

Miami County, PIQUA, OHIO

THURSDAY, OCTOBER 1ST • 11:00 AM

Auction held at the Duke-Lundgard-Building, Miami County Fairgrounds at 650 N. County Rd. 25A Troy, OH 45373

Tracts 5-7

485±
Acres

OFFERED
IN 7 TRACTS

Important Land
AUCTION

• Commercial Development

**INFORMATION
BOOKLET**



ONLINE BIDDING AVAILABLE

6% Buyer's Premium

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • schraderauction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: Christian Statler Smart Heirs, LLC

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

- Finalized Purchase Agreement and supporting documents will be available 10 days prior to the Auction on the Website -

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts, or as a total 485± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

BUYER'S PREMIUM: A 6% Buyer's Premium will be added to the final bid price and included in the purchase price.

DOWN PAYMENT: 10% non-refundable down payment is due on the day of auction. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING,** so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Each successful bidder must execute a purchase contract at the auction site immediately following the close of bidding. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller will provide a Preliminary Title Insurance Schedules for review prior to the auction.

DEED: Seller will provide a Warranty Deed.

CLOSING: The balance of the purchase

price is due in cash at closing. The targeted closing period is on or before November 1, 2020.

POSSESSION: Delivery of possession will be at closing, except that possession of the cropland shall be delivered subject to the rights of the current farm tenant for the remainder of the 2020 crop year and possession of the timber land shall be delivered subject to Seller's right to complete the post-closing harvest of certain Marked Timber until December 15, 2020. All 2020 crop rental income will be retained by the Seller.

MINERAL RIGHTS: 100% of Mineral Rights owned by Seller will be conveyed with property.

REAL ESTATE TAXES: Taxes to be prorated using the Montgomery County "Short-Method". Property is currently in the CAUV program. Any CAUV RECOUPMENT will be the sole expense of the Buyer(s).

CONVEYANCE FEE: Seller to pay the real estate conveyance fee.

PROPERTY INSPECTION: Prospective bidders are responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Prospective bidders may enter upon the property only at the advertised times

on the scheduled inspection dates or by special appointment. No person shall enter upon the property without first executing an approved form of Waiver and Release. Seller and Seller's Agents disclaim any and all responsibility for the safety of any person during any physical inspection of the property. Photo ID must be presented at the time of signing the waiver/release.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new survey will be obtained only (i) where a new parcel is created, (ii) where a new survey is required in order to record the conveyance, or (iii) at Seller's election. Survey costs will be shared (50:50) by Seller and Buyer. Any survey will be sufficient for recording the conveyance but the type of survey shall otherwise be determined by Seller. Any survey of adjacent tracts purchased in combination will not show interior tract boundaries.

FSA INFORMATION: See Agent. FSA Farm #5916. Total FSA Cropland 291.83± Acres.

AGENCY: Schrader Real Estate & Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and any other marketing

materials are subject to the terms and conditions of the purchase contract. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, express or implied, concerning the property is made by the Seller, Auction Company or Cooperating Broker. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property prior to bidding. The information in this brochure is subject to independent verification by all parties relying on it. Seller, Auction Company and Cooperating Broker disclaim (i) any warranty of its accuracy and (ii) any liability for errors or omissions. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS.

ALL GOVERNMENTAL HEALTH MANDATES WILL BE COMPLIED WITH.

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **INSPECTION NOTICE - PROPERTY WAIVER & RELEASE FORM**
- **LOCATION & AERIAL MAPS**
- **SURVEY MAPS**
- **COUNTY RD 25A SPECIAL PLANNING AREA MASTER PLAN**
- **SOIL INFORMATION (Wetland, Topography, Flood Zone Maps)**
- **PRELIMINARY TITLE**
- **FSA INFORMATION & MAP**
- **HIGHWAY EASEMENT**
- **RESIDENTIAL DISCLOSURES**
- **PHOTOS**
- **SCHRADER AT A GLANCE**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, OCTOBER 1, 2020

485± ACRES – MIAMI COUNTY, OHIO

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, September 24,
2020.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
485± Acres • Miami County, Ohio
Thursday, October 1, 2020

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, October 1, 2020 at 11:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners, vendors, and Christian Statler Smart Heirs LLC, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners, vendors, and Christian Statler Smart Heirs LLC will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, September 24, 2020**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

- NOTICE -

Prospective bidders may enter upon the Property only at the advertised times on the scheduled inspection dates or by special appointment.

No person shall enter upon the Property without first executing an approved form of Waiver and Release. Photo ID must be presented at this time.



No. 1
STATLER FARMS

INSPECTION NOTICE

WAIVER AND RELEASE

In exchange for being allowed to enter the premises owned by Christian Statler Smart Heirs LLC for inspection and other purposes (“Activity”):

1. Waiver and Release. I hereby release Christian Statler Smart Heirs LLC and Schrader Real Estate and Auction Company, Inc., including any of their related entities, members, officers, directors, employees, agents, successors, or assigns (collectively, the “Released Parties”), from all liability, and waive all claims against any of the Released Parties, for injury, loss, expense, or damage, in any way arising out of or relating to the Activity, *regardless of whether it is caused in whole or part by the negligence or other misconduct of any of the Released Parties*.

2. Risks. I understand that the Activity involves risk of injury and loss, both to person and to property. I understand that this Waiver and Release is intended to address all risks of any kind associated with any aspect of the Activity or related in any way to entering, inspecting and/or departing the premises, including, particularly, such risks created by the *action, inaction, or negligence* on the part of any party, *including any of the Released Parties*, including without limitation risks created by the failure to maintain the premises in any specific condition.

3. Assumption of Risk. I assume all risks, known and unknown, foreseeable and unforeseeable, in any way connected with the Activity. I accept personal responsibility for any liability, injury, loss, or damage in any way connected with the Activity.

