



Western Reserve Land Conservancy

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EXHIBIT B

Baseline Documentation Report

LORDSTOWN ENERGY CENTER PROPERTY

in

The Village of Lordstown, Trumbull County, Ohio

Report Prepared By: George Warnock

Date of Site Visit: January 30, 2016

Date Finalized: March 10, 2016

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SECTION 1: INTRODUCTION

1.1 PURPOSE

This Baseline Documentation Report (BDR) is being prepared as an exhibit to the Conservation Easement. The purpose of the BDR is to describe the existing conditions and the conservation values on the Protected Property at the time of the grant of the Conservation Easement. The BDR is used by the Grantor and Grantee primarily for monitoring and enforcing the terms of the Conservation Easement.

Western Reserve Land Conservancy has a standard practice of preparing BDRs for Conservation Easements. This practice helps ensure that BDRs are created in a consistent manner and include the necessary details for monitoring and enforcing the terms of the Conservation Easement. The BDR site visit and completion of the BDR document is done as close to recording of the Conservation Easement as possible. The BDR is created and kept in the course of Western Reserve Land Conservancy's regularly conducted business, and it is the organization's practice to create and maintain the BDR as one of its records.

In order to receive a federal tax deduction in connection with the grant of a Conservation Easement, the federal Treasury Regulations require the Grantor to provide the Grantee with a BDR at the time the Conservation Easement is granted. If the Grantor decides to file for a tax deduction in connection with the grant of the Conservation Easement, then it is the Grantor's sole responsibility to ensure that the BDR meets the IRS requirements. The Grantor provides the Grantee the BDR by way of approving the BDR by signing the Acknowledgement of Condition page within this document. The information in this BDR is as complete and accurate as possible based on at least one property visit and property research using available resources.

1.2 STATEMENT OF QUALIFICATIONS

Western Reserve Land Conservancy ensures that all BDRs are written by qualified professionals. The organization employs individuals with undergraduate and graduate level degrees and training in various fields of biology, environmental planning, law, GIS, soil/water conservation, and other related degrees. All individuals involved in creating BDRs are trained in collecting the appropriate field data and information for documenting conservation values. All BDRs are drafted by individuals that have direct knowledge of the Protected Property or by individuals that have been provided information by someone with direct knowledge of the Protected Property.

1.3 GENERAL INFORMATION & SUMMARY OF FUNDING SOURCES & PROPERTY RESTRICTIONS

General Information

For the purpose of this document, the property being protected by the Conservation Easement is referred to by the property name referenced on the title page or as the "Protected Property".

Summary of Funding Sources and Property Restrictions

The Protected Property will be encumbered by a conservation easement donated by the Grantor. Western Reserve Land Conservancy is not aware of any other restrictions on the Protected Property other than additional encumbrances referenced in the updated title commitment.

SECTION 2: GRANTOR INFORMATION

Grantor: Clean Energy Future - Lordstown, LLC

Address: 25 Proctor Street, Manchester, Massachusetts

SECTION 3: PROPERTY REPRESENTATIVE(S) CONTACT INFORMATION

Role: Property Owner

Name: Clean Energy Future - Lordstown, LLC

Address: 25 Proctor Street, Manchester, Massachusetts 01944

Phone: 617-501-7094

Email: bills@perpower.com – President, Clean Energy Future - Lordstown, LLC

SECTION 4: GRANTEE INFORMATION

Name: Western Reserve Land Conservancy

Address: 3850 Chagrin River Road, Moreland Hills, OH 44022-1131

Phone: (440) 528-4150

SECTION 5: PARCEL INFORMATION

Acres Preserved: 40.0505 (See the legal description for the Conservation Easement.)

County: Trumbull

Municipality: Village of Lordstown

Protected Property Address: Henn Parkway, Lordstown, OH 44481

Adjacent to: The Protected Property is adjacent to private property on the east and west and portions of the north and south. A portion of the northern boundary is adjacent to the Norfolk and Southern Railroad and a portion of the southern boundary is adjacent to Henn Parkway.

Access Notes: Access the western portion Protected Property from Henn Parkway, east of the driveway of Magna Heating Systems at 1702 Henn Pkwy, Warren, OH 44481. Access the eastern portion of the Protected Property from the cul-de-sac at the end of Henn Parkway and north of the driveway for American Way Manufacturing at 1702 Henn Pkwy, Warren, OH 44481.

Permanent Parcel (s): The total parcel acres included in the chart below was gathered from Exhibit A-1 to the Conservation Easement. The Conservation Easement encumbers only a portion of parcel numbers 45-190801, 45-904025 and 45-141120. Mannik-Smith Group completed a land survey in order to define the boundary of the Conservation Easement. The maps in this report depict the Conservation Easement area.

Former Parcel Number or ID	Road Frontage	Total Parcel Acres	Acres covered by CE
45-190801	Henn Parkway	23.7407	NA
45-904025	Henn Parkway	15.3000	NA
45-141120	Henn Parkway	70.8431	NA
	Total Acres:	109.8838	40.0505

SECTION 6: CONSERVATION EASEMENT SUMMARY

(This Section 6 of the BDR contains a brief summary of portions of the Conservation Easement for quick reference only. This section should never be used to interpret or understand the Conservation Easement. Refer to the Conservation Easement for the details and complete language.)

6.1 CONSERVATION EASEMENT PURPOSE

The Conservation Easement is granted for the purposes (the “Conservation Purposes”) of the (a) protection of a relatively natural habitat of fish, wildlife or plants, or similar ecosystems, and (b) preservation of open space and forest land, together with the right of visual access to and a view of the Protected Property by the general public in its scenic, relatively natural and predominantly undeveloped, wooded and open condition, which will yield a significant public benefit.

6.2 PARTIAL LIST OF SPECIFIC RESERVED RIGHTS

(Certain exceptions, restriction, or limitations may apply to specific reserved rights. Refer to the Conservation Easement for details.)

- General Reserved Rights
 - Ordinary Rights & Privileges of Ownership
 - Tree Removal

6.3 PARTIAL LIST OF SPECIFIC USE RESTRICTIONS

(Certain exceptions, restriction, or limitations may apply to specific use rights. Refer to the Conservation Easement for details.)

- Structures & Signs
- Waste Disposal
- Filling or Excavation
- Mining
- Oil and Gas Exploration
- Habitat Disturbance
- Power Lines or Communication Towers
- Manipulation of Water Courses
- Limitation on Motor Vehicles
- Density Yield; Transfer of Development Rights
- Subdivision
- Commercial Recreational Use

6.4 SUMMARY OF GRANTEE MONITORING NOTIFICATION REQUIREMENTS

(Certain exceptions, restriction, or limitations may apply to monitoring notification requirements. Refer to the Conservation Easement for details.)

Grantee, or its duly authorized representatives, may enter the property at all reasonable times, after not less than 24 hours written or telephone notice in order to monitor the terms of the Conservation Easement. Grantee may enter the property without notice for “emergency circumstances”.

6.5 PARTIAL LIST OF GRANTOR NOTIFICATION AND APPROVAL REQUIREMENTS

(Certain exceptions, restriction, or limitations may apply to Grantor notification and approval requirements. Refer to the Conservation Easement for details.)

- Notice of proposed property transfer at least 20 days prior to such transfer.
- Grantor agrees to notify Grantee, in writing, before exercising any right reserved by Grantor in this Grant that may have an adverse impact on the conservation interests associated with the Protected Property.

6.6 STEWARDSHIP FEE SUMMARY

(Certain exceptions, restriction, or limitations may apply to the stewardship fee. Refer to the Conservation Easement for details.)

- The Conservation Easement contains a 2% stewardship fee upon any transfer of the Protected Property.

SECTION 7: PROTECTED PROPERTY SUMMARY DESCRIPTION

7.1 LOCATION & SURROUNDING LAND USE

The Protected Property is located on Henn Road in the Village of Lordstown in Trumbull County. The Lordstown Administration Center is located about one mile north of the Protected Property. The City of Warren is less than 6 miles to the north and the City of Youngstown is less than 11 miles to the southeast. The Protected Property is about 700 feet east of SR 45, less than 2 miles northeast of Interstate 80, 3 miles north of Interstate 76 and 8 miles west of SR 11. The Protected Property is within the Mahoning River Watershed. The Protected Property is within 8 miles of the 1,685-acre Lake Milton State Park and four (4) Land Conservancy Protected Properties (Houk, Gottron, Harris and Liddle). Topographically, the Protected Property is relatively flat and varies by less than 16 feet in elevation (see Appendix C: Topography map). The topography is characteristic of northeastern Ohio.

The Protected Property is located less than one mile east of the 900-acre General Motors Lordstown Assembly Plant Complex. The surrounding land use consists of several smaller commercial and industrial businesses along with large blocks of forested land and agricultural fields with scattered small residential lots along the road frontage.

7.2 CURRENT USE(S) & MANAGEMENT OF THE PROTECTED PROPERTY

General Uses

The Protected Property is currently managed as a natural area and contains early and mid-successional hardwood forest as well as swamp forest, scrub shrub and marsh wetlands.

7.3 PAST USE(S) OF THE PROTECTED PROPERTY

The Land Conservancy did not conduct an extensive review of past uses of the Protected Property; however, based on reviewing aerial photography it appears that the uses of the Protected Property have not changed significantly in the last 20 years. Based on aerial photography, portions of the Protected Property have undergone successional growth, with forests that were sparse 20 years ago maturing since then.

SECTION 8: PROTECTED PROPERTY INVENTORY

(Refer to the Photo Point Photos section and Appendix C: Maps for visual depictions of some of the following Protected Property features.)

8.1 RESIDENTIAL AREAS, STRUCTURES, IMPROVEMENTS, AND/OR NOTED FEATURES

- An oil/gas storage tank battery was observed during the property visit and is located along the eastern boundary of the western portion of the Protected Property (Photo Point 13). An oil/gas access road leads east from the adjacent property to the west and provides access to the oil/gas storage tank battery (Photo Point 7).
- An oil/gas well head was observed during the property visit and is located in the southcentral part of the eastern portion of the Protected Property (Photo Point 33). An oil/gas access road leads east from

the adjacent property to the west and provides access to the oil/gas well head (Photo Point 34).

8.2 POWER/UTILITY RIGHTS-OF-WAY

- Refer to the updated title commitment on file with the Grantee for the most up to date list of existing easements and/or Rights-of-Way found on the Protected Property.

8.3 OTHER EXISTING EASEMENTS OR RIGHTS-OF-WAY

- Refer to the updated title commitment on file with the Grantee for the most up to date list of existing easements and/or Rights-of-Way found on the Protected Property.

