITH THE EAST LINE OF SECTION 19, SOUTH 3 DEGREES 16' 45" WEST, 586.78' TO THE PLACE OF BEGINNING, CONTAINING 5.11 ACRES, MORE OR LESS.

Parcel Identification Number: F16-1-10-26

Prior Instrument Reference: Vol. 3471, Page 842 of the Deed Records of Greene County,
Ohio Recorder.