

Commonwealth Land Title Insurance Company

Commitment Number: OH12121568

SCHEDULE A

1. Effective Date: February 26, 2013 at 12:00:00
2. Policy or Policies to be issued: Amount
 - (a) Owner's Policy (ALTA Own. Policy (06/17/06))
Proposed Insured:
tbd
 - (b) Loan Policy (ALTA Loan Policy (06/17/06))
Proposed Insured:
To Be Determined Amount To Be Determined
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
The Huntington National Bank, by deed filed for record August 12, 2011 and recorded in Book 500, Page 371 of the Ashtabula County Records.
5. The land referred to in the Commitment is described as follows:
SEE EXHIBIT A ATTACHED HERETO

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(OH12121568.pfd/OH12121568/10)

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SCHEDULE B

1. Requirements:
 - a. Payment of the full consideration to, or for the account of the grantors or mortgagors should be made.
 - b. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
 - c. Any instrument of conveyance creating an insured interest must comply with local rules on descriptions and conveyances pursuant to Sections 315.251 and 319.203 of the Ohio Revised Code.
 - d. Payment of taxes, charges, and assessments levied and assessed against subject premises, which are due and payable.
 - e. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
 - f. Further exceptions and/or requirements may be made upon review of the proposed documents and/or upon further ascertaining the details of the transaction.
 - g. A plat/survey/legal description satisfying governmental requirements must be approved and/or filed.
 - h. Legal description must be approved prior to any transfer.
2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon.
 2. Assessments, if any, not yet certified to the County Auditor.
 3. Rights or claims of parties other than Insured in actual possession of any or all of the property.
 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
 5. Unfiled mechanic's or materialman's liens.
 6. No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption status for insured premises.

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SCHEDULE B
(Continued)

7. Any covenant, condition or restriction referred to herein indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and only to the extent that the restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) related to handicap, but does not discriminate against handicapped people.
8. Any inaccuracy in the specific quantity of acreage contained on any survey if any or contained with the legal description of premises insured herein.
9. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of a interest in real property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.
10. Oil and gas leases, pipeline agreements or any other instruments related to the production or sale of oil and gas which may arise subsequent to the date of the Policy.
11. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
12. Title to that portion of the insured premises within the bounds of any legal highways.
13. Oil and Gas Lease recorded in Volume 59, Page 99 of the Ashtabula County Records. NOTE: This Company makes no representation as to the present ownership of this lease.
14. Oil and Gas Lease recorded in Volume 92, Page 189 of the Ashtabula County Records. NOTE: This Company makes no representation as to the present ownership of this lease.
15. Right of Way recorded in Volume 21, Page 7694, of the Ashtabula County Records.
16. Right of Way recorded in Volume 23, Page 9560, of the Ashtabula County Records.
17. Right of Way recorded in Volume 99, Page 8620, of the Ashtabula County Records.
18. Oil and Gas Lease recorded in Volume 451, Page 2179 of the Ashtabula County Records. NOTE: This Company makes no representation as to the present ownership of this lease.
19. Reservation, restrictions, covenants, limitations and/or easements recorded in Volume 59, Page 5727, of the Ashtabula County Records.
20. Taxes for the year of 2013 and subsequent years are a lien, but are not yet due and payable.

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Commitment Number: OH12121568

SCHEDULE B
(Continued)

21. Taxes for the second half of 2012 and subsequent years are a lien, but are not yet due and payable.

The County Treasurer's General Tax Records for the tax year 2012 are as follows

PPN 010110001000

Taxes for the first half are partially paid and delinquent, plus penalties and interest, if any.

Taxes for the second half are a lien not yet due and payable.

Per half amount \$1,873.48.

The above amount includes the following special assessments:

Assessment for 19005 9-1-1 Emergency Telephone in the amount of \$2.25 per half year.

22. PPN 010110000800

Taxes for the first half are partially paid and delinquent, plus penalties and interest, if any.

Taxes for the second half are a lien not yet due and payable.

First half amount \$9,938.97.

Second half amount \$315.27.

NOTE: Subject to CAUV recoupment on the first half.

The above amount includes the following special assessments:

Assessment for 19005 9-1-1 Emergency Telephone in the amount of \$2.25 per half year.

