

PRELIMINARY
CERTIFICATE

Tract 6 & 1

Tracts 7-10

To: FGKS Law
100 S. Main St., Suite 300
Sidney, OH 45365

I, the undersigned, do hereby certify that I have examined the title to the following described real estate, situated in the County of Hardin, State of Ohio, and in the Townships of McDonald and Roundhead, to wit:

Refer to complete legal description contained on the attached Exhibit A.

I further certify that I have made a careful and thorough examination of the indices of the records in the offices of the Recorder, Treasurer, Probate Court, Clerk of Courts, and Sheriff of Hardin County, Ohio, and find no unreleased mortgages, mechanics' liens, tax liens, pending suits, living judgments, foreign executions or liens of any kind whatsoever which would in any way affect the title to said real estate except:

1. Wind Energy Lease from Don E. Cain and Shirley E. Cain, husband and wife, to JW Great Lakes Wind, LLC, 1900 Superior Ave., Suite 333, Cleveland, Ohio 44114, dated 9/17/09, filed 5/19/10 at 9:45 A.M., recorded in Vol. 492, pages 139-148, Official Records, Hardin County, Ohio.
An unknown portion of Lessors' interest was assigned to Upper Scioto Conservancy, by electronic assignment, dated 8/31/10, filed 3/3/11 at 12:00 P.M., recorded in Vol. 498, page 940, Official Records, Hardin County, Ohio.

I further certify that there were no taxes or special assessments certified to the County Auditor against said real estate, except as stated below:

TRACT 1 , 261.489 Acres on Twp Rd 79 & CR 130

Tax ID No.	31-040002.0000
First ½ taxes	\$ 561.19 paid
First ½ assessments	\$ 12.55 paid
Penalties	\$ 2.07 overdue
Second ½ taxes	\$ 561.19 paid

Tax ID No.	31-040003.0000	
First ½ taxes	\$ 572.83	paid
First ½ assessments	\$ 16.44	paid
Second ½ assessments	\$ 572.83	paid

Tax ID No.	31-040004.0000 (includes 31-040017.0000 and 31-040018.000)	
First ½ taxes	\$ 590.73	paid
First ½ assessments	\$ 73.65	paid
Second ½ taxes	\$ 590.73	paid
Second ½ assessments	\$ 73.65	paid

Tax ID No.	31-040013.0000	
First ½ taxes	\$ 588.80	paid
First ½ assessments	\$ 139.05	paid
Second ½ taxes	\$ 588.80	paid
Second ½ assessments	\$ 124.58	paid

Tax ID No.	31-040014.0000	
First ½ taxes	\$ 956.51	paid
First ½ assessments	\$ 34.19	paid
Second ½ taxes	\$ 956.51	paid
Second ½ assessments	\$ 13.33	paid

TRACT 2

STATE RT 385 106.709 Acres

Tax ID No.	37-320009.0000 (includes 37-320010.0000, 37-320011.0000, 37-320012.0000, 37-320013.0000 and 37-320014.0000)	
First ½ taxes	\$ 1,191.49	paid
First ½ assessments	\$ 128.79	paid
Second ½ taxes	\$ 1,191.49	paid
Second ½ assessments	\$ 112.70	paid

TRACT 3

CR 190 91.075 Acres

Tax ID No.	45-340012.0000 (includes 45-340013.0000)	
First ½ taxes	\$ 802.09	paid
First ½ assessments	\$ 149.08	paid
Second ½ taxes	\$ 802.09	paid
Second ½ assessments	\$ 149.08	paid

Tax Year 2021 taxes are a lien but are not currently due and payable.
I further certify that the fee simple title to said real estate is vested as follows:

As to all of Tract 1:

Vested in Don E. Cain, pursuant to deeds of record in Vol. 112, page 285, Vol. 119, page 124, Vol. 123, Page 295, Vol. 432, page 1082, Vol. 432, page 1068, and Vol. 525, page 2474, Official Records, Hardin County, Ohio.

