



Commitment for Title Insurance
Schedule A

Commitment No.: 14Q0129-1H

- 1. Effective Date: **October 06, 2014, 8:00 am**
- 2. The policy or policies to be issued are: POLICY AMOUNT
 - (a) ALTA Owner's Policy - (6/17/06)
Proposed Insured: **TD Limited**
 - (b) ALTA Loan Policy - (6/17/06)
Proposed Insured:

3. The estate or interest in the land described or referred to in the Commitment is:
in this Commitment is owned, at the effective date by:
Fee Simple and leasehold

4. Title to the **Fee Simple and leasehold** estate or interest in the land is at the Effective Date vested in:

TD Limited, LLC an Ohio limited liability company, Who took title on May 28, 2002, by document recorded in Official Record Book 6828, page 2367, of the Butler County, OH Records, as to Lots 545, 546 and 547

Leasehold interest: Parcel III

TD Limited, LLC an Ohio limited liability company, Who took title on May 28, 2002, by document recorded in Official Record Book 6828, page 2367, of the Butler County, OH Records, as relating to Lots 535, 536 and 537.

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

SEE ATTACHED EXHIBIT "A"

**Commonwealth Land Title Insurance
Company**

Countersigned

Lawyers Title of Cincinnati, Inc.

By

EXHIBIT "A"

Parcel I:

Situated in the City of Oxford, County of Butler, State of Ohio, and being known and designated upon the revised list of lots numbers in said City as Inlot Numbered Five Hundred and Forty-Five (545). Said Inlot being subject to an annual ground rent to the Miami University.

H4000-106-000-012

Parcel II:

Situated in the City of Oxford, County of Butler, State of Ohio, and being known and designated upon the revised list of lots numbers in said City as Inlot Numbered Five Hundred and Forty-Six (546) and Five Hundred and Forty-Seven (547).

H4000-106-111-011 and H4000-106-000-010

Parcel III:

All Grantor's perpetual leasehold estate in the following described real estate and premises situated in the Village (now City) of Oxford, OCounty of Butler, State of Ohio, to-wit:

Inlots Five Hundred Thirty Five (535), Five Hundred Thirty Six (536) and Five Hundred Thirty Seven (537, located in Outlots Twenty Four (24) and Thirty Seven (37) as said In-Lots and Out-Lots are known and designated on the Revised List of Lots in said Village (now City) of Oxford, Butler County, Ohio, and more particularly described as follows: Beginning at a point on the northerly line of Rose Avenue two hundred thirty-four (234) feet westerly of the westerly line of Main Street; thence westerly along said northerly line one hundred forty-four and two-tenths (144.2) feet; thence northerly at rights angles one hundred sixty-one (161) feet; thence easterly one hundred forty-four and two-tenths (144.2) thence southerly at right angles to Rose Avenue one hundred fifty-nine (159) feet to the point of beginning, and being the same lands, and subject to all the conditions, set out in Miami University (Oxford, Ohio) Renewal Lease to the White Star Oil Company, executed on March 23, 1932 and recorded in Deed Record "S", Page 300 of the Deed Records of said Miami University and in Book 14, Page 345, of Lease Records in the Recorder's Office of Butler County, Ohio.

H-4000-106-000-007,008,009

Parcel IV:

Together with the portion of vacated Beech Street which is adjacent to and contiguous with Lot 535; said vacation is recorded in Official Record Book 6357, Page 2236 of the Butler County, Ohio Records.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION I

Commitment No: **14Q0129-1H**

Effective Date: **October 06, 2014**

The following are the requirements to be complied with:

1. Payment of the full consideration to, or for the account of the grantors or mortgagors should be made.
2. Payment of taxes, charges and assessments levied and assessed against subject premises which are due and payable.
3. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
4. Further exceptions and/or requirements may be made upon review of the proposed documents and/or upon further ascertaining the details of the transaction.
5. Completion of improvements acceptance of the owner, and receipt of satisfactory mechanic's and materialmen's affidavits if the statutory period for filing liens has not expired.
6. **Require proper Deed from The Schrader Real Estate and Auction Company, Inc. by and through R.D. Schrader pursuant to an Order Approving the sale to a purchaser to be determined.**
7. **Require proper completion of Auction procedures as set forth in Butler County Common Pleas Court Case No. CV 2012 09 3243.**
8. **Payment and Cancellation ofr the Certified Judgment as shown in CJ2014-08-1482 in favor of Bath State Bank in the amount of \$508,188.05 plus interest and costs.**

Tax Duplicate in the name of TD Limited, LLC

Total Valuation \$43,680.00 Land \$14,180.00 Building \$29,500.00

Auditor's Book H4000-106-000-012, Taxes Are \$881.45 per half year

Assessments are \$-0- per year.

Taxes for the Year 2013 are paid. Taxes for the year 2014 are a lien not yet due and payable.

Tax Duplicate in the name of TD Limited, LLC
Total Valuation \$5,040.00 Land \$5,040.00 Building \$0.00
Auditor's Book H4000-106-000-011, Taxes Are \$123.20 per half year
Assessments are \$-0- per year.

Taxes for the Year 2013 are paid. Taxes for the year 2014 are a lien not yet due and payable.

Tax Duplicate in the name of TD Limited, LLC
Total Valuation \$5,330.00 Land \$5,330.00 Building \$0.00
Auditor's Book H4000-106-000-010, Taxes Are \$130.28 per half year
Assessments are \$-0- per year.

Taxes for the Year 2013 are paid. Taxes for the year 2014 are a lien not yet due and payable.

Tax Duplicate in the name of TD Limited, LLC
Total Valuation \$6,680.00 Land \$0.00 Building \$0.00
Auditor's Book H4000-106-000-007, Taxes Are \$163.28 per half year
Assessments are \$-0- per year.

Taxes for the Year 2013 are paid. Taxes for the year 2014 are a lien not yet due and payable.

Tax Duplicate in the name of TD Limited, LLC
Total Valuation \$6,710.00 Land \$6,710.00 Building \$0.00
Auditor's Book H4000-106-000-008, Taxes Are \$164.01 per half year
Assessments are \$-0- per year.

Taxes for the Year 2013 are paid. Taxes for the year 2014 are a lien not yet due and payable.

Tax Duplicate in the name of TD Limited, LLC
Total Valuation \$4,760.00 Land \$6,760.00 Building \$0.00
Auditor's Book H4000-106-000-009, Taxes Are \$116.34 per half year
Assessments are \$-0- per year.

Taxes for the Year 2013 are paid. Taxes for the year 2014 are a lien not yet due and payable.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II

Commitment No: **14Q0129-1H**

Effective Date: **October 06,
2014**

The policy or policies to be issued will contain exceptions to the following 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 covered by this Commitment.
2. Assessments, if any, not yet certified by the County Auditor.
3. Rights of claims of parties other than Insured in actual possession of any or all of the property.
4. Easements or claims of easements not shown by the public records, boundary line disputes, overlaps, shortages in area, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
5. Un-filed mechanic's or materialmen's liens.

6. **Taxes for the year of 2014 and for all subsequent years not yet due and payable.**
7. **Such state of facts as would be disclosed by an accurate survey of the premises.**
8. **Curb, gutter and sidewalk assessment, payable semi-annually in installments of \$72.69. Said assessments are not yet due and payable.**
9. **Subject to Miami University Ground Rent as shown in Official Record Book 6828, page 2367. Parcels I & II**
10. **Renewal Lease as shown in Lease Book 14, Page 261. Parcel III**
11. **Narrowing of streets over insured premises as shown in Deed Book 888, page 261.**
12. **Coal, oil, natural gas, or other mineral interest and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.**

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.

Alta Commitment-Scheduled B-2

Commonwealth Land Title Insurance Company