8.4 ACCESS ROADS & TRAILS

- An oil/gas access road leads east from the adjacent property to the west and provides access to an oil/gas tank battery on the western portion of the Protected Property and an oil/gas well head on the eastern portion of the Protected Property (Photo Point 7).

8.5 DUMPS, MAJOR DISTURBANCES, OR ENVIRONMENTAL HAZARDS

- Several piles of old junk items including tires, car parts, bottles, and cans were found along the northern property boundary and south of the Norfolk and Southern Railroad tracks (Photo Point 16).

8.6 ENCROACHMENTS

- There was no indication of any encroachments observed during the site visit.

8.7 INVASIVE SPECIES

- Multiflora rose, privet and honeysuckle are found throughout the tree lines of the northeastern corner of the western portion of the Protected Property, as well as the scrub shrub wetland areas on the rest of the Protected Property (Photo Point 11).
- The northeastern corner of the western portion of the Protected Property contains a patch of garlic mustard.
- Phragmites is found in the oil/gas well head clearing in the southcentral part of the eastern portion of the Protected Property (Photo Points 22, 33 & 34).
- The cattail marsh wetlands contain reed canarygrass and Fuller's teasel.
- Glossy buckthorn was found in the mixed scrub shrub wetland areas.

8.8 MONITORING NOTES

- The eastern and western portions of the Protected Property are easily accessible from Henn Parkway. All boundaries are easy to traverse except the northern boundary along the Norfolk and Southern Railroad, as honeysuckle, privet, blackberry, multiflora rose and arrow-wood viburnum bushes form a dense vegetation line on the berm south of the railroad siding (Photo Point 11).

SECTION 9: LAND COVER SUMMARY

The Protected Property encompasses approximately 40 acres in total land area and contains upland forest, swamp forest, scrub shrub and marsh wetlands (see Appendix C: Land Cover map). The acres listed below were calculated using GIS and may not match the exact acreage of the Protected Property. Refer to the Appendix C: Soils map for the location of soil types on the Protected Property.

Natural Resource / Land Cover	Description
Swamp Forest Wetland	~ 13 acres
Mid-successional Hardwood Forest	~ 9 acres
Mixed Scrub Shrub Wetland	~ 9 acres
Cattail Marsh Wetland	~ 5 acres
Early Successional Mixed Forest	~ 4 acres
Phragmite Marsh Wetland	~ 1 acres
Oil/gas Access Road and Clearings	~ 1 acres
Pond	~ 0.1 acres
Mahoning River tributaries	~ 3,000 linear feet
Henn Parkway Road Frontage	~ 1,300 linear feet of natural area views

SECTION 10: NARRATIVE DESCRIPTION OF LAND COVER AND CONSERVATION VALUES

Introduction

On January 30, 2016 George Warnock, Land Steward and Conservation Project Manager - Eastern Region, visited the Lordstown Energy Center property for the purpose of establishing a Baseline Documentation Report of the Protected Property. During the site visit, he walked the Protected Property and took photos at the property corners and at other significant locations. The land cover and habitats described below and depicted on the “Land Cover” map of Appendix C were defined based on observations during the BDR site visit and based on other available natural resource information for the Protected Property and the area in general.

Land Cover and Habitats (Refer to Appendix C: Land Cover map)

Swamp Forest Wetland

The eastern portion of the Protected Property contains approximately 13 acres of swamp forest wetland extending across the entire area. The western portion of the Protected Property has a small 0.6 acre area of swamp forest wetland along the eastern boundary. Most of this swamp forest wetland surrounds an unnamed perennial stream flowing east across the entire Protected Property (Photo Point 30). The dominant tree species include pin oak, red oak, swamp white oak, white oak, red maple and sugar maple. The canopy trees are mid-successional and range from 10 to 24 inches diameter breast height (DBH). Black cherry, shagbark hickory, pin cherry, sassafras, American elm, American hop hornbeam and American beech trees are also present. The understory and ground cover in this portion of the Protected Property is sparse and is mainly composed of seedling and sapling from the dominant tree species, though sensitive fern, woodland fern, golden rod, red raspberry, green brier, grapevine and mosses are scattered throughout this habitat. Vernal pools cover the forest floor of this area and many are marked with pink flagging tape printed with “Delineated Wetland” (Photo Points 19, 23, 24, 26, 28 & 29).

Mid-successional Hardwood Forest

The slightly higher areas adjacent to the north of the swamp forest wetlands contain approximately 9 acres of mid-successional hardwood forest. This habitat is located in the northeastern corner of the western portion and the northern part of the eastern portion of the Protected Property. During wetter seasons of the year, these areas may contain vernal pools that dry out in drier seasons. The dominant tree species include pin oak, red oak, swamp white oak, white oak, red maple and sugar maple. The canopy trees are mid-successional and range from 10 to 24 inches diameter breast height (DBH). Several of the

oak trees are larger than 30" DBH (Photo Point 15). Black cherry, shagbark hickory, pin cherry, sassafras, American elm, American hop hornbeam and American beech trees are also present (Photo Point 18). The understory and ground cover in this portion of the Protected Property is sparse and is mainly composed of seedling and sapling from the dominant tree species, though sensitive fern, woodland fern, golden rod, red raspberry, green brier, grapevine and mosses are scattered throughout (Photo Points 14 & 15).

Mixed Scrub Shrub Wetland

Approximately 9 acres of the Protected Property consists of mixed scrub shrub wetlands as parts of the western and eastern portions are progressing through natural succession from old field and wet meadow to early successional forest. These areas contain red osier dogwood as the dominant shrub species, though black willow, glossy buckthorn, blackberry, multiflora rose and elderberry are also present. Black locust, cottonwood, green ash, pin oak and American elm trees are beginning to grow up through the shrubs and if left to natural succession this area may grow into early successional wet woods, especially in the western part of the western portion of the Protected Property. Much of the vegetation in this habitat is thick and impassible in places, except where the surveyor crew brush hogged 6 foot wide paths through the brush (Photo Points 35 through 46). Goldenrod, burdock, asters, rush, grasses, including reed canarygrass and other old field species are found in this habitat.

Cattail Marsh Wetland

The western portion of the Protected Property contains about 5 acres of cattail marsh wetlands. This habitat surrounds the drainage ditch leading north near the western boundary from a culvert in the southwestern corner (Photo Point 4). It also surrounds the perennial stream that flow east from the wetland pond near the western boundary and the perennial stream that flows south from the northern boundary (Photo Points 5, 12 & 13). Narrow-leaf cattail dominates this habitat, but goldenrod, asters, agrimony, teasel, burdock, reed canarygrass, chicory, Queen Anne's lace, swamp milkweed, narrow-leaf plantain, bedstraw and other old field species were found (Photo Point 1). During wetter seasons of the year, this area is most likely underwater, though standing water was not present in much of this habitat during the site visit.

Early Successional Hardwood Forest

The northwest corner of the western portion of the Protected Property contains an early successional forest with American elm, pin oak, eastern cottonwood, red maple, white ash, green ash, black walnut and black cherry as the dominant tree species, ranging from 4 to 10 inches DBH (Photo Point 8). The northern boundary contains some larger trees ranging from 10 to 24 inches (Photo Points 9 & 10). The understory contains red osier dogwood, hawthorn, crabapple, honeysuckle, privet and saplings from the dominant tree species. The ground cover consists of poison ivy, Virginia creeper, green brier, mosses, goldenrod, and asters. The understory and ground cover becomes thicker as the early successional forest transitions and the land drops into the mixed scrub shrub wetlands on the southern and eastern parts of this habitat. The Norfolk and Southern Railroad, a drainage ditch and an earthen berm follow the northern boundary of the western portion of the Protected Property. A part of the berm is located on the Protected Property and contains dense vegetation consisting of honeysuckle, privet, multiflora rose, blackberry and arrow-wood viburnum bushes (Photo Point 11).

Phragmite Marsh Wetland

A one acre stand of phragmites surrounds the oil/gas well head clearing in the southcentral part of the

eastern portion of the Protected Property (Photo Points 33 & 34). This area is wet year round and may have standing water during the wetter seasons of the year. This habitat is almost entirely phragmites, though a few plant species common to wet meadows and old fields are found here.

Oil/Gas Access Road and Clearings

Approximately 0.6 acres of the Protected Property contain an oil/gas access road and two clearings; one for an oil/gas tank battery and one for an oil/gas well head (See Appendix C: Existing Conditions Map). On the western portion of the Protected Property, the oil/gas access road starts at the western boundary in the parking lot for Magna Seating Systems at 1702 Henn Pkwy, Warren, OH 44481 and travels east to the oil/gas tank battery clearing. On the eastern portion of the Protected Property the oil/gas access road starts along the western boundary to the east of the oil/gas tank battery and travels generally east southeast and ends at the oil/gas well head clearing (Photo Points 33 & 34). Most of the oil/gas access road is in fair condition, though a part of the access road on the western portion of the Protected Property was recently spread with gravel (Photo Point 7).

Pond

The western portion of the Protected Property contains a small 0.6-acre pond surrounded by cattails and other old field species (Photo Point 5). This pond is supplied with water from a drainage ditch which flows north to the pond from a culvert in the southwestern corner of the western portion of the Protected Property.

Mud Creek Tributaries

Two small perennial streams flow together to form an unnamed tributary of Mud Creek, a tributary of the Mahoning River. One of these small streams flows east northeast from a small pond near the western boundary of the western portion of the Protected Property and ranges from 2 to 5 feet bank full width (Wbkf), is lined with old field vegetation and has a substrate of 30% silt, 30% clay, 10% sand, 10% gravel and 20% organic matter. The other small stream flows south from the northern boundary of the western portion of the Protected Property and ranges from 2 to 4 feet Wbkf, is lined with old field vegetation and has a substrate of 30% silt, 30% clay, 20% sand, 10% gravel and 10% organic matter (Photo Point 12). Once these two smaller streams join together near the eastern boundary of the western portion of the Protected Property, they form a larger perennial stream which flows east southeast onto the eastern portion of the Protected Property near the center of the western boundary. This stream ranges from 4 to 12 feet Wbkf, has some sinuosity and is well entrenched, with over hanging banks and root wads in places (Photo Point 30). The streams substrate consists of 20% silt, 20% clay, 20% sand, 20% gravel, 10% cobble and 10% organic matter, including leaves, branches and tree trunks in places. Riffles, runs, and pools are found along the course of the stream as it nears the eastern part of the eastern portion of the Protected Property.

For a complete list of species found on the Protected Property during the site visit refer to Appendix B: Natural Resource Inventory. For the general location of habitats on the Protected Property refer to Appendix C: Land Cover map.