I have read this Waiver and Release. I understand that I have given up substantial rights by signing it. I am signing this Waiver and Release voluntarily.

Dated: _____

Signature: _____

Printed: _____



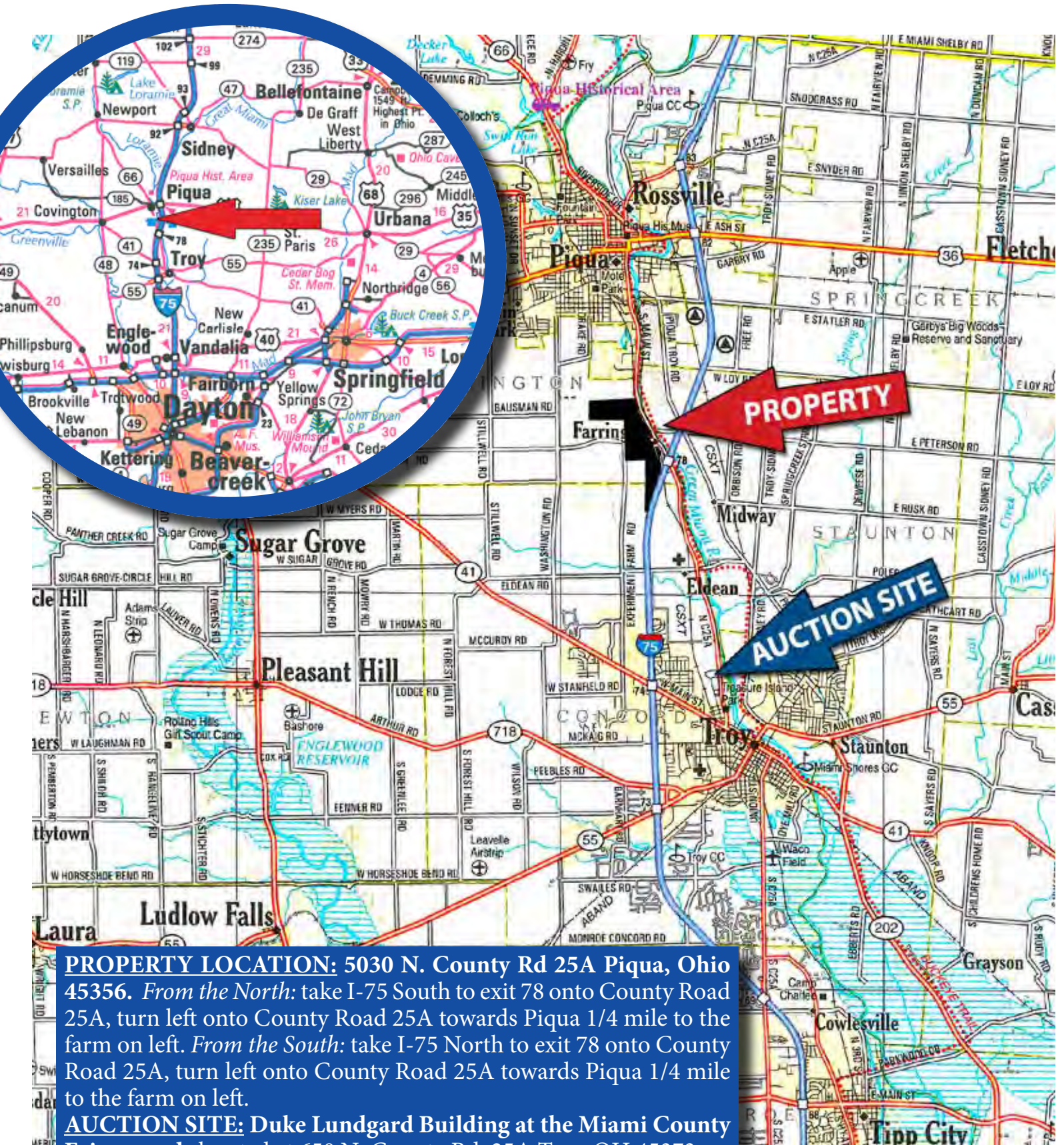
TRACT 1



TRACT 4

LOCATION & AERIAL TRACT MAPS

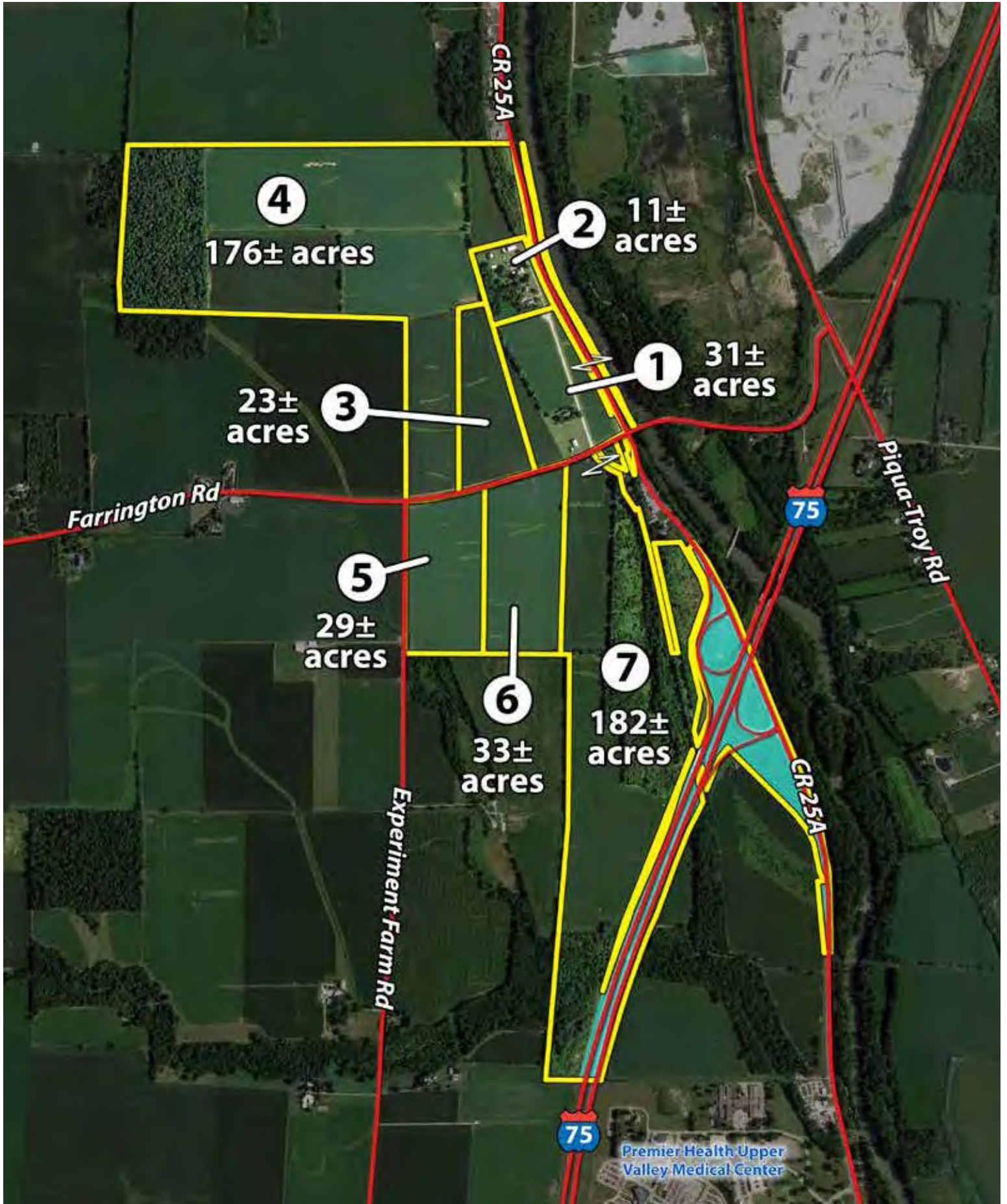
LOCATION MAP



PROPERTY LOCATION: 5030 N. County Rd 25A Piqua, Ohio 45356. *From the North:* take I-75 South to exit 78 onto County Road 25A, turn left onto County Road 25A towards Piqua 1/4 mile to the farm on left. *From the South:* take I-75 North to exit 78 onto County Road 25A, turn left onto County Road 25A towards Piqua 1/4 mile to the farm on left.

AUCTION SITE: Duke Lundgard Building at the Miami County Fairgrounds located at 650 N. County Rd. 25A Troy, OH 45373.

AERIAL MAP





SURVEY MAPS

SURVEY MAP

VOLUME 48 PAGES 86
 MIAMI COUNTY ENGINEER'S
 RECORD OF LAND SURVEY

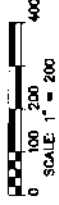
MIAMI
 COUNTY
MIAMI
 COUNTY

WASHINGTON
 TOWNSHIP
CONCORD
 TOWNSHIP

6 E
