

Commonwealth Land Title Insurance Company

P.O. Box 27567, Richmond, VA 23261-7567

SCHEDULE A

Title Officer:
Escrow Officer:
Escrow No.: OH13010516
Loan No.:

Title No.: OH13010516
Agent Order/File No.:

1. Effective Date: February 26, 2014 at 06:59 AM
2. Policy or Policies to be issued: Policy Amount
 - (a) Owner's Policy (ALTA Own. Policy (06/17/06))
Proposed Insured:

 - (b) Loan Policy ()
Proposed Insured:
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 September 25, 2012 and recorded in OR Book 526, Page 53 of the Ashtabula County Records.
5. The land referred to in this Commitment is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**SCHEDULE B - SECTION I
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. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
- h. Legal description must be approved prior to any transfer.

END OF SCHEDULE B - SECTION I

SCHEDULE B - SECTION II
EXCEPTIONS

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.
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, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
11. 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.
12. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
13. Title to that portion of the insured premises within the bounds of any legal highways.
14. Right of Way recorded in Volume 74, Page 1834, of the Ashtabula County Records.
15. Oil and Gas Lease recorded in Volume 78, Page 217 of the Ashtabula County Records. NOTE: This Company makes no representation as to the present ownership of this lease.

SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

16. Taxes for the second half of 2013 and subsequent years are a lien, but are not yet due and payable.

The County Treasurer's General Tax Records for the tax year 2013 are as follows
PPN 330090000199

Taxes for the first half are delinquent, with additional penalties and interest thereon, if any.

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

Per half amount \$1,323.18.

The above amount includes the following special assessments:

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

17. 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.
18. 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)

END OF SCHEDULE B - SECTION II

LEGAL DESCRIPTION
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ASHTABULA, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

Situated in the Township of Morgan, County of Ashtabula and State of Ohio:

Known as being a part of Original Morgan Township Lot Number 57, also known as being part of Range IV, Township 10 of the Connecticut Western Reserve, and is further bounded and described as follows:

Beginning at a point in the centerline of Forman Road (County Road No. 112, 66 feet wide) at the Northeasterly corner of Morgan Township Lot Number 57, it also being the Southeasterly corner of a 40 acre parcel of land conveyed to B. & J. Brand by Ashtabula County Deed Records, Volume 797, Page 338, said point being the following courses and distances, as measured along said centerline, from a 1 inch diameter iron pin monument found at the intersection of the centerlines of Tische Road (Road Number 115, 66 feet wide) and Forman Road;

Due North, a distance of 1282.60 feet to a 5/8 inch diameter iron pin monument found, and a deflection point, North 0 deg. 41' 37" East, a distance of 2753.95 feet to a deflection point, and North 0 deg. 18' 23" West, a distance of 956.36 feet;

Thence, South 0 deg. 18' 23" East, along Forman Road centerline, a distance of 768.18 feet to a point;

Thence, North 89 deg. 35' 30" West, a distance of 1200.00 feet to a 1/2 inch diameter iron rebar set (capped "Peter 6420"), and passing thru a capped 1/2 inch diameter iron rebar set in the Westerly Right of Way of said Forman Road;

Thence, North 0 deg. 41' 37" East, a distance of 768.13 feet to a capped 1/2 inch diameter iron rebar set in said Brand's Southerly line, the Northerly line of said Lot No. 57;

Thence, South 89 deg. 35' 30" East, along said Lot line and Brand's Southerly line, a distance of 1186.59 feet to a point in the centerline of Forman Road and to the place of beginning, passing thru a capped 1/2 inch diameter iron rebar found capped "Daniels" in the Westerly Right of Way of said Road and containing within said described boundaries, 21.0422 acres of land, be the same more or less, but is subject to all legal highways.

All bearings used and shown herein are to an assumed meridian and are used to represent angular measurement only.

All iron pins set are 1/2 inch diameter iron rebar capped "Peter 6420".

This being part of the lands previously conveyed to J.J. Detweiler Enterprises Inc., by Ashtabula County Deed Records, Volume 110, Page 8359 and is pursuant to a survey made in April of 1999 and description made in July of 2000 by James M. Peter, Ohio Registration Number 6420.

2257 Forman Road
Jefferson, Ohio 44047

PPN: 330090000199