Summary of Conservation Values

The Protected Property possesses significant scenic, aesthetic, open space, and natural conservation values that add to the rural and natural character of the Village of Lordstown. Henn Road provides scenic

views of the Protected Property's natural areas. The Protected Property has natural resource conservation value based on its approximately 40 acres of diverse habitat for fish and wildlife including various successional stages of hardwood forest as well as swamp forest, scrub shrub, and marsh wetlands, vernal pools and high quality tributaries to the Mud Creek, a tributary of the Mahoning River. These habitats provide shelter, food, and nesting areas for birds, fish, small and large mammals, and other wildlife. The vegetated and forested buffers along the tributaries help control run-off, prevent erosion, and mitigate flooding to downstream properties thus helping to improve water quality in the Mahoning River Watershed. Natural areas preservation also promotes groundwater recharge for local aquifers.

SECTION 11: LIST OF PHOTO POINTS

(All photos were taken by George Warnock, using a Motorola Droid Turbo 21 MP digital camera on January 30, 2016.)

1. Looking northeast at a scrub shrub wetland on the western portion of the Protected Property. Note the phragmites.
2. Looking north along the western boundary from the southwestern corner of the western portion of the Protected Property. A survey pin and flagging tape was found.
3. Looking east along the southern boundary along Henn Parkway from the southwestern corner of the western portion of the Protected Property. A survey pin and flagging tape was found.
4. Looking northeast along a north flowing drainage ditch near the southwestern corner of the western portion of the Protected Property. Note the culvert on the left side of the photo coming from the adjacent property to the west.
5. Looking east at a cattail wetland and pond near the western boundary on the western portion of the Protected Property.
6. Looking north along the western boundary on the western portion of the Protected Property.
7. Looking east along an oil/gas access road from the western boundary on the western portion of the Protected Property. Note the recently spread gravel on the access road in the center of the photo.
8. Looking east at the early successional mixed forest taking over the scrub shrub habitat near the northwestern corner of the western portion of the Protected Property.
9. Looking east along the northern boundary from the northwestern corner of the western portion of the Protected Property. A survey pin and flagging tape was found.
10. Looking south along the western boundary from the northwestern corner of the western portion of the Protected Property. A survey pin and flagging tape was found.
11. Looking east northeast along the berm along the northern boundary of the western portion of the Protected Property. Note the drainage ditch separating the berm from the railroad siding for the Norfolk and Southern Railroad which runs along the northern boundary.
12. Looking south at the perennial stream flowing south onto the northern portion of the western portion of the Protected Property.
13. Looking south at the cattail wetland in the central part of the western portion of the Protected Property. Note the light blue oil/gas tank battery in the center of the photo.
14. Looking southeast at the mid-successional hardwood forest on the eastern part of the western portion of the Protected Property. Note the sparse understory and ground cover.
15. Looking west through the mid-successional hardwood forest on the eastern part of the western portion of the Protected Property. Note several large oak trees in the photo.

16. Looking west at a trash pile along the northern boundary from the northeastern corner of the western portion of the Protected Property. Note the trash consists of tires, car parts, bottles and cans.
17. Looking west along the northern boundary from the northeastern corner of the western portion of the Protected Property. Note the pile of trash consisting of tires, car parts, bottles and cans.
18. Looking southwest along the eastern boundary from the northeastern corner of the western portion of the Protected Property.
19. Looking southwest at a delineated wetland area near the northwest corner of the eastern portion of the Protected Property. Note the pink flagging tape marked with "Delineated Wetland."
20. Looking southwest along the western boundary from the northwest corner of the eastern portion of the Protected Property.
21. Looking east along the northern boundary from the northwest corner of the eastern portion of the Protected Property.
22. Looking south at a stand of phragmites along the edge of the oil/gas well head clearing in the southcentral part of the eastern portion of the Protected Property.
23. Looking south at vernal pools near the central part of the eastern portion of the Protected Property.
24. Looking southwest at vernal pools near the northeast corner of the eastern portion of the Protected Property.
25. Looking west along the northern boundary from the northeast corner of the eastern portion of the Protected Property. A survey pin and flagging tape was found.
26. Looking south along the eastern boundary from the northeast corner of the eastern portion of the Protected Property. A survey pin and flagging tape was found.
27. Looking north along the eastern boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.
28. Looking southwest along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.
29. Looking northwest at a wet woods and vernal pools from near a corner on the eastern portion of the Protected Property.
30. Looking north along a south flowing perennial stream from a boundary on the eastern portion of the Protected Property.
31. Looking west along the southern boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.
32. Looking northeast along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.
33. Looking north at an oil/gas well head and clearing in the southcentral part of the eastern portion of the Protected Property. Note the phragmites surrounding the oil/gas well head clearing.
34. Looking west northwest along an oil/gas access road in the southcentral part of the eastern portion of the Protected Property. Note the phragmites.
35. Looking east along the southern boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.
36. Looking northwest along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.
37. Looking southeast along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.
38. Looking west along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.

39. Looking east along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.
40. Looking northeast along a boundary from near a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.
41. Looking southwest along a boundary from near a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.
42. Looking south along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.
43. Looking north along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.
44. Looking west along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.
45. Looking east along a boundary from the southwestern corner of the eastern portion of the Protected Property. A survey pin and flagging tape was found.
46. Looking northeast along the western boundary from the southwestern corner of the eastern portion of the Protected Property. A survey pin and flagging tape was found.
47. Looking northeast along the eastern boundary from a corner on the western portion of the Protected Property. Yellow flagging tape was found.
48. Looking west along a boundary from a corner on the western portion of the Protected Property. Yellow flagging tape was found.
49. Looking south along a boundary from a corner on the western portion of the Protected Property. A survey pin and flagging tape was found.
50. Looking west along the southern boundary along Henn Parkway from a corner on the western portion of the Protected Property. A survey pin and flagging tape was found.
51. Looking north along a boundary from a corner on the western portion of the Protected Property. A survey pin and flagging tape was found.

SECTION 12: PHOTO POINT COORDINATES

Coordinate System: Latitude/Longitude (Decimal Degrees)

GPS points were taken on January 30, 2016 using a Trimble Juno 3B Series GPS.

Point Number	Latitude	Longitude
1	41.150082	-80.853984
2	41.15009	-80.854366
3	41.150107	-80.854369
4	41.150139	-80.854382
5	41.151232	-80.854369
6	41.151295	-80.85437
7	41.151522	-80.854341
8	41.15237	-80.854354
9	41.152745	-80.85434
10	41.152741	-80.85435
11	41.152805	-80.853456
12	41.152671	-80.851839
13	41.152679	-80.851668
14	41.152732	-80.851376
15	41.152674	-80.850489
16	41.152778	-80.849369
17	41.152785	-80.849336
18	41.152795	-80.849344
19	41.152191	-80.849067
20	41.152312	-80.849262
21	41.152302	-80.849254
22	41.151391	-80.847915
23	41.152011	-80.846518
24	41.152085	-80.844897
25	41.152277	-80.84423
26	41.152261	-80.844262
27	41.151495	-80.844245
28	41.151506	-80.844246
29	41.151452	-80.844431
30	41.150931	-80.845091
31	41.150691	-80.845437
32	41.150708	-80.845431
33	41.150765	-80.847884
34	41.150712	-80.847872
35	41.150553	-80.848791
36	41.150545	-80.848785
37	41.150856	-80.849297
38	41.150865	-80.849273
39	41.150843	-80.851425
40	41.150847	-80.85153
41	41.150771	-80.851538
42	41.150837	-80.851545
43	41.150424	-80.851536
44	41.150421	-80.851541
45	41.150354	-80.852291
46	41.150366	-80.852287
47	41.150325	-80.853239
48	41.150328	-80.853241
49	41.150308	-80.853389
50	41.150103	-80.853382
51	41.150104	-80.853376

Note: The coordinates for each point were determined using the GPS unit; however, it should be noted that there is a small amount of error inherent in the GPS readings.

SECTION 13: ACKNOWLEDGMENT OF CONDITION

This Baseline Documentation Report is an accurate representation of the Protected Property, including conservation resources and existing conditions, at the time of the recording of the conservation easement.

GRANTOR: CLEAN ENERGY FUTURE-LORDSTOWN, LLC

By: WILLIAM SIDEREWICZ
PRESIDENT

DATE: _____

GRANTEE: WESTERN RESERVE LAND CONSERVANCY

BY PETE McDONALD
DIRECTOR OF LAND STEWARDSHIP

DATE: _____

SECTION 14: PHOTO POINT PHOTOS



1. Looking northeast at a scrub shrub wetland on the western portion of the Protected Property. Note the phragmites.



2. Looking north along the western boundary from the southwestern corner of the western portion of the Protected Property. A survey pin and flagging tape was found.



3. Looking east along the southern boundary along Henn Parkway from the southwestern corner of the western portion of the Protected Property. A survey pin and flagging tape was found.



4. Looking northeast along a north flowing drainage ditch near the southwestern corner of the western portion of the Protected Property. Note the culvert on the left side of the photo coming from the adjacent property to the west.



5. Looking east at a cattail wetland and pond near the western boundary on the western portion of the Protected Property.



6. Looking north along the western boundary on the western portion of the Protected Property.



7. Looking east along an oil/gas access road from the western boundary on the western portion of the Protected Property. Note the recently spread gravel on the access road in the center of the photo.



8. Looking east at the early successional mixed forest taking over the scrub shrub habitat near the northwestern corner of the western portion of the Protected Property.



9. Looking east along the northern boundary from the northwestern corner of the western portion of the Protected Property. A survey pin and flagging tape was found.



10. Looking south along the western boundary from the northwestern corner of the western portion of the Protected Property. A survey pin and flagging tape was found.



11. Looking east northeast along the berm along the northern boundary of the western portion of the Protected Property. Note the drainage ditch separating the berm from the railroad siding for the Norfolk and Southern Railroad which runs along the northern boundary.



12. Looking south at the perennial stream flowing south onto the northern portion of the western portion of the Protected Property.



13. Looking south at the cattail wetland in the central part of the western portion of the Protected Property. Note the light blue oil/gas tank battery in the center of the photo.



14. Looking southeast at the mid-successional hardwood forest on the eastern part of the western portion of the Protected Property. Note the sparse understory and ground cover.



15. Looking west through the mid-successional hardwood forest on the eastern part of the western portion of the Protected Property. Note several large oak trees in the photo.



16. Looking west at a trash pile along the northern boundary from the northeastern corner of the western portion of the Protected Property. Note the trash consists of tires, car parts, bottles and cans.