 RANGE
6 E
 RANGE

6 N
 TOWN
5 N
 TOWN

30, 31, FRAC 32, AND FRAC 29
 SECTION
FRAC 5
 SECTION



LEGEND

- 5/8" X 30" CAPPED IRON PIN (SET)
- STAMPED FBA
- ⊙ MAG NAIL (SET)
- ⊙ P.K. NAIL (FOUND)
- 5/8" IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊞ MON BOX (FOUND)
- STONE (FOUND)
- ⊕ 4" POST
- ⊙ FENCE POST
- ⊙ CONC MON
- ▨ FLOOD PLAIN AS PER F.E.M.A. MAPS
- ▭ LA RIGHT OF WAY 1-75

SURVEY REFERENCES

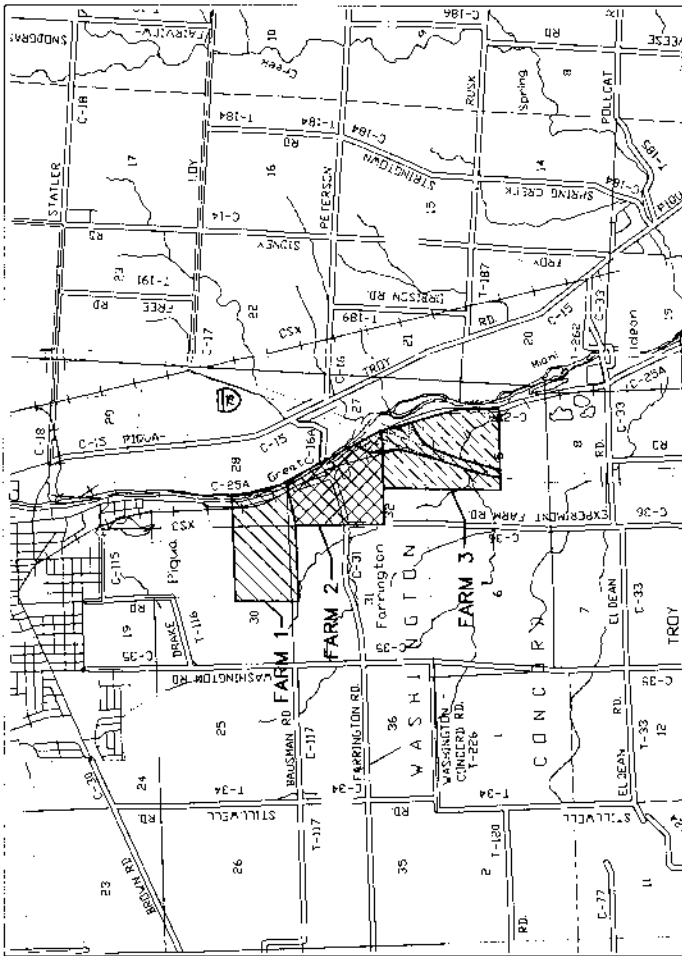
- DEED BOOKS**
 D.B. 35 \ 35
 D.B. 172 \ 636
 D.B. 254 \ 222
 D.B. 364 \ 521-525
 D.B. 435 \ 269
 D.B. 437 \ 241
 D.B. 437 \ 244
 D.B. 524 \ 535
 D.B. 524 \ 568
 D.B. 534 \ 897
 D.B. 538 \ 606
 D.B. 542 \ 129
 D.B. 543 \ 282
 D.B. 549 \ 860
 D.B. 551 \ 407
 D.B. 569 \ 538
 D.B. 574 \ 13
- LAND SURVEY**
 LND. 1 \ 99
 LND. 2 \ 187
 LND. 3 \ 54
 LND. 3 \ 334
 LND. 4 \ 138
 LND. 4 \ 322
 LND. 19 \ 78
 LND. 2 \ 104
 LND. 2 \ 155
 LND. 25 \ 26
 LND. 27 \ 121
 LND. 28 \ 168
 LND. 32 \ 131
 LND. 35 \ 115
 LND. 39 \ 163
 LND. 40 \ 72
 LND. 42 \ 43
 LND. 45 \ 155
- ROAD RECORD**
 REC. 8 \ 34

