

## Exhibit 10 - Existing Conditions of Property

Avasar LLC purchased the subject +/- 41.84 acre property on August 31, 2023. The site is located at 4910 State Route 257 South, Delaware, Ohio 43015, composed of parcel numbers 500-320-02-016-000 and 500-320-02-017-000, Concord Township, Delaware County, Ohio. The property is partially wooded and contains a 4,167 square foot single-family residence that was built in 1973, as pictured here.



The site is currently accessed by a common access driveway along the northern edge of the property, as pictured here.



The driveway entrance for this property on the common access driveway is gated. The property has contained active commercial horse stables for the past few decades in a large 15,000 square foot pole barn, pictured below and on the cover of this application.



The majority of this large building area, over 80% is comprised of a large riding arena for the horses that are stabled on site, pictured here.



There are various other agricultural structures onsite surrounded by pastures, including a red barn that is in good shape and suitable for continued agricultural use and attractive for agritourism, as pictured here.



At least 15 acres of the site is heavily wooded, as pictured here, and was used for bridal trails, which are also attractive for agri-tourism.



There are a few additional existing structures that are not as attractive and are to be removed with the proposed rezoning and agritourism activities.