17. Looking west along the northern boundary from the northeastern corner of the western portion of the Protected Property. Note the pile of trash consisting of tires, car parts, bottles and cans.



18. Looking southwest along the eastern boundary from the northeastern corner of the western portion of the Protected Property.



19. Looking southwest at a delineated wetland area near the northwest corner of the eastern portion of the Protected Property. Note the pink flagging tape marked with "Delineated Wetland."



20. Looking southwest along the western boundary from the northwest corner of the eastern portion of the Protected Property.



21. Looking east along the northern boundary from the northwest corner of the eastern portion of the Protected Property.



22. Looking south at a stand of phragmites along the edge of the oil/gas well head clearing in the southcentral part of the eastern portion of the Protected Property.



23. Looking south at vernal pools near the central part of the eastern portion of the Protected Property.



24. Looking southwest at vernal pools near the northeast corner of the eastern portion of the Protected Property.



25. Looking west along the northern boundary from the northeast corner of the eastern portion of the Protected Property. A survey pin and flagging tape was found.



26. Looking south along the eastern boundary from the northeast corner of the eastern portion of the Protected Property. A survey pin and flagging tape was found.



27. Looking north along the eastern boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.



28. Looking southwest along a boundary from a corner on the eastern portion of the Protected Property.
A survey pin and flagging tape was found.



29. Looking northwest at a wet woods and vernal pools from near a corner on the eastern portion of the Protected Property.



30. Looking north along a south flowing perennial stream from a boundary on the eastern portion of the Protected Property.



31. Looking west along the southern boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.



32. Looking northeast along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.



33. Looking north at an oil/gas well head and clearing in the southcentral part of the eastern portion of the Protected Property. Note the phragmites surrounding the oil/gas well head clearing.



34. Looking west northwest along an oil/gas access road in the southcentral part of the eastern portion of the Protected Property. Note the phragmites.



35. Looking east along the southern boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.



36. Looking northwest along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.



37. Looking southeast along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.



38. Looking west along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.



39. Looking east along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.



40. Looking northeast along a boundary from near a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.



41. Looking southwest along a boundary from near a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.



42. Looking south along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.



43. Looking north along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.



44. Looking west along a boundary from a corner on the eastern portion of the Protected Property. A survey pin and flagging tape was found.



45. Looking east along a boundary from the southwestern corner of the eastern portion of the Protected Property. A survey pin and flagging tape was found.



46. Looking northeast along the western boundary from the southwestern corner of the eastern portion of the Protected Property. A survey pin and flagging tape was found.



47. Looking northeast along the eastern boundary from a corner on the western portion of the Protected Property. Yellow flagging tape was found.



48. Looking west along a boundary from a corner on the western portion of the Protected Property. Yellow flagging tape was found.



49. Looking south along a boundary from a corner on the western portion of the Protected Property. A survey pin and flagging tape was found.



50. Looking west along the southern boundary along Henn Parkway from a corner on the western portion of the Protected Property. A survey pin and flagging tape was found.



51. Looking north along a boundary from a corner on the western portion of the Protected Property. A survey pin and flagging tape was found.

APPENDICES

APPENDIX A: SOIL TABLE

(For soil locations refer to Appendix C: Soils map)

SOIL SYM.	SOIL NAME	SOIL CHARACTERISTICS	ACRES
Sc	Sebring silt loam, till substratum	The Sebring component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on till plains. The parent material consists of lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May, June, November, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.	29.5
WbA	Wadsworth silt loam, 0 to 2 percent slopes	The Wadsworth component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on till plains. The parent material consists of till. Depth to a root restrictive layer, fragipan, is 18 to 30 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, May, June, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.	4.4
WbB	Wadsworth silt loam, 2 to 6 percent slopes	The Wadsworth component makes up 85 percent of the map unit. Slopes are 2 to 6 percent. This component is on knolls on till plains. The parent material consists of till. Depth to a root restrictive layer, fragipan, is 18 to 30 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, May, June, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.	6.2

- The acres listed in the table above were calculated using GIS and may not match the exact acreage of the Protected Property.
- Source: USDA - Natural Resource Conservation Service SSURGO Soils Database for Ohio - 2003

APPENDIX B: NATURAL RESOURCE INVENTORY

Western Reserve Land Conservancy Species Inventory

Survey Date: January 30, 2016

By: George Warnock, Land Steward & Conservation Project Manager for Western Reserve Land Conservancy

Note: This inventory is based on a field survey with the intention of documenting major habitat types, other natural features, and as many species as possible found on the Protected Property. More extensive field surveys may yield a more complete inventory.

Plant Inventory

Type	Common Name	Scientific Name
Herbaceous	Agrimony	<i>Agrimonia gryposepala</i>
Herbaceous	Aster spp.	<i>Aster spp.</i>
Herbaceous	Avens sp.	<i>Geum sp.</i>
Herbaceous	Bedstraw spp.	<i>Galium spp.</i>
Herbaceous	Bulrush spp.	<i>Scirpus spp.</i>
Herbaceous	Burdock	<i>Arctium sp.</i>
Herbaceous	Cattail, narrow-leaved	<i>Typha angustifolia</i>
Herbaceous	Chicory	<i>Cichorium intybus</i>
Herbaceous	Creeper, Virginia	<i>Parthenocissus quinquefolia</i>
Herbaceous	Fern, Christmas	<i>Polystichum acrostichoides</i>
Herbaceous	Fern, sensitive	<i>Onoclea sensibilis</i>
Herbaceous	Fern, wood	<i>Dryopteris spp.</i>
Herbaceous	Fireweed	<i>Chamerion angustifolium</i>
Herbaceous	Fuller's teasel	<i>Dipsacus fullonum</i>
Herbaceous	Goldenrod spp.	<i>Solidago spp.</i>
Herbaceous	Goldenrod, Canada	<i>Solidago canadensis</i>
Herbaceous	Grass spp.	<i>Poaceae spp.</i>
Herbaceous	Milkweed, swamp	<i>Asclepias incarnata</i>
Herbaceous	Mustard, garlic	<i>Alliaria petiolata</i>
Herbaceous	Plantain, ribwort	<i>Plantago lanceolata</i>
Herbaceous	Poison ivy	<i>Toxicodendron radicans</i>
Herbaceous	Queen Anne's lace	<i>Daucus carota</i>
Herbaceous	Reed canarygrass	<i>Phalaris arundinacea</i>
Herbaceous	Rush, common	<i>Juncus effusus</i>
Herbaceous	Smartweed spp.	<i>Polygonum spp.</i>
Herbaceous	Virgin's bower	<i>Clematis virginiana</i>
Non-vascular	Moss spp.	
Non-vascular	Moss, sphagnum	<i>Sphagnum spp.</i>
Shrub	Buckthorn, glossy	<i>Frangula alnus</i>

Type	Common Name	Scientific Name
Shrub	Buttonbush	<i>Cephalanthus occidentalis</i>
Shrub	Dogwood, redosier	<i>Cornus sericea</i>
Shrub	Elderberry	<i>Sambucus nigra</i>
Shrub	Honeysuckle spp.	<i>Lonicera spp.</i>
Shrub	Privet spp.	<i>Ligustrum spp.</i>
Shrub	Rose, Multiflora	<i>Rosa multiflora</i>
Shrub	Willow spp.	<i>Salix spp.</i>
Shrub	Willow, black	<i>Salix nigra</i>
Tree	American hophornbeam	<i>Ostrya virginiana</i>
Tree	Ash, green	<i>Fraxinus pennsylvanica</i>
Tree	Ash, white	<i>Fraxinus americana</i>
Tree	Beech, American	<i>Fagus grandifolia</i>
Tree	Cherry, black	<i>Prunus serotina</i>
Tree	Cherry, pin	<i>Prunus pensylvanica</i>
Tree	Cottonwood, eastern	<i>Populus deltoides</i>
Tree	Crabapple, American	<i>Malus coronaria</i>
Tree	Elm, American	<i>Ulmus americana</i>
Tree	Hawthorn, Washington	<i>Crataegus phaenopyrum</i>
Tree	Hickory, shagbark	<i>Carya ovata</i>
Tree	Locust, black	<i>Robinia pseudoacacia</i>
Tree	Maple, red	<i>Acer rubrum</i>
Tree	Maple, sugar	<i>Acer saccharum</i>
Tree	Oak, pin	<i>Quercus palustris</i>
Tree	Oak, red	<i>Quercus rubra</i>
Tree	Oak, swamp white	<i>Quercus bicolor</i>
Tree	Oak, white	<i>Quercus alba</i>
Tree	Sassafras	<i>Sassafras albidum</i>
Tree	Walnut, black	<i>Juglans nigra</i>
Vine/briar	Blackberry spp.	<i>Rubus spp.</i>
Vine/briar	Dewberry, common	<i>Rubus flagellaris</i>
Vine/briar	Grape spp.	<i>Vitis spp.</i>
Vine/briar	Greenbrier	<i>Smilax rotundifolia</i>
Vine/briar	Raspberry, red	<i>Rubus idaeus</i>