RECORDED PLATS

- REC. 12 \ 79
 REC. 12 \ 258
 REC. 19 \ 166

F.E.M.A.

- 704F A, AB & C
 COMMUNITY PANEL No. 390398 0020 B
 COMMUNITY PANEL No. 390398 0040 B
 COMMUNITY PANEL No. 390398 0060 B
 COMMUNITY PANEL No. 390398 0076 B
 DATED, JANUARY 13, 1983.



VICINITY MAP
 NO SCALE

NOTE: AMBIGUITIES AND CONFLICTS OCCUR BETWEEN THE ORIGINAL 25A CENTERLINE PLAT (PV 12, PG 79), ANNEXATION PLAT (PV 13, PG 46) AND THE 1-75 (PV 12, PG 25) CENTERLINE DRAWINGS. THE ALIGNMENT FOR THE CURRENT RIGHT-OF-WAYS AND CENTERLINE OF COUNTY ROAD 25-A SHOWN HEREON IS BASED UPON THE BEST FIT OF THOSE DRAWING WITH EXISTING MONUMENTS FOUND AND CONFORMANCE AMONG EXISTING RECORDED DOCUMENTS.

THE TOWNSHIP LINE (WASHINGTON/CONCORD) SHOWN HEREON IS BASED UPON LAND SURVEY VOLUME 30, PAGE 168 PERFORMED BY DAN TURNER AND A SURVEY PERFORMED BY W.H. ROUZER IN JANUARY 29, 1879. CONFLICTS AND AMBIGUITIES EXIST IN THE LOCATION OF THE TOWNSHIP LINE BASED UPON THE RIGHT-OF-WAY PLANS FOR 1-75. THE RIGHT-OF-WAY PLANS FOR COUNTY ROAD 25-A, THE 420 SURVEY OF THE HARMON AND LOPE CANAL AND LAND SURVEY VOLUME 21, PAGE 156 BY MIKE COZART. THIS WOULD APPEAR TO HAVE HAPPENED BY HOLDING THE SOUTH LINE OF THE 1879 SURVEY AS THE TOWNSHIP LINE. THE STATIONING OF THE TOWNSHIP LINE AS IT CROSSES THE CANAL, RAILROAD, C.R. 25A AND INTERSTATE 477 SHOWN BASED UPON THE ABOVE MENTIONED DOCUMENTS FOR CLARIFICATION PURPOSED ON Y.

THE SURVEY SHOWN HEREON WAS CREATED BASED UPON FIELD WORK AND CALCULATIONS PERFORMED OCTOBER 2002 TO JUNE 2003 BY MARK B. STUDEBAKER P.S. # 7074 AND MYSELF.