23. NOTE: If taxes are shown as unpaid or delinquent above, the county treasurer must be contacted for exact payoff figures.
24. NOTE: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.
25. Subject to the terms and conditions of the commitment jacket, a copy of which is available at this office. (HBI Title Services, 37 South High Street, Canal Winchester, Ohio 43110)

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(OH12121568.pfd/OH12121568/10)

Commitment Number: OH12121568

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Parcel 1, 21.1301 Acres

Situated in the Township of Andover, Township 9, Range 1 of the Connecticut Western Reserve, County of Ashtabula, and State of Ohio, and known as being part of Lot 22 of said township and further bounded and described as follows:

Beginning at a point on the centerline of State Route 7, (60' R/W) at the southwest corner of lands conveyed to D. & A. Yoder by deed 89-9955 (P.P.N. 01-011-00-007-00) of Ashtabula County General Index, said point being North 1 deg. 05' 23" East, 3351.86 feet from a 1" iron pin found in a monument assembly at the centerline intersection of said State Route 7 and Fenkell Road (Road No. 273-C, 60' R/W);

Thence South 88 deg. 59' 20" East, along the south line of said Yoder and passing over a 5/8" capped rebar set at 30.00 feet and along the south line of lands conveyed to Holiday Camplands (P.P.N. 01-714-30-021-01) and passing over a 1/2" capped "Peter" rebar found at 922.54 feet, a distance of 2655.97 feet to a 5/8" iron pin found on the west line of Holiday Camplands Plat No. 8 as recorded in Volume 12, Page 84 of Ashtabula County Records of Plats;

Thence South 0 deg. 27' 35" West, along the west line of said Holiday Camplands, a distance of 209.90 feet to a 5/8" capped rebar set on the north line of lands conveyed to Huntington Bank by deed 500-371 (Parcel 1) (P.P.N. 01-011-00-010-00) of Ashtabula County General Index;

Thence North 88 deg. 59' 20" West, along the north line of said Huntington Bank Parcel 1, a distance of 268.95 feet to a 5/8" capped rebar set at an exterior corner thereof;

Thence South 1 deg. 05' 23" West, along a west line of Huntington Bank Parcel 1, a distance of 151.81 feet to a 5/8" capped rebar set at an interior corner thereof;

Thence North 88 deg. 59' 20" West, along the north line of said Huntington Bank Parcel 1 and along the north line of lands conveyed to F. Allwein by deed 410-1832 (P.P.N. 01-011-00-009-00) and passing over a 5/8" capped rebars set at 2119.33 and 2359.33 feet, a distance of 2389.33 feet to a point on the centerline of said State Route 7;

Thence North 1 deg. 05' 23" East, along said road centerline, a distance of 361.70 feet to the point of beginning and containing therein 21.1301 acres of land as surveyed in January, 2013 by Clifford H. McGuire, Registered Surveyor No 7770. The intent is to describe more fully lands conveyed to Huntington Bank by deed 500-371 (parcel 3) P.P.N. 1-001-00-008-00). Bearings were oriented to those used by Ralph Gromley in a survey for J. McClurg date 1-1992. Rebars set were 5/8" x30" rebar capped C.H. McGuire".

PARCEL 2, 134.6337 ACRES:

Situated in the Township 9, Range 1 of the Connecticut Western Reserve, Township of Andover, County of Ashtabula and State of Ohio:

And known as being a part of Lots 22, 23, and 33 of said Township and further bounded and described as follows:

Beginning at a point on the centerline of State Route 7, (60 feet R/W) at the Northwest corner of lands conveyed to M. & C. Hollis by Deed 92-1463 (P.P.N. 01-012-00-015-00) of Ashtabula County General Index, said point being North 1 deg. 05' 23" East, 1327.16 feet from a 1-inch iron pin found in a monument assembly at the centerline intersection of said State Route 7 and Fenkell Road (Road No. 273-C, 60 feet R/W);

Thence North 1 deg. 05' 23" East, along said road centerline, a distance of 24.00 feet to a point and the

EXHIBIT A
(Continued)

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Southwest corner of lands conveyed to E. & D. Zook by Deed 484-214 (P.P.N. 01-012-00-014-00) of Ashtabula County General Index;

Thence South 88 deg. 56' 58" East, along the South line of said Zook and passing over a 5/8-inch capped rebar set at 30.00 feet, a distance of 271.00 feet to a 5/8-inch capped rebar set at the Southeast corner thereof;

Thence North 1 deg. 05' 23" East, along the East line of said Zook, a distance of 332.00 feet to a 5/8-inch capped rebar set on the South line of lands conveyed to J. McClurg by Deed 59-5725 (P.P.N. 01-011-00-010-01) of Ashtabula County General index;

Thence South 88 deg. 56' 58" East, along the South line of said McClurg, a distance of 66.46 feet to a 1/2-inch capped "Gromley" pin found at the Southeast corner thereof;

Thence along the East and North lines of said McClurg parcel the following four courses and distances:

