

PARCEL ONE:

ALL THAT certain tract or parcel of land containing 26.180 acres, more or less, together with any improvements thereon, and all rights, privileges, appurtenances, easements and rights-of-way thereunto belonging or in anywise appertaining, located in the City of Harrisonburg, Virginia, as set forth on the attached ALTA/NSPS Land Title survey made by Hal T. Benner, L.S., dated January 12, 2022, revised April 15, 2022, revised January 12, 2023 and revised February 9, 2023, which is to be attached hereto and made a part hereof.

LESS AND EXCEPT, however, all that certain tract or parcel of land containing 0.196 acres, more or less, conveyed to Cooks Creek Church of the Brethren Cemetery, (originally Trustees for Cook's Creek Congregation of the Church of the Brethren) by deed dated October 9, 2022, recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 124, Page 157.

AND BEING the same real property conveyed to EP Harrisonburg Owner LLC from Harrisonburg Investment Properties, LLC by deed dated March 28, 2023, and of record in the aforesaid Clerk's Office as Instrument Number 202308665.

PARCEL TWO:

ALL THAT certain tract or parcel of land, containing 17.215 acres, more or less, together with any improvements thereon and all rights, privileges, appurtenances, easements and rights-of-way thereunto belonging or in anywise appertaining, located in the City of Harrisonburg, Virginia, as set forth on the attached ALTA/NSPS Land Title survey made by Hal T. Benner, L.S., dated January 7, 2022, revised April 15, 2022, revised January 12, 2023 and revised February 9, 2023, which is to be attached hereto and made a part hereof.

AND BEING the same property conveyed to EP Harrisonburg Owner LLC from Willow Lane II, LLC by Deed dated March 23, 2023, and of record in the aforesaid Clerk's Office as Instrument Number 202308666.

PARCEL THREE:

All that certain tract or parcel of land, containing 46.443 acres, more or less, together with any improvements thereon, and all rights, privileges, appurtenances, easements and rights-of-way thereunto belonging or in anywise appertaining, located in the City of Harrisonburg, Virginia, , as set forth on the

attached ALTA/NSPS Land Title survey made by Hal T. Benner, L.S., dated January 19, 2022, revised April 15, 2022, revised January 12, 2023 and revised February 9, 2023, which is to be attached hereto and made a part hereof.

AND BEING the same property conveyed to EP Harrisonburg Owner LLC from Charles W. Clark, Mary Strate Bahn, Dorothy Strate Harper, Sarah Strate Rees, Ann Strate Egge and Ronnie Allen Barber by deed dated March 23, 2023 and recorded in the aforesaid Clerk's Office as Instrument Number 202308667.