Christopher S. Harmon P.S. #7988
 DATE 11/14/04

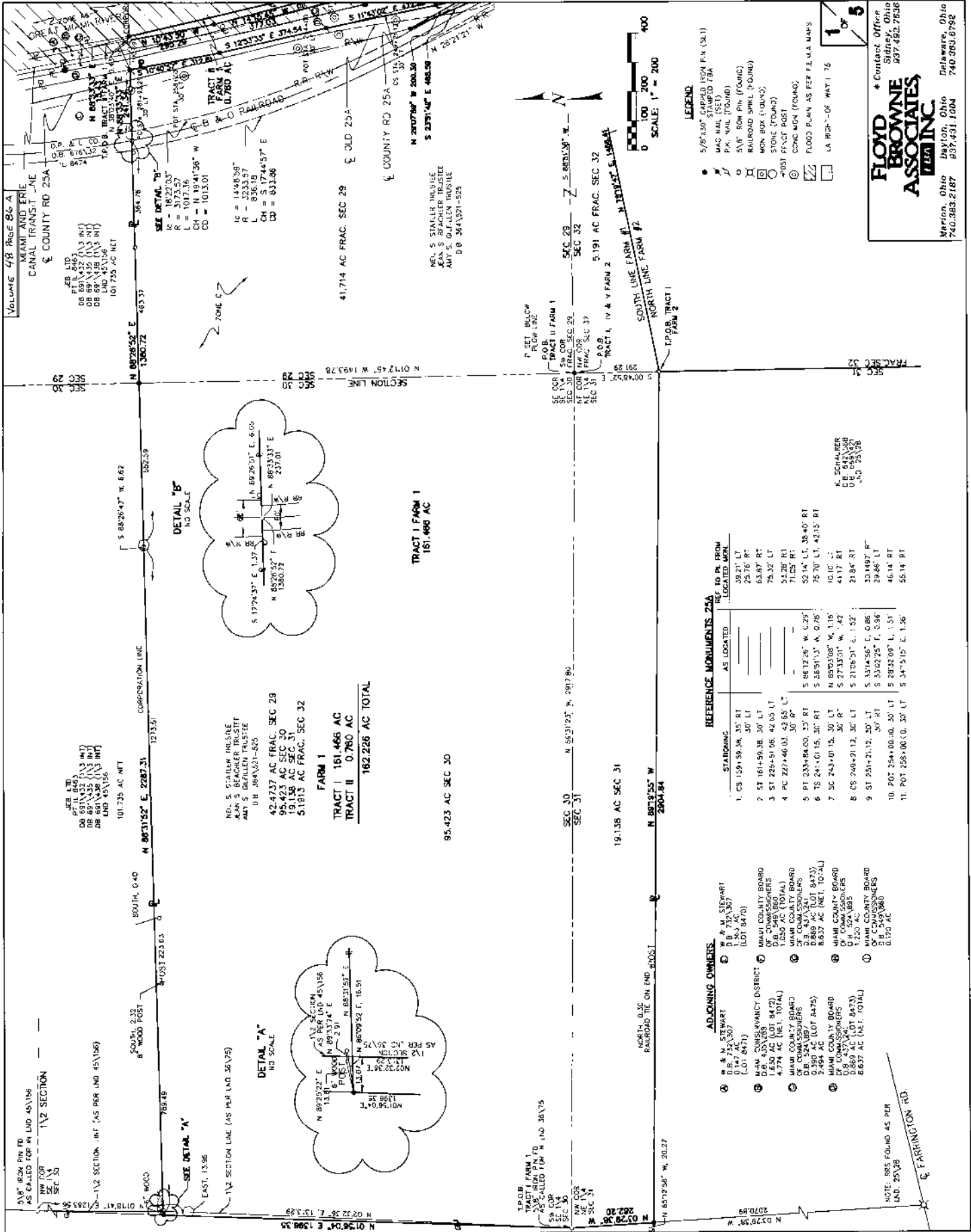
* Contact Office
 Sidney, Ohio
 897.482.7836

FLOYD BROWNE ASSOCIATES
INC

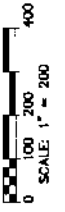
Marietta, Ohio
 Dayton, Ohio
 740.385.2187 937.431.1004
 Delaware, Ohio
 740.363.6792

DRAWN BY	DATE	FILE	P.A.T.
J.S.	5:00-01		
NO. REVISION DATA	DATE	BY	APP'D

SURVEY MAP



- LEGEND**
- 5/8" x 1/32" CAPBLED IRON PIN (3/4")
 - MAG NAIL (SET)
 - ✕ P.K. NAIL (FOUND)
 - 5/8" ROUN PIN (FOUND)
 - RAILROAD SPIRAL (FOUND)
 - MON. BOX (FOUND)
 - STONE (FOUND)
 - POST (FOUND)
 - CONC. MON. (FOUND)
 - FLOOD PLAIN AS PER F.E.M.A. MAPS
 - LA HIGHWAY - OF WAY 175



FLOYD BROWNE ASSOCIATES, INC.

* Contact Office
 5000 W. 22nd St.
 Dayton, Ohio 45424-7636
 937-682-7636

Menton, Ohio 43038-2187
 Dayton, Ohio 45424-7636
 Delaware, Ohio 43015-1792

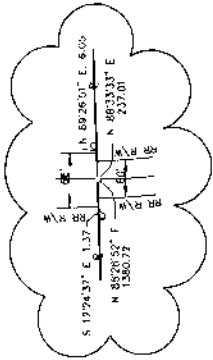
REFERENCE MONUMENTS 25A

AS LOCATED	REF. TO PL. FROM LOCATED MON.
1. CS 159+56.34, 35' RT	38.21' LT
2. ST 161+59.38, 30' LT	63.87' RT
3. ST 229+51.06, 42.65' LT	75.32' LT
4. PC 227+46.03, 42.65' LT	54.28' RT
5. PT 233+84.00, 33' RT	71.05' RT
6. TS 241+01.15, 30' RT	52.14' LT, 38.40' RT
7. SC 243+01.15, 30' RT	5.88' RT, 0.78' LT
8. CS 249+21.12, 30' LT	N 89°28'08" W, 1.16'
9. ST 251+21.12, 30' LT	N 89°28'08" W, 1.16'
10. POT 254+00.00, 30' LT	5.27' S 91°01' W, 1.42'
11. POT 258+00.00, 30' LT	5.21' S 91°01' W, 1.42'
	5.31' S 56° E, 0.88'
	5.33' S 25° E, 0.96'
	5.28' S 32°09' E, 1.51'
	5.34' S 15° E, 1.36'

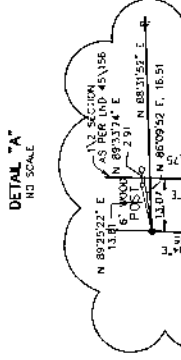
ADJOINING OWNERS

① W & M STEWART D.B. 715,307 (LOT 847)	② STAIRWAYS
③ M-24 CONSERVANCY DISTRICT D.B. 430,289 1.63 AC (LOT 847) 4.77 AC (NE1, 101AL)	③ AS LOCATED
④ MIAMI COUNTY BOARD OF COMMISSIONERS D.B. 524,897 5.28 AC (LOT 847S) 5.28 AC (LOT 847S)	④ REF. TO PL. FROM LOCATED MON.
⑤ MIAMI COUNTY BOARD OF COMMISSIONERS D.B. 524,895 5.89 AC (NE1, 101AL) 5.89 AC (LOT 847S) 5.89 AC (NE1, 101AL)	
⑥ MIAMI COUNTY BOARD OF COMMISSIONERS D.B. 524,895 5.89 AC (NE1, 101AL) 5.89 AC (LOT 847S) 5.89 AC (NE1, 101AL)	