As to Tract 2:

- For the surface and one-half ($\frac{1}{2}$) of the minerals, Don E. Cain ($\frac{2}{3}$) interest, pursuant to deeds of record in Vol. 104, page 433, Deed Records, Vol. 432, page 1079 and Vol. 525, page 2482, Official Records, Hardin County, Ohio.
- For the surface and one-half ($\frac{1}{2}$) of the minerals, Derek Edward Cain ($\frac{1}{3}$) interest, pursuant to deed of record in Vol. 104, page 433, Deed Records, Hardin County, Ohio.
- For one-half ($\frac{1}{2}$) of the minerals, The Prospect Company pursuant to deeds of record in Vol. 104, page 433, Vol. 106, page 73, Vol. 140, page 253, Deed Records, Vol. 480, page 659 and Vol. 519, page 1528, Official Records, Hardin County, Ohio.

As to all of Tract 3:

Vested in Don E. Cain, pursuant to deed of record in Vol. 535, page 166, Official Records, Hardin County, Ohio.

This certificate does not cover matters not of record in said county, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanics' liens, special taxes and assessments not shown by the County Treasurer's records or zoning and other governmental regulations.

This certificate dated at Kenton, Ohio, this 8th day of April, 2021 at 11:00 A.M.

SCHWEMER, MARKLEY, MCKINLEY & SEELEY, LLC

BY

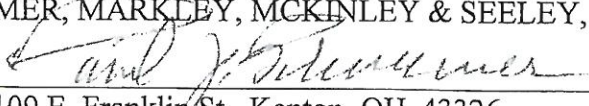

109 E. Franklin St., Kenton, OH 43326

EXHIBIT A

TRACT I

The following described parcel of land is situated in VMS 10973, VMS 13359, and VMS 13242, McDonald Township, Hardin County, Ohio and is more particularly described as follows:

Beginning at a harrow tooth (found) at the intersection of the north line of VMS 1342 with the centerline of Township Road 79;

thence with the centerline of Township Road 79, S 07° 36' 00" E, a distance of 4,206.29 feet to a nail (found);

thence S 82° 12' 56" W, a distance of 211.30 feet to a 5/8 inch iron pin (found), passing at 20.00 feet a 5/8 inch iron pin (found);

thence S 55° 49' 04" W, a distance of 70.61 feet to a 5/8 inch iron pin (found);

thence S 07° 17' 19" E, a distance of 100.33 feet to a nail (found) in the centerline of County Road 130 passing at 80.33 feet a 5/8 inch iron pin (found);

thence with the centerline of County Road 130, S 82° 41' 30" W, a distance of 1,904.62 feet to a mag nail (set);

thence N 06° 59' 02" W, a distance of 2,646.00 feet to a 5/8 inch iron pin (set) passing at 20.00 feet a 5/8 inch iron pin (set);

thence S 83° 52' 55" W, a distance of 338.12 feet to a 5/8 inch iron pin (set);

thence N 06° 25' 25" W, a distance of 443.43 feet to a 5/8 inch iron pin (set);

thence S 83° 00' 38" W, a distance of 1,840.85 feet to a 10 inch wood post (found);

thence N 07° 31' 34" W, a distance of 505.08 feet to a 10 inch wood post (found);

thence N 82° 42' 55" E, a distance of 1,230.33 feet to a 5/8 inch iron pin (set);

thence N 09° 10' 15" W, a distance of 840.12 feet to a 5/8 inch iron pin (set);

thence N 82° 41' 45" E, a distance of 804.00 feet to a 5/8 inch iron pin (set);

thence S 08° 38' 15" E, a distance of 98.00 feet to a 2 inch iron pipe (found);

thence N 83° 00' 15" E, a distance of 2,307.22 feet to the POINT OF BEGINNING passing at 2,287.22 feet a 5/8 inch iron pin (set). This parcel contains 261.489 acres, more or less, subject to all legal highways and easements of record. This description is based on a field survey performed in June, 2014 and was prepared by Leland D. Yoakam L.S. No. 7676. All markers are accurate as to material and location and are in place. All bearings refer to the centerline of Township Road 79 as being S 07° 36' 00" E

Prior Deed: O.R. 525 Page 2474

Parcel 31040014 - 79.400 acres

Parcel 31040013 - 50.250 acres

Parcel 31040018 - 8.150 acres

Parcel 31040004 - 22.96 acres

Parcel 31040017 - 15.580 acres

Parcel 31040003 - 42.570 acres

Parcel 31040002 - 42.579 acres

Hardin County Engineer

PRE-APPROVED DESCRIPTION

Date 04/12/2021

By MSF

Parcel 31-040014, 13, 18, 04,
17, 03, 02

37-320009, 10, 11, 12, 13, 14

45-340012, 13

TRACT II

Situated in the State of Ohio, County of Hardin, and Township of Roundhead:

The following described tract of ground is part of the Virginia Military Survey #10659, being part in Goshen Township, T6S, R8E, Auglaize County, and part in Roundhead Township, T6S, R9E and is more particularly described as follows:

The PLACE OF BEGINNING is a 12" wooden endpost at the Southeast corner of the Virginia Military Survey #10659;

Thence N10° 30' W along the East line of the VMS Survey #10659 a distance of 2430.42 ft. to an iron pin;

Thence S 80°-55" W a distance of 16.50 feet to an iron pin;

Thence N 13° - 15' W a distance of 154.00 feet to a nail in the centerline of State Route #385;

Thence N 62° - 22' -53" E along the centerline of S.R. #385 a distance of 25.00 feet to a nail in the East line of VMS Survey #10659;

Thence N 10° - 30' W along the East line of said survey and the centerline of Township Road #15, Roundhead Township, Hardin County, a distance of 1952.50 feet to a nail;

Thence S 79° - 24' - 20" W, parallel to the South line of the VMS Survey #10659 a distance of 1357.13 feet to an iron pin;

Thence S 62° - 22' - 53" W along the centerline of S.R. #385 a distance of 425.78 ft. to an iron pin at the P.I. of a curve having: $\Delta = 24^\circ - 47'$, $L = 300.00'$, $D^\circ = 8^\circ - 15' - 40''$, $693.56'$, $LC = 297.67'$, $E = 16.54'$, $T = 152.38'$, $M = 16.16'$;

Thence along the tangent of said curve a distance of 152.38 feet with a bearing of S 87° - 09' - 53" W to a point in the centerline of S.R. #385;

Thence continuing on said centerline a distance of 98.47 feet with a bearing of S 87° - 09' - 53" W to a nail at the Auglaize-Hardin County line;

Thence continuing S 87° - 09' - 53" W along said centerline a distance of 542.40 feet to a nail;

Thence S 10° - 39' -30" E a distance of 401.25 feet to an iron pin;

Thence S 87° - 09' -53" W a distance of 393.00 feet to an iron pin;

Thence S 10° - 39' - 30" E a distance of 1810.52 feet to a 12" wooden Endpost;

Thence N 79° - 24' - 20" E a distance of 882.42 feet to a point in the Auglaize-Hardin County Line;

Thence continuing N 79° - 24' - 20" E a distance of 2051.71 feet to a 12" wooden endpost and the PLACE OF BEGINNING.

The above described tract of ground contains 215.056 of which 174.026 acres is in Roundhead Township, Hardin County and 41.03 acres is in Goshen Township, Auglaize County. 3.59 acres has been previously dedicated for highway purposes. All bearings were based on call bearing for the East line of the VMS Survey # 10659.

The above described tract of ground is subject to all legal easements.

LESS AND EXCEPT:

The following tract of ground is part of the Virginia Military Survey #10659, Roundhead Township, Township Six (6) South, Range Nine (9) East is more particularly described as follows:

Commencing at a 12" wooden post at the Southeast corner of the Virginia Military Survey #10659;

Thence N 10° - 30' W along the East line of said survey a distance of 2592.01 feet to a P.K. nail in the centerline of State Route #385 and the centerline of Township Road #15; said nail being the PLACE OF BEGINNING;

Thence continuing N 10° - 30" W along the East line of VMS Survey #10659 and the centerline of Township Road #15 a distance of 1952.50 feet to a P.K. nail;

Thence S 79° - 24' - 20" W through an iron pin at 18.00 feet for a total distance of 1357.13 feet to an iron pin;

Thence S 10° - 30" E a distance of 2368.25 feet to a P.K. nail in the centerline of State Route #385;

Thence N 62° - 22' - 53" E along the centerline of State Route #385 a distance of 1420.04 feet to a P.K. nail and the PLACE OF BEGINNING;

The above described tract of ground contains 67.307 acres of which 1.772 acres is dedicated for road right-of-way. The above described tract of ground is subject to all easements of record.