1) North 1 deg. 05' 23" East, 541.08 feet to a 1/2-inch capped "Gromley" pin found;

2) North 88 deg. 56' 58" West, 122.00 feet to a 1/2-inch capped "Gromley" pin found;

3) North 1 deg. 05' 23" East, 164.28 feet to a 1/2-inch capped "Gromley" pin found;

4) North 88 deg. 56' 58" West, along the North line of said McClurg and passing over a 1/2-inch capped "Gromley" pin found at 185.46 feet, a distance of 215.46 feet to a point on said road centerline;

Thence North 1 deg. 05' 23" East, along said road centerline, a distance of 354.14 feet to a point and the Southwest corner of lands conveyed to F. Allwein by Deed 410-1832 (P.P.N. 01-011-00-009-00) of Ashtabula County General Index;

Thence South 88 deg. 59' 20" East, along the South line of said Allwein and passing over a 5/8-inch capped rebar set at 30.00 feet, a distance of 270.00 feet to a 5/8-inch capped rebar set at the Southeast corner thereof;

Thence North 1 deg. 05' 23" East, along the East line of said Allwein, a distance of 247.50 feet to a 12-inch long capped landscape nail set in the North side of a railroad tie post at the Northeast corner thereof and on the South line of lands conveyed to Huntington Bank by Deed 500-371 (Parcel 3) (P.P.N. 01-011-00-008-00) of Ashtabula County General Index;

Thence South 88 deg. 59' 20" East, along said Parcel 3, a distance of 2119.33 feet to a 5/8-inch capped re bar set at an exterior corner thereof;

Thence North 1 deg. 05' 23" East, along an East line of said Parcel 3, a distance of 151.81 feet to a 5/8-inch capped rebar set at an interior corner thereof;

Thence South 88 deg. 59' 20" East, along a South line of said Parcel 3, a distance of 268.95 feet to a 5/8-inch capped rebar set on the West line of Holiday Camplands Plat No. 8 as recorded in Volume 12, Page 84 of Ashtabula County Record of Plats;

Thence South 0 deg. 27' 35" West, along the West line of said Holiday Camplands, a distance of 472.86 feet to a 5/8-inch iron pin found in a concreted 4-inch clay tile at the common corner of Lots 22, 23, 32, and 33;

Thence South 88 deg. 02' 15" East, along the North line of Lot 33 and South line of Holiday Camplands Plat No.

EXHIBIT A
(Continued)

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8, a distance of 1297.02 feet to a 5/8-inch iron pin found in a concreted 4-inch clay tile at the Southeast corner thereof and on the West line of lands conveyed to J. A. Coe by Deed 74-1400 (P.P.N. 01-017-00-032-00) of Ashtabula County General Index;

Thence South 0 deg. 59' 56" West, along the West line of said Coe, a distance of 1369.98 feet to a 5/8-inch capped rebar set at the base of a railroad tie corner post found at the Northeast corner of another parcel conveyed to said J. A. Coe by same deed (P.P.N. 01-017-00-031-00);

Thence North 87 deg. 56' 40" West, along the North line of said Coe parcel and along the North line of another parcel conveyed to J. A. Coe by Deed 74-1397 (P.P.N. 01-017-00-028-01) of Ashtabula County General Index, a distance of 1306.10 feet to 5/8-inch capped rebar set on the East line of lands conveyed to said M. & C. Hollis by Deed 58-998 (P.P.N. 01-012-00-017-00) of Ashtabula County General Index and on the common line between Lots 33 and 23;

Thence North 0 deg. 56' 21" East, along the East line of said Hollis and lot line, a distance of 31.20 feet to a 5/8-inch capped rebar set at the Northeast corner thereof;

Thence North 89 deg. 06' 24" West, along the North line of said Hollis and joining the North line of the other Hollis Parcel (P.P.N. 01-012-00-015-00) and passing over a 5/8-inch capped rebar set at 2626.53 feet, a distance of 2656.53 feet to the point of beginning and containing therein 134.6337 acres of land as surveyed in January, 2013 by Clifford H. McGuire, Professional Surveyor No. 7770.

The intent is to describe more fully lands conveyed to Huntington Bank by Deed 500-371 (P. P. N. 01-011-00-010-00) and to consolidate Parcels 1 and 2 of said deed.

Bearings were oriented to those used by Ralph Gromley in a survey for J. McClurg dated 1-1992.

Rebars set were 5/8-inch x 30-inch rebar capped "C.H. McGuire".

4510 State Route 7
Andover, Ohio

PPN: 010110001000
PPN: 010110000800