APPENDIX C: MAPS

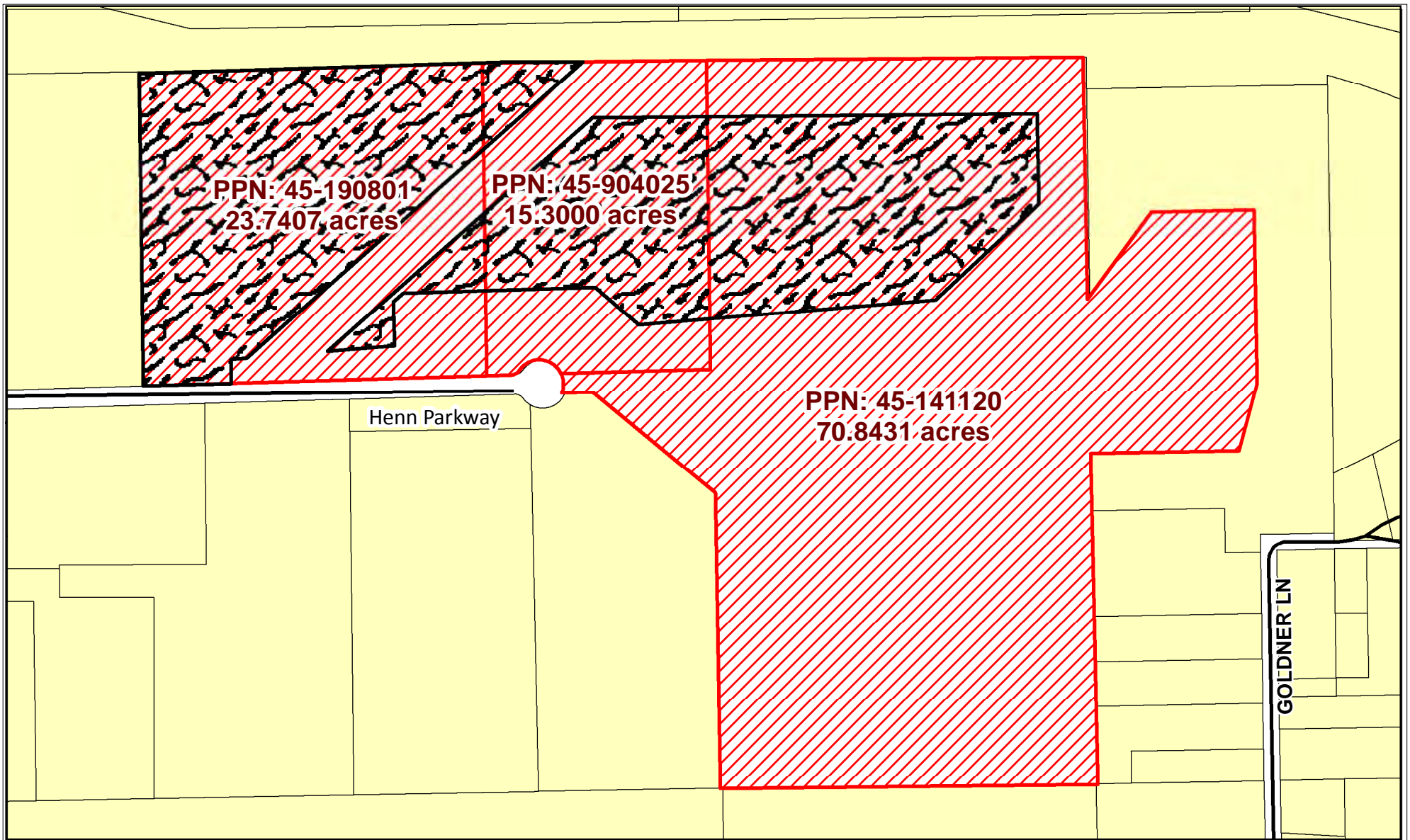
MAP LIST

Property Identification Map
Watershed Location
Location
Aerial View I
Aerial View II
Soils
Topography
Land Cover
Existing Conditions
Photo Points

Disclaimer: The maps included in this appendix are not legal surveys and should not be construed as such. The maps assist Western Reserve Land Conservancy in its efforts to depict the boundaries of the Conservation Easement, the regional property location, neighboring property boundaries, potential encroachments, areas of reserved and/or excluded rights, habitats, and other important existing conditions and property features related to the terms of the Conservation Easement. Property boundaries, while approximate, were established using the best available information, which may include: publicly and privately available local, county, state and federal GIS data, legal surveys, tax maps, field mapping using G.P.S. and other sources.

The legal boundary of the Conservation Easement is derived from the legal description which is an exhibit to the Conservation Easement document. Western Reserve Land Conservancy attempts to make all maps match the legal description as closely as possible.

For this Protected Property, the Conservation Easement encumbers only portions of the legally described parcels; therefore, a survey of the Conservation Easement area and/or a GPS or GIS boundary is depicted on the enclosed maps.



350 0 350 700 Feet



Western Reserve Land Conservancy

OUR LAND. OUR LEGACY

2012 Aerial Photo (OSIP)
Map Created 3/16/2016 gw

Property Identification: Lordstown Energy Center - BDR



Clean Energy Future Property:
109.8838 acres



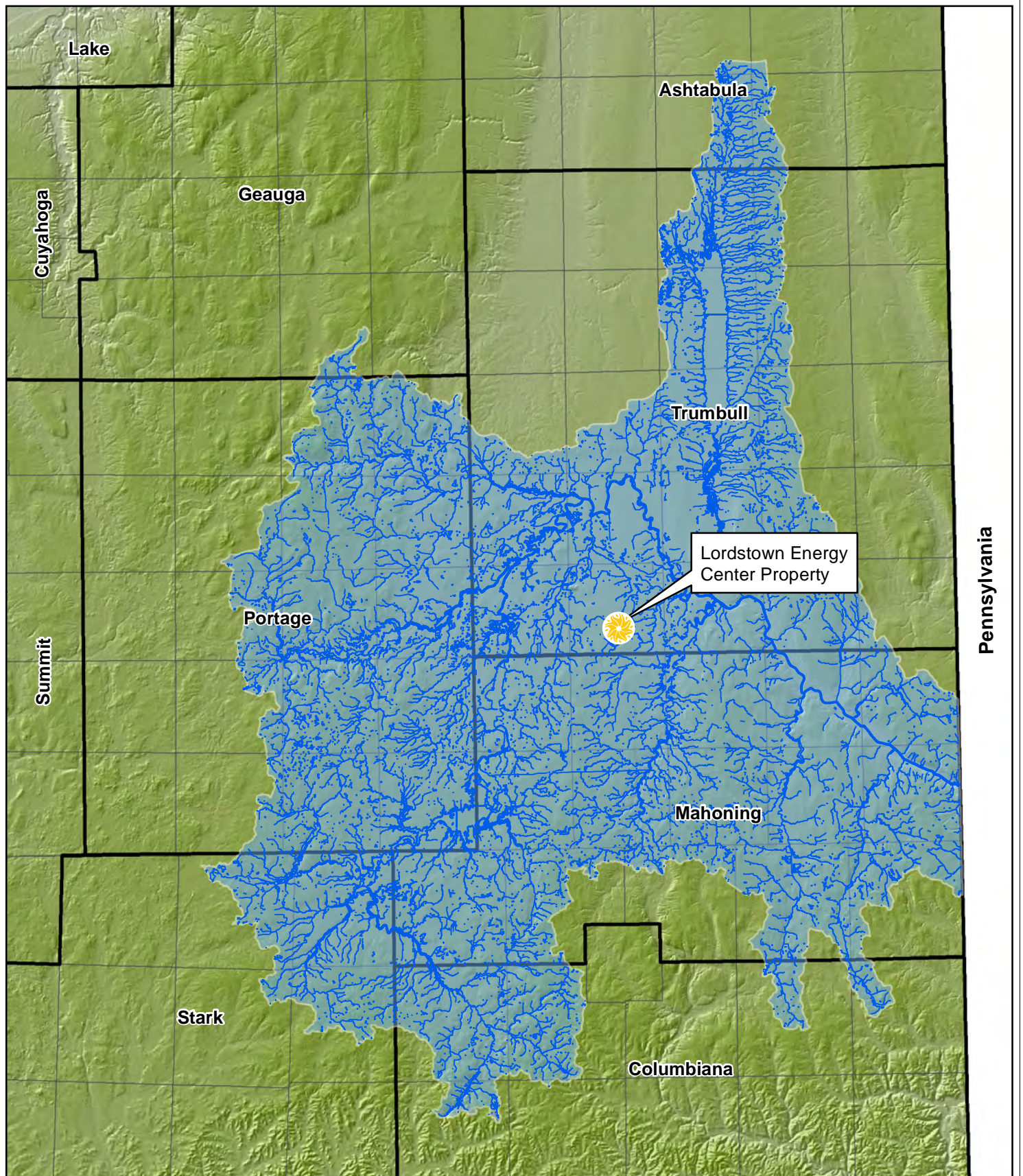
Parcels - Trumbull Co.



Roads - Trumbull Co.