DETAIL "B"
NO SCALE



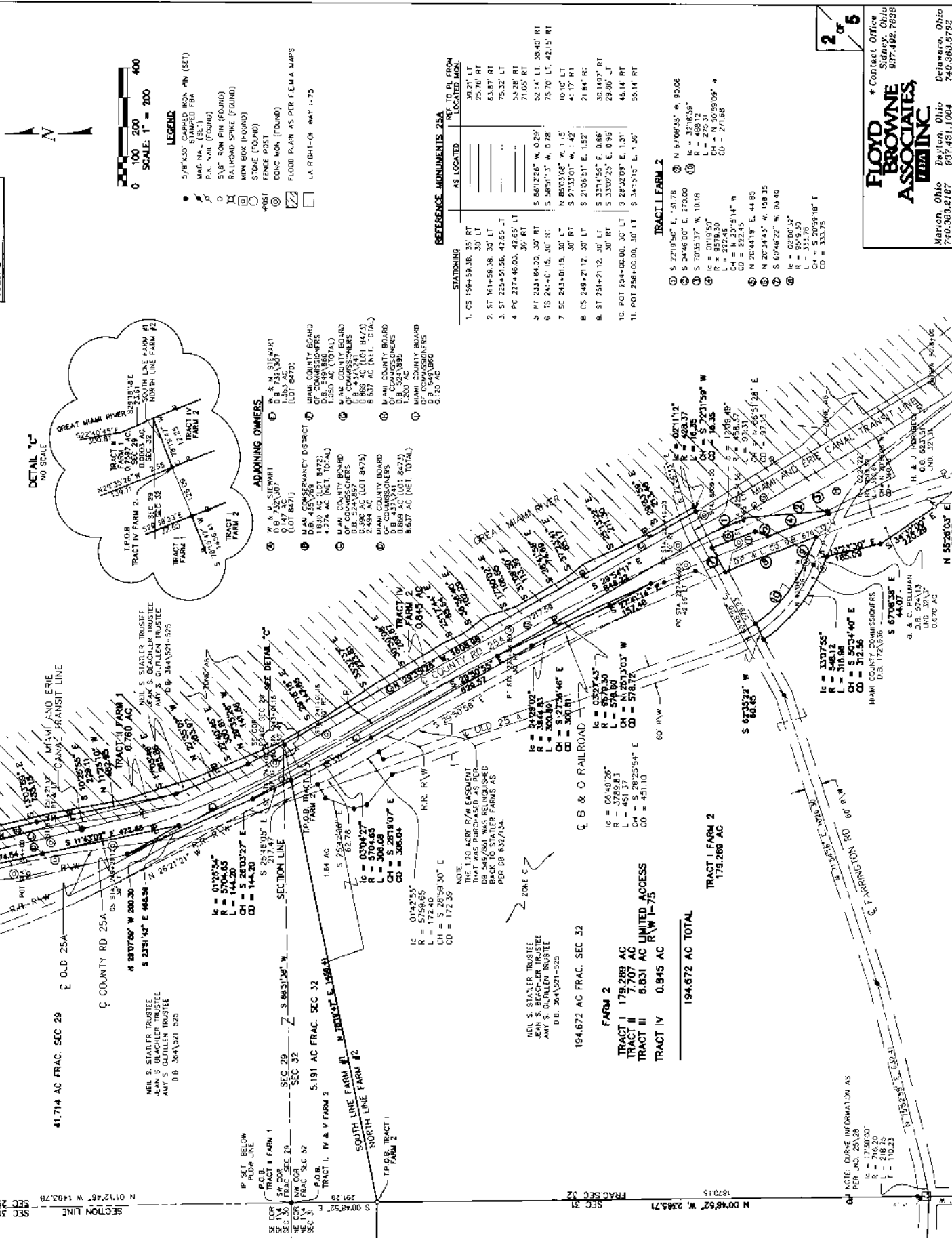
FARM 1
TRACT I 161.486 AC
TRACT II 0.760 AC
162.226 AC TOTAL



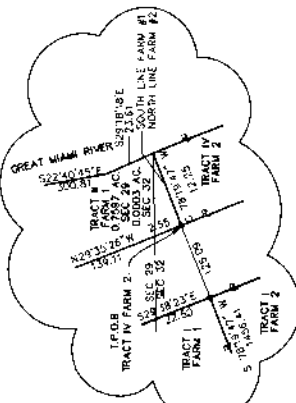
NOTE: BBS FOUND AS PER
 LND: 25V28

SURVEY MAP

VOLUME 48, Page 80 B



DETAIL "C"
NO SCALE



- LEGEND**
- 5/8" X 3/5" CAPLED MON. PIN (SET)
 - STAMPED FBA
 - MAG. NAIL (FOUND)
 - P.K. NAIL (FOUND)
 - 5/8" SON RM. (FOUND)
 - RAILROAD SPIKE (FOUND)
 - MON. BOX (FOUND)
 - STONE (FOUND)
 - FENCE POST
 - CONC. MON. (FOUND)
 - FLOOD PLAIN AS PER F.E.M. MAPS
 - LA RIGHT-OF-WAY 11-75