Prior Deed: Vol. 525, Page 2482, O.R.

Parcel Nos.: 37-320009, 010, 011, 012, 013 & 014

TRACT III

Being a parcel of land situated in Virginia Military Survey No. 10010, McDonald Township, Hardin County, Ohio, as described in Vol. 153, P. 278 of the Hardin County Deed Records and is more particularly described as follows:

Commencing at a monument box marking the intersection of the centerline of Township Road 55 with the centerline of County Road 190;

thence with the centerline of County Road 190, S 82° 09' 45" W, a distance of 1,741.43 feet to a hinge nail (found) at the POINT OF BEGINNING for the parcel to be described;

thence with an existing fence line, S 07° 04' 31" E, a distance of 2,365.51 feet to a 5/8 inch iron pin (set), passing at 25.00 feet a 5/8 inch iron pin (set);

thence S 84° 58' 07" W, a distance of 821.44 feet to a 5/8 inch iron pin (set);

thence S 05° 22' 26" E, a distance of 505.46 feet to an 8 inch wood post (found);

thence S 83° 03' 56" W, a distance of 722.36 feet to an 8 inch wood post (found);

thence with an existing fence line, N 07° 08' 20" W, a distance of 2,814.48 feet to a 1 inch iron pipe (found) in the centerline of County Road 190, passing at 2,789.48 feet a 5/8 inch iron pin (set);

thence with the centerline of County Road 190, N 82° 00' 00" E, a distance of 283.69 feet to a nail and shiner (found) at the northwest corner of a 0.887 acre parcel owned by Iva Shelton, as described in Deed Volume 114, Page 131;

thence with said Shelton land, S 00° 45' 00" W, a distance of 337.36 feet to a 5/8 inch iron pin (set), passing at 25.00 feet a 5/8 inch iron pin (set);

thence N 88° 00' 08" E, a distance of 149.95 feet to a 5/8 inch iron pin (set);

thence N 03° 00' 00" W, a distance of 87.00 feet to a 5/8 inch iron pin (set);

thence N 37° 00' 00" W, a distance of 60.00 feet to a 5/8 inch iron pin (set);

thence N 07° 00' 00" W, a distance of 210.00 feet to a nail and shiner (found) in the centerline of County Road 190, passing at 185.00 feet a 5/8 inch iron pin (set);

thence with the centerline of County Road 190, N 82° 00' 00" E, a distance of 1,197.95 feet to the POINT OF BEGINNING, containing 91.075 acres, more or less, subject to all legal highways and easements of record. This description is based on a field survey performed in March, 2011 and was prepared by Leland D. Yoakam L.S. No. 7676. All markers are accurate as to material and location and are in place. All bearings refer to the centerline of County Road 190 as being N 82° 00' 00" E

Prior Deed: Deed Volume 535 Page 166

Parcel Nos.: 45-340012 & 013



November 26, 2012

Shirley E. Cain
3177 Maria Drive
Lexington, KY 40516

Re: Lease and Easement Agreement for Wind Energy Project (the "Agreement")

Dear Shirley:

We want to thank you for your participation over the past several years in the Upper Scioto Wind Farm. We regret to inform you that due to market conditions we are discontinuing our efforts to develop the project.

Despite our initial optimism and considerable efforts to secure land and other rights for the project, Ohio's market for wind energy has been slow to develop. The economic downturn caused a decline in power demand and prices, in turn creating lower demand for renewable energy. Ohio utilities have consequently been reluctant to buy wind energy under long term contracts, which are necessary for project financing. It is our assessment the Ohio market will continue to be slow, and given these conditions we are not in a position to advance all of our projects in the State. We will continue to invest in select projects with a good path to market. Unfortunately, Upper Scioto Wind Farm is not one of them.

Therefore, pursuant to Section 2.2 of the Agreement referenced above, Upper Scioto Wind Farm, LLC is hereby delivering written notice that the Agreement as to all of the Premises is terminating on December 31, 2012.

Again we thank you for your participation and want you to know that we have enjoyed working with you over the past several years and continue to wish you well.

Sincerely,

Eric Simons
Director, Project Development
Direct: 303.996.4146
simons@juwi.com