Lordstown Energy Center CE
Boundary: 40.0505 acres



Watershed Location: Lordstown Energy Center - BDR



Mahoning River & Tributaries



Mahoning River Watershed



Counties

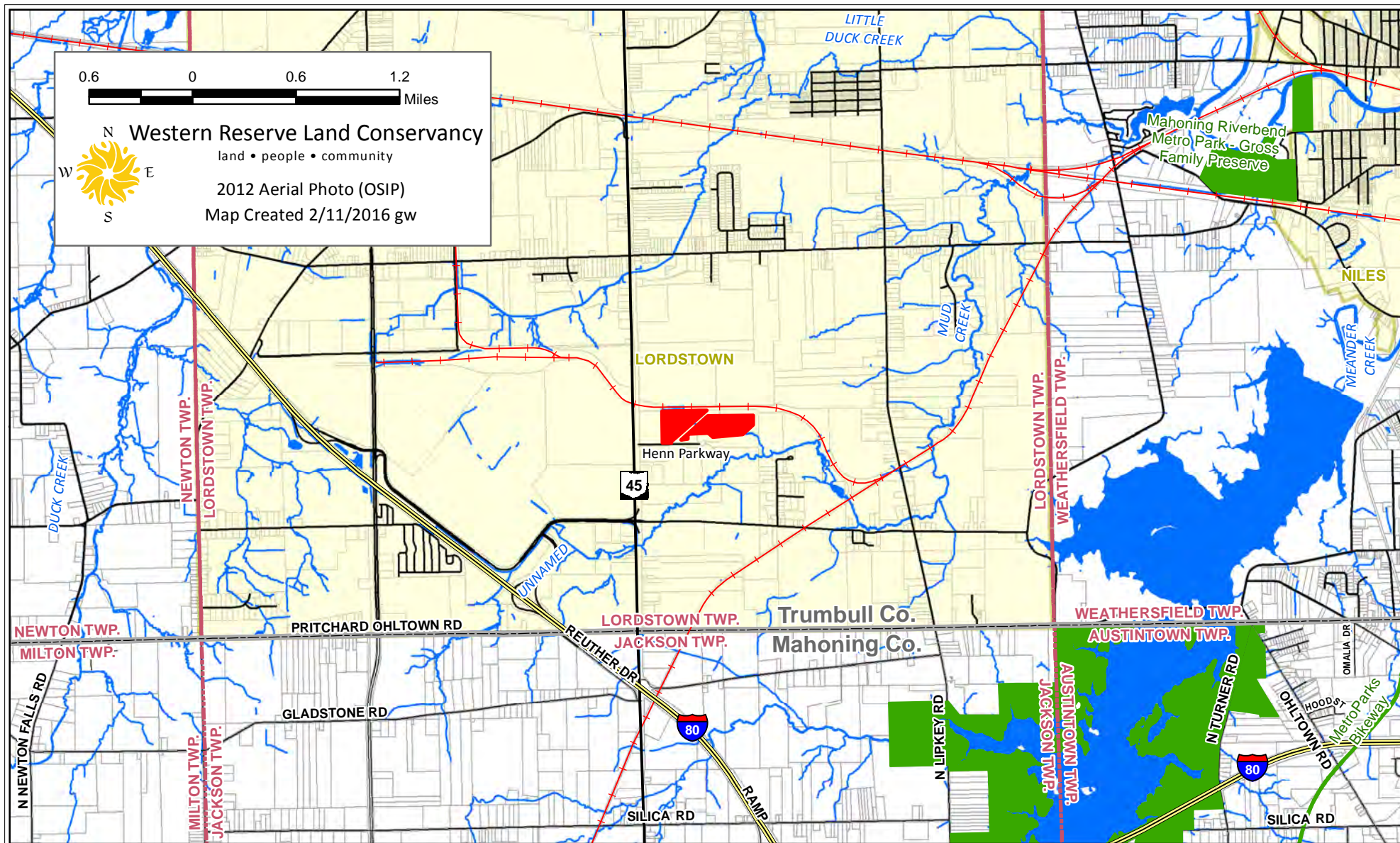


Townships













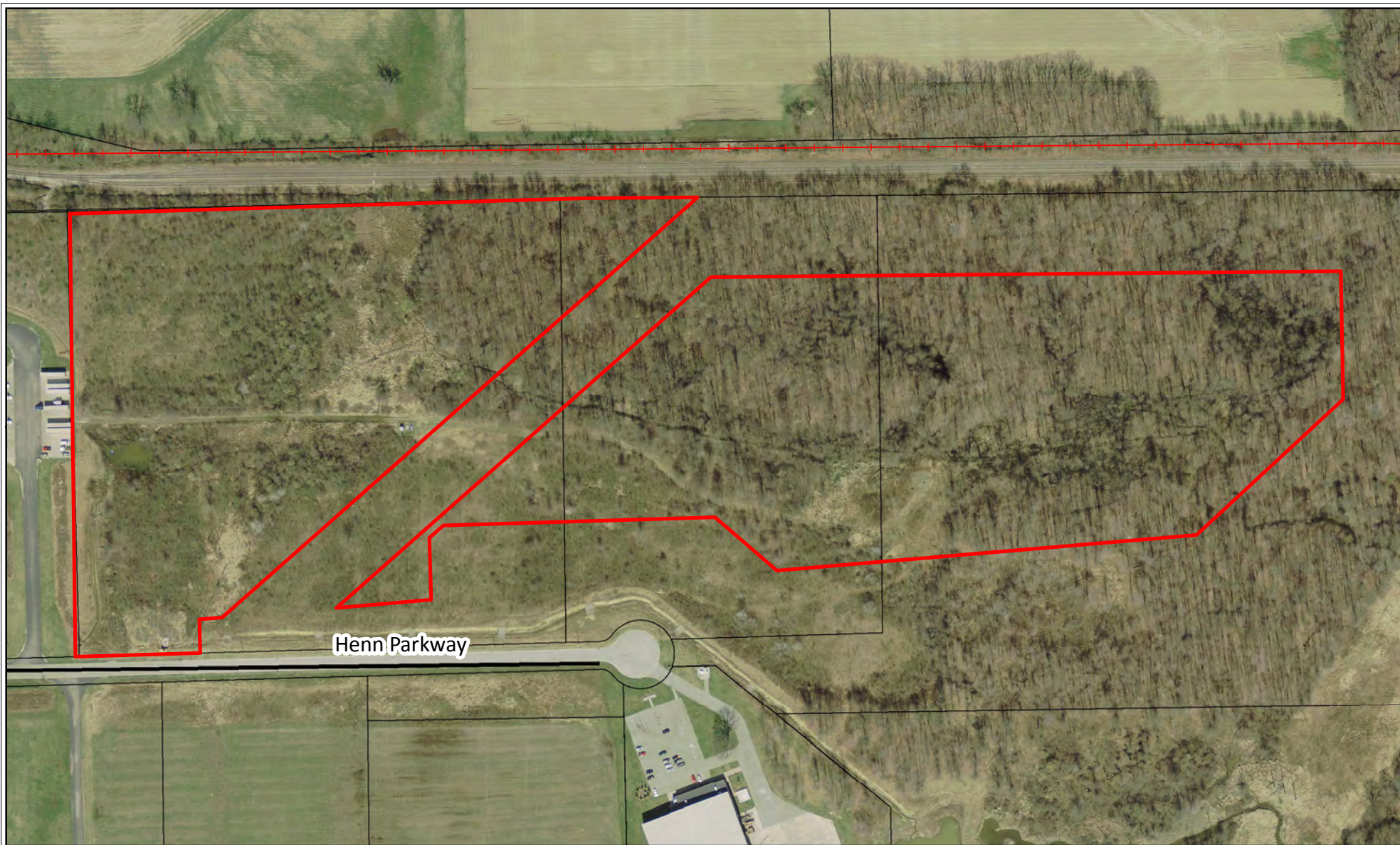
Western Reserve
Land Conservancy
land • people • community

Map Created 2/11/2016 gw



Location: Lordstown Energy Center - BDR

- | | | | |
|--|---|---|--|
|  Lordstown Energy Center CE Boundary: 40.0505 acres |  Land Conservancy Protected Properties |  Roads - Trumbull & Mahoning Co. |  County Boundaries |
|  Parcels - Trumbull & Mahoning Co. |  Parks & Managed Areas |  Railroads - Trumbull & Mahoning Co. |  Township Boundaries |
| | |  Streams - Trumbull & Mahoning Co. |  Municipal Boundaries |



240 0 240 480 Feet



Western Reserve Land Conservancy

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2012 Aerial Photo (OSIP)

Map Created 2/9/2016 gw

Aerial View I: Lordstown Energy Center - BDR



Lordstown Energy Center CE Boundary: 40.0513 acres



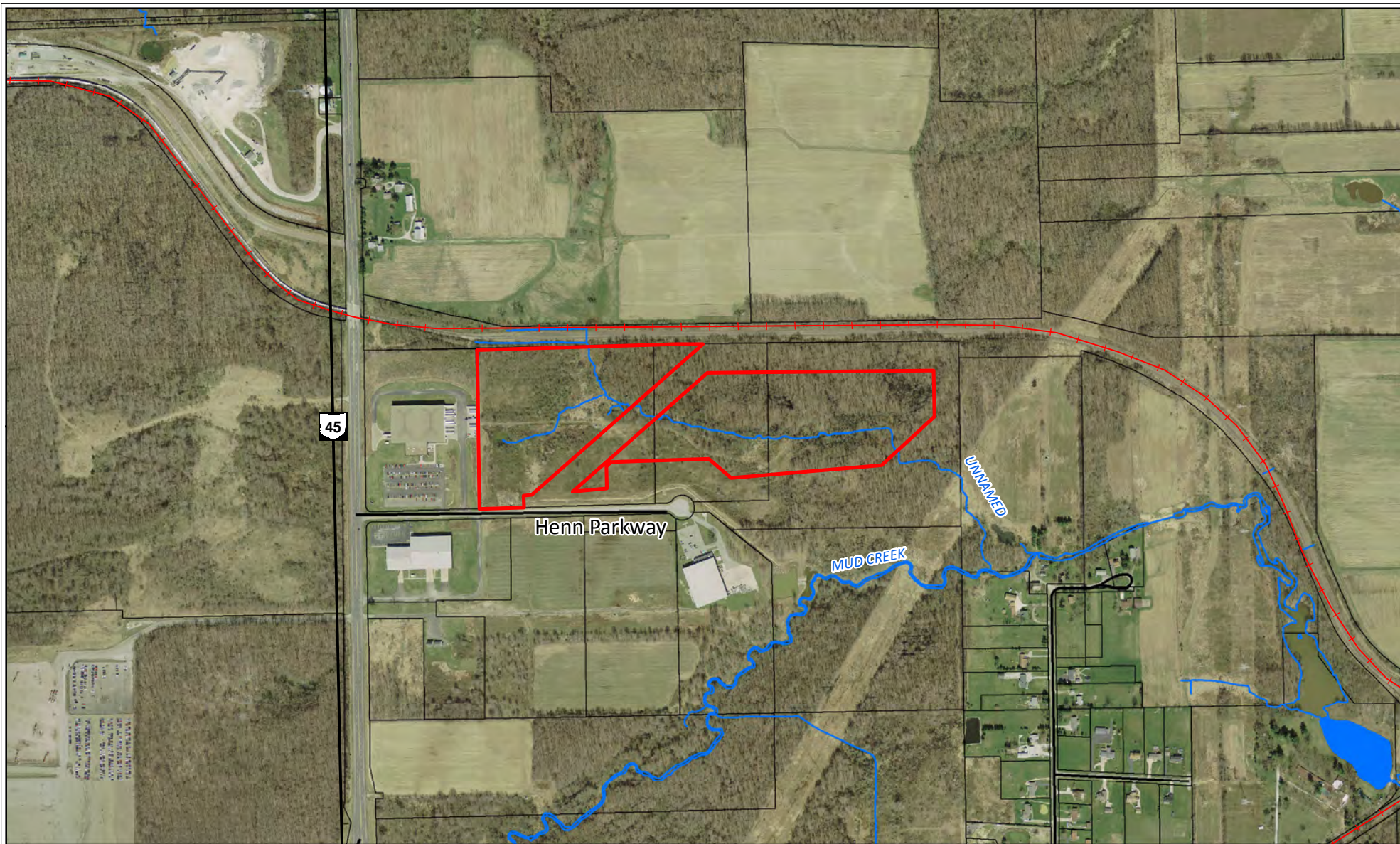
Parcels - Trumbull Co.



Roads - Trumbull Co.



Railroads - Trumbull Co.



690 0 690 1,380 Feet



Western Reserve Land Conservancy

OUR LAND. OUR LEGACY

2012 Aerial Photo (OSIP)
Map Created 2/11/2016 gw

Aerial View II: Lordstown Energy Center - BDR



Lordstown Energy Center CE
Boundary: 40.0505 acres



Parcels - Trumbull Co.