ADJOINING OWNERS

- ① W. & M. STEWART
0.147 AC (LOT 307)
1.363 AC (LOT 307)
(LOT 8478)
- ② MIAMI COUNTY BOARD OF COMMISSIONERS
D.B. 519,860
1,350 AC (TOTAL)
- ③ MIAMI COUNTY BOARD OF COMMISSIONERS
D.B. 241,857
2,484 AC (LOT 8475)
- ④ MIAMI COUNTY BOARD OF COMMISSIONERS
D.B. 324,895
8,637 AC (NET TOTAL)
- ⑤ MIAMI COUNTY BOARD OF COMMISSIONERS
D.B. 549,860
6,120 AC

REFERENCE MONUMENTS 25A

STATIONING	AS LOCATED	TO BE FROM LOCATED MON.
1. CS 1584+58.36	35' RT	39.21' LT
2. ST 161+58.38	30' LT	25.76' RT
3. ST 223+51.58	42.65' T	63.87' RT
4. PC 227+46.03	43.65' LT	75.32' LT
5. PT 233+64.20	30' RT	54.36' RT
6. ST 241+40.15	30' RT	71.65' RT
7. SC 243+01.15	30' LT	52.14' LT, 38.40' RT
8. CS 249+21.12	30' LT	73.70' LT, 42.15' RT
9. ST 251+21.12	30' LT	10.16' LT
10. POT 258+06.00	30' LT	4.17' RT
11. POT 258+06.00	30' LT	2.144' RT

TRACT I FARM 2

- ① S 2219.50' E, 51.78'
- ② S 2446.00' E, 270.00'
- ③ S 7035.37' W, 10.18'
- ④ R = 2719.53'
- ⑤ R = 9379.30'
- ⑥ L = 222.45'
- ⑦ CH = N 50.9909° E, 271.68'
- ⑧ L = 1269.49'
- ⑨ R = 458.57'
- ⑩ CH = S 73.311° W, 93.93'
- ⑪ N 20.3434° E, 168.35'
- ⑫ S 63.9452° W, 94.90'
- ⑬ L = 62.00' ST
- ⑭ R = 514.29'
- ⑮ CH = S 70.9318° E, 333.75'

FARM 2

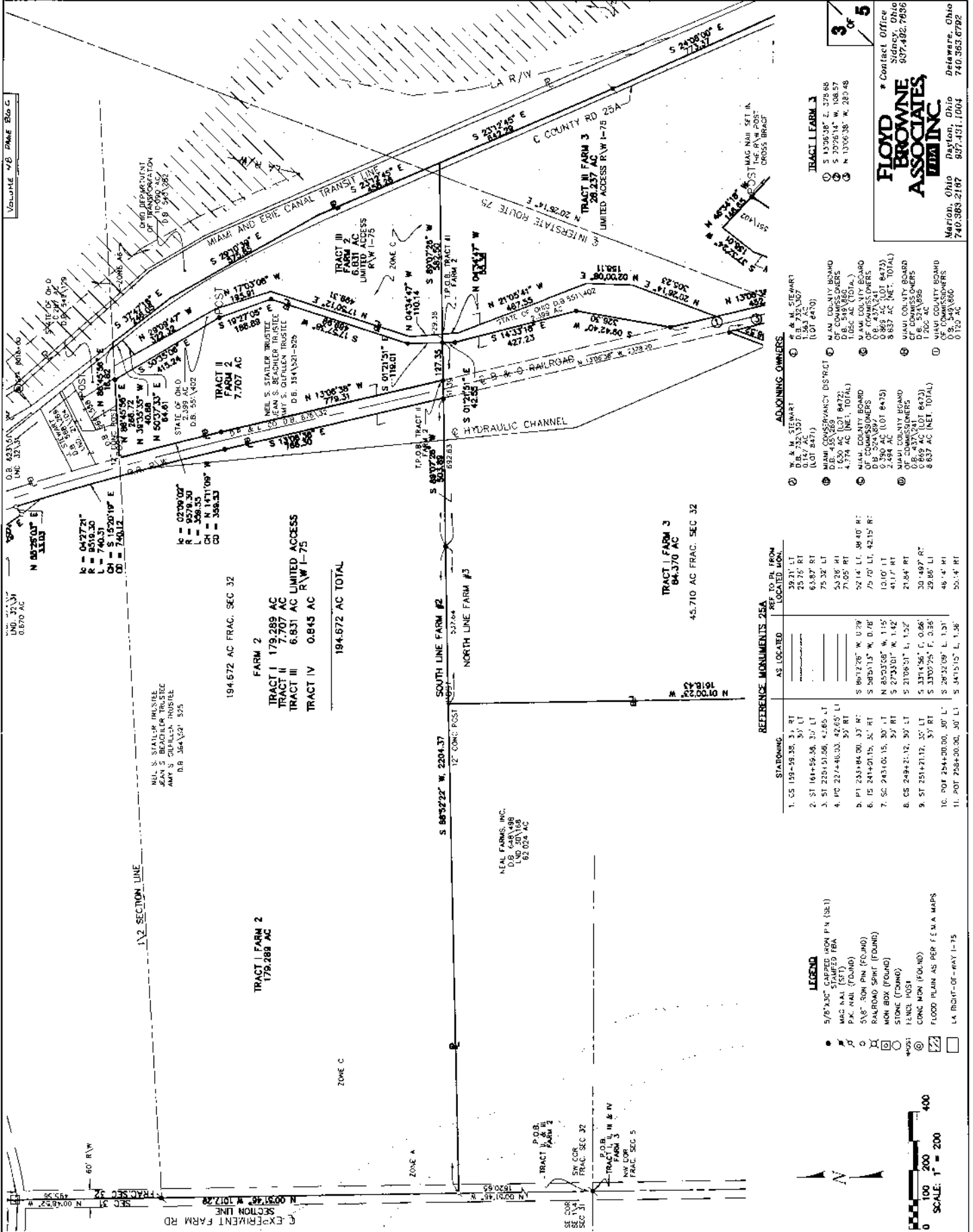
- TRACT I 179,289 AC
- TRACT II 7,707 AC
- TRACT III 8,831 AC
- TRACT IV 0,845 AC
- 194,672 AC TOTAL**