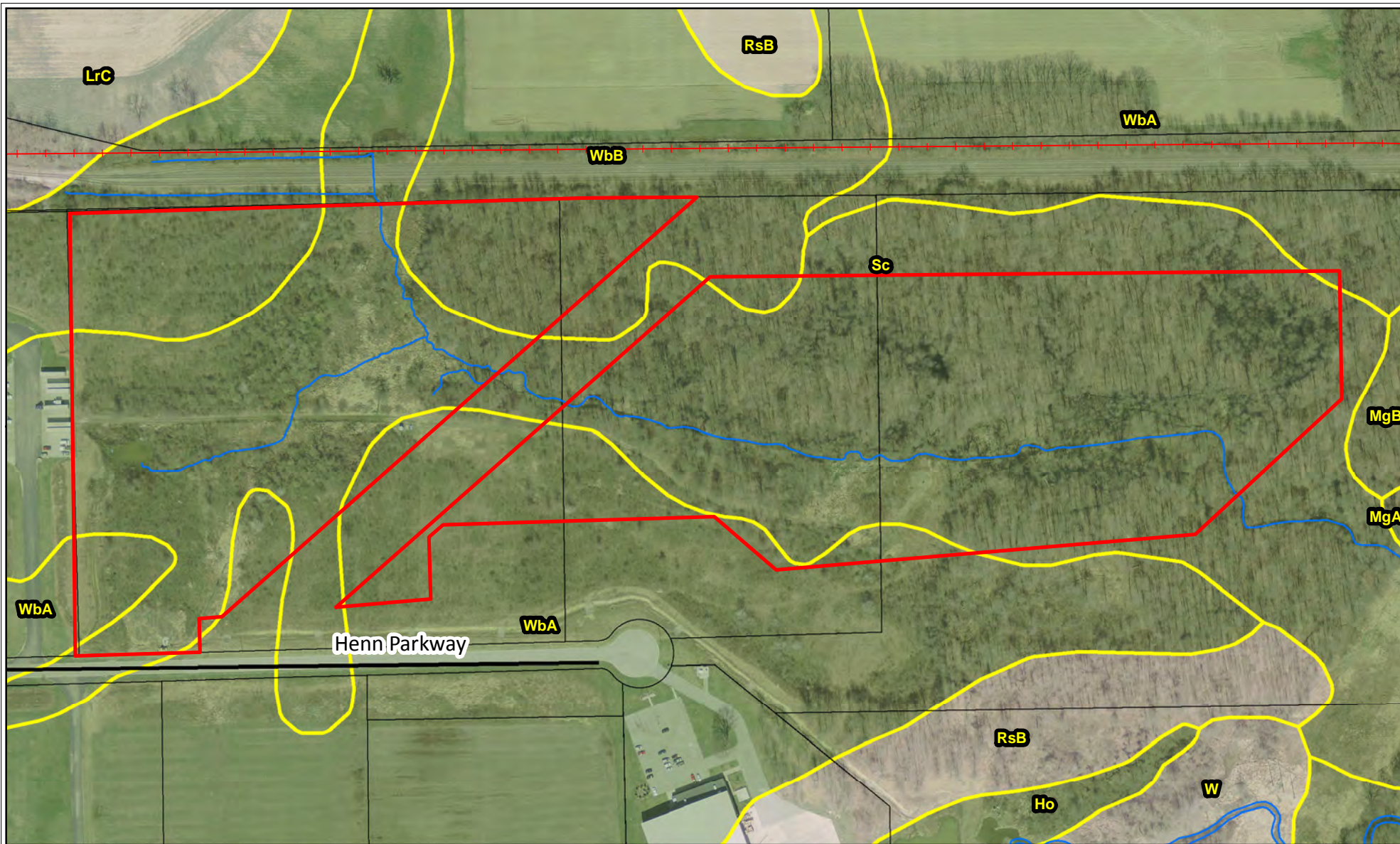
Streams - Trumbull Co.



Roads - Trumbull Co.



Railroads - Trumbull Co.



240 0 240 480 Feet



Western Reserve Land Conservancy

OUR LAND. OUR LEGACY

2012 Aerial Photo (OSIP)

Map Created 2/11/2016 gw

Soils: Lordstown Energy Center - BDR



Lordstown Energy Center CE
Boundary: 40.0505 acres



Parcels - Trumbull Co.



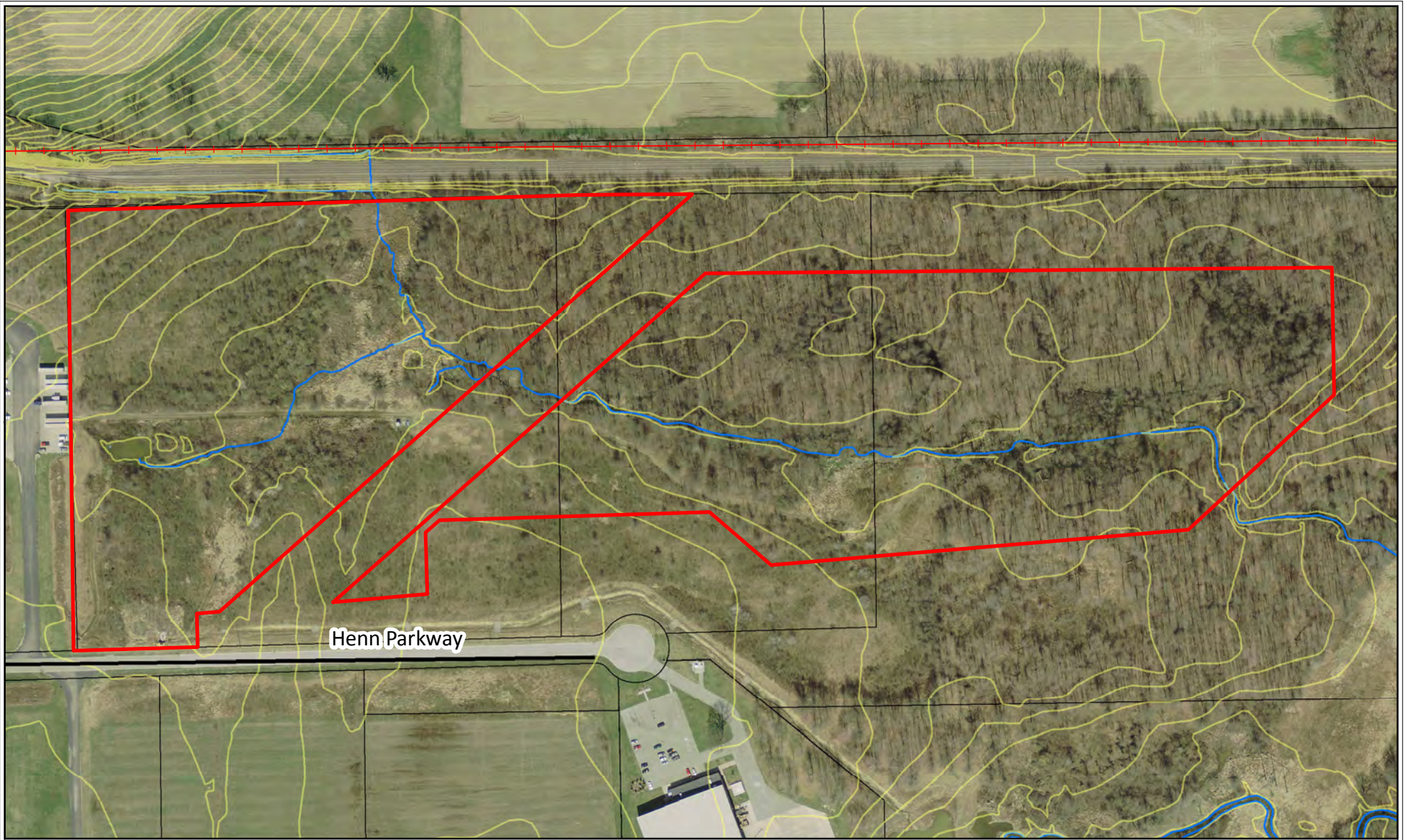
Streams - Trumbull Co.



Roads - Trumbull Co.



Railroads - Trumbull Co.



240 0 240 480 Feet



Western Reserve Land Conservancy

OUR LAND. OUR LEGACY

2012 Aerial Photo (OSIP)
Map Created 2/12/2016 gw

Topography: Lordstown Energy Center - BDR



Lordstown Energy Center CE
Boundary: 40.0505 acres



Parcels - Trumbull Co.



Streams - Trumbull Co.



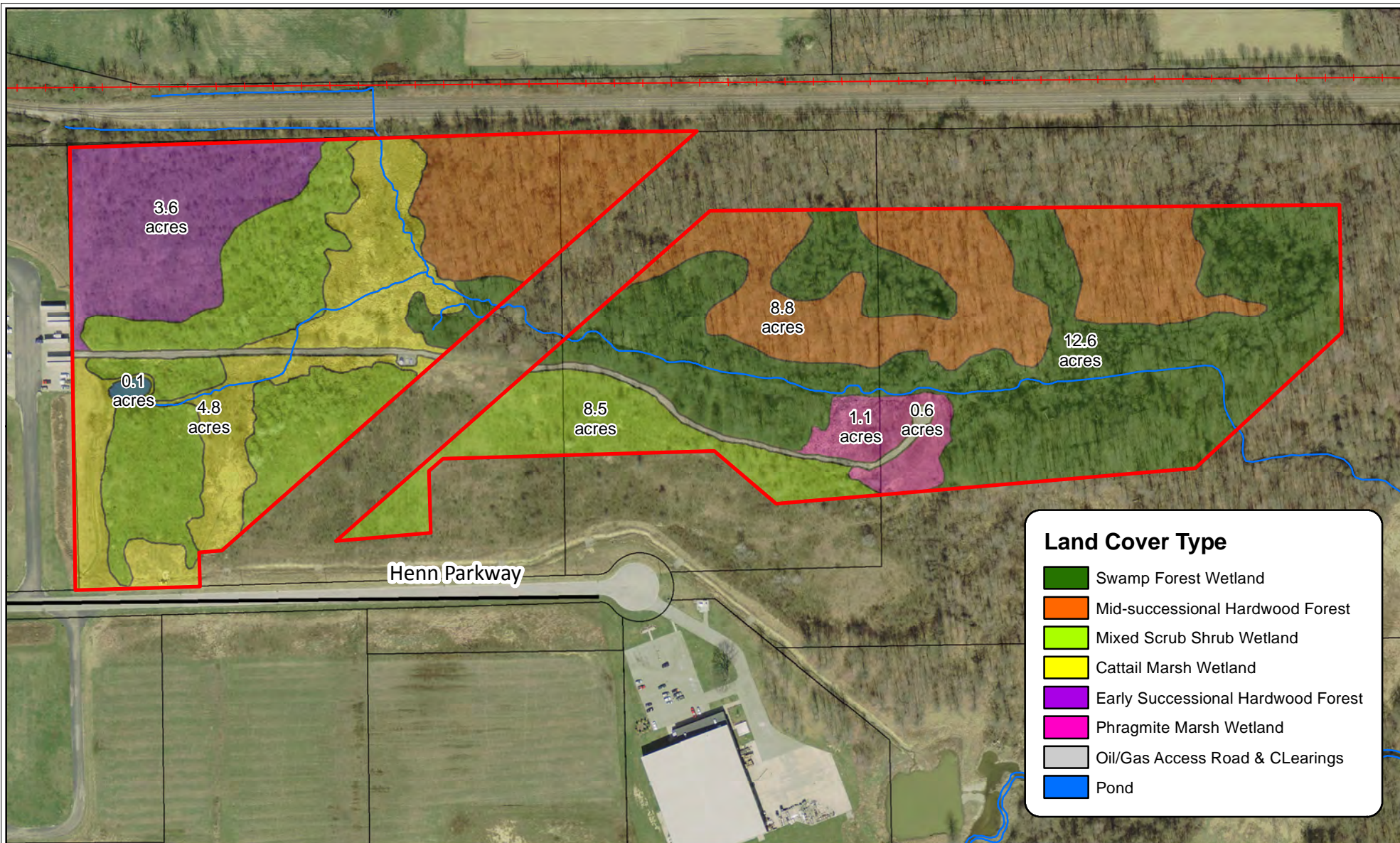
2 ft. Contours - Trumbull Co.



Roads - Trumbull Co.



Railroads - Trumbull Co.



Land Cover Type

- Swamp Forest Wetland
- Mid-successional Hardwood Forest
- Mixed Scrub Shrub Wetland
- Cattail Marsh Wetland
- Early Successional Hardwood Forest
- Phragmite Marsh Wetland
- Oil/Gas Access Road & Clearings
- Pond

240 0 240 480 Feet



Western Reserve Land Conservancy

OUR LAND. OUR LEGACY

2012 Aerial Photo (OSIP)
Map Created 2/15/2016 gw

Land Cover: Lordstown Energy Center - BDR

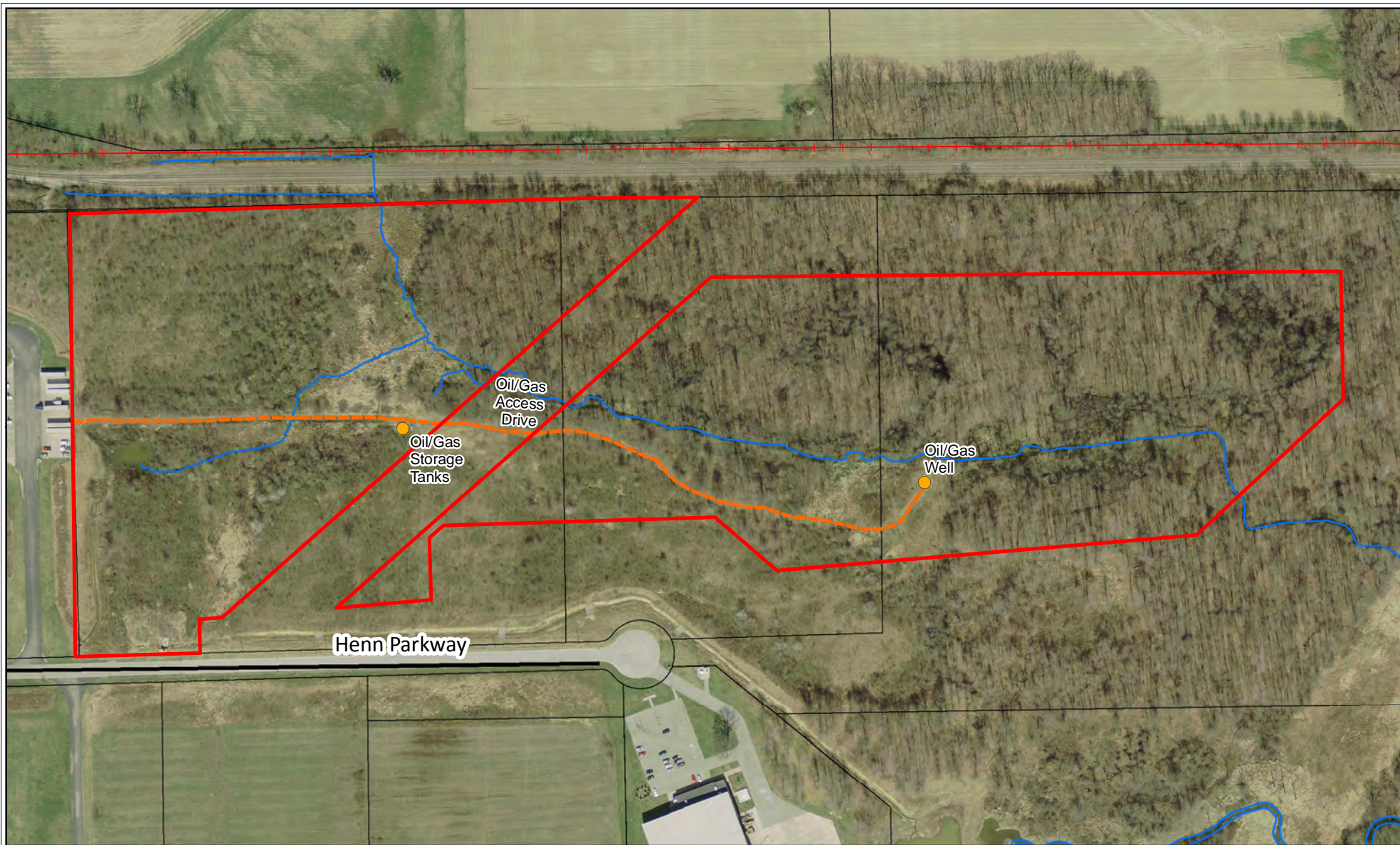
Lordstown Energy Center CE Boundary: 40.0505 acres

Parcels - Trumbull Co.

Streams - Trumbull Co.

Roads - Trumbull Co.

Railroads - Trumbull Co.



240 0 240 480 Feet



Western Reserve Land Conservancy

OUR LAND. OUR LEGACY

2012 Aerial Photo (OSIP)
Map Created 2/11/2016 gw

Existing Conditions: Lordstown Energy Center - BDR



Lordstown Energy Center CE
Boundary: 40.0505 acres



Parcels - Trumbull Co.



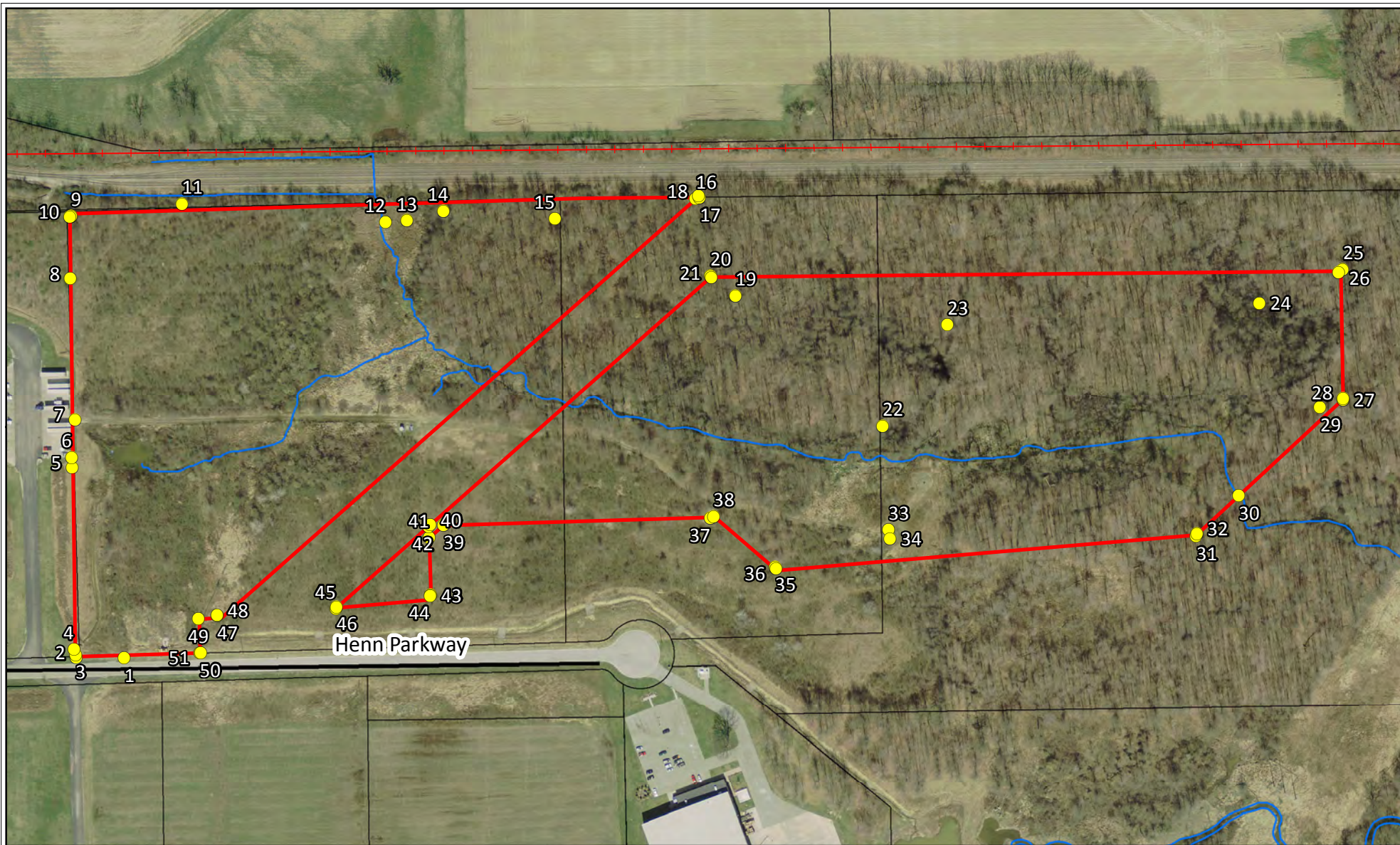
Streams - Trumbull Co.



Roads - Trumbull Co.



Railroads - Trumbull Co.



240 0 240 480 Feet



Western Reserve Land Conservancy

OUR LAND. OUR LEGACY

2012 Aerial Photo (OSIP)
Map Created 2/11/2016 gw

Photo Points: Lordstown Energy Center - BDR



Lordstown Energy Center CE
Boundary: 40.0505 acres



Parcels - Trumbull Co.



Photo Points - 1/30/2016



Roads - Trumbull Co.



Streams - Trumbull Co.



Railroads - Trumbull Co.