2 of 5

FLOYD BROWNE ASSOCIATES, INC.
 * Contact Office
 807-482-7626
 Dayton, Ohio
 937-491-1004
 Delaware, Ohio
 740-363-6782

NOTE: CURVE INFORMATION AS PER AND, 25.28
 IC = 1730.00'
 R = 746.20'
 CH = 110.23'

SURVEY MAP



3 of 5

FLOYD BROWNE ASSOCIATES, INC.
 Dayton, Ohio
 937.486.7688
 Delaware, Ohio
 740.362.6782

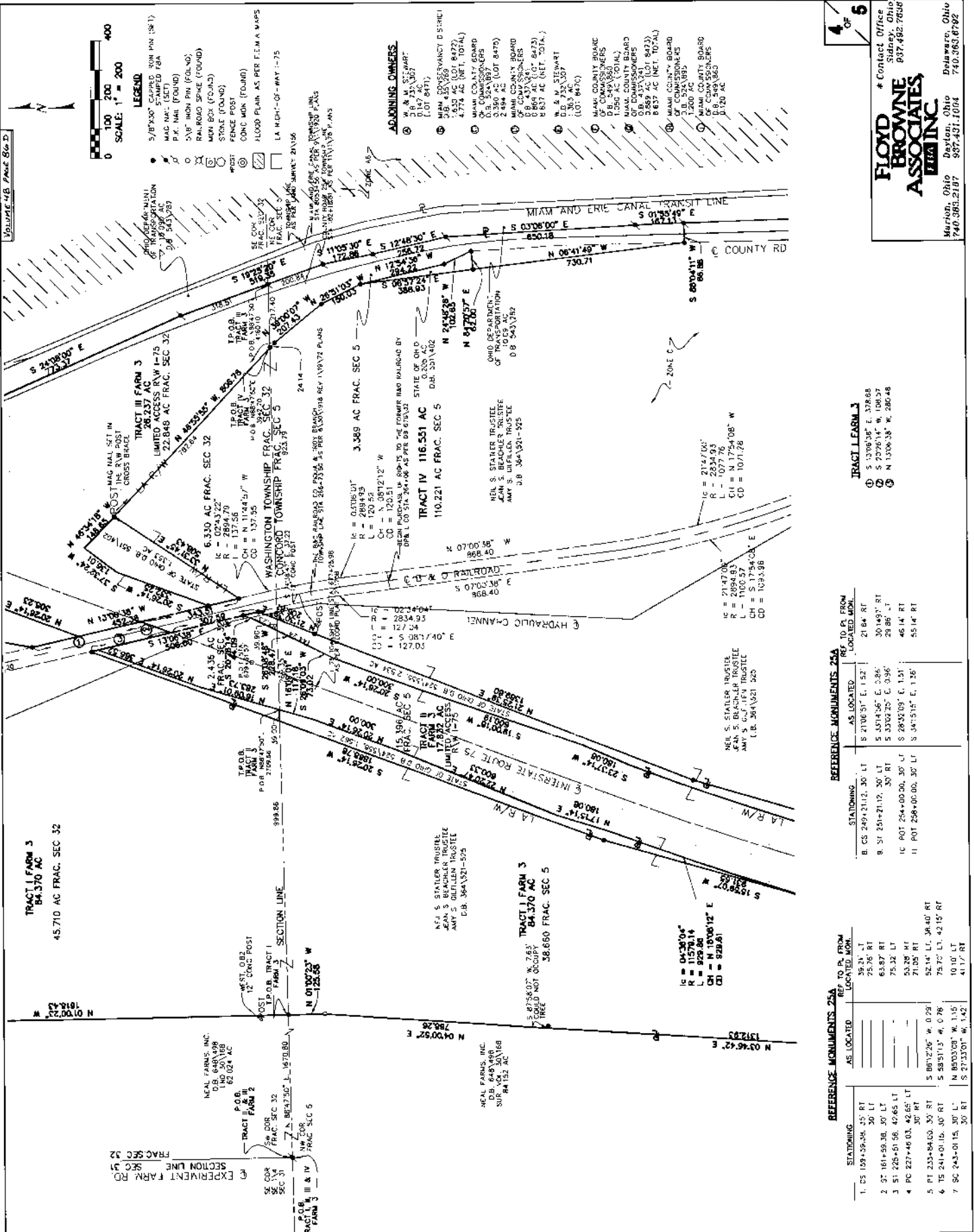
- ADJOINING OWNERS:**
- ① W. & M. STEWART (LOT 471)
 - ② M. AM. US. CIVIL WARNO OF COMMISSIONERS (D.B. 455,269 8472)
 - ③ MIAMI COUNTY BOARD OF COMMISSIONERS (D.B. 518,886 1,774 AC (NET, TOTAL))
 - ④ MIAMI COUNTY BOARD OF COMMISSIONERS (D.B. 472,741 8473)
 - ⑤ MIAMI COUNTY BOARD OF COMMISSIONERS (D.B. 512,885 2,484 AC (LOT 8475))
 - ⑥ MIAMI COUNTY BOARD OF COMMISSIONERS (D.B. 512,885 2,869 AC (LOT 8473))
 - ⑦ MIAMI COUNTY BOARD OF COMMISSIONERS (D.B. 512,885 8,837 AC (NET, TOTAL))

STATIONING	AS LOCATED	REF TO RL FROM LOCATED MON.
1. CS 195-19.35, 3' RT	39.31' LT	
2. ST 184+59.38, 3' LT	25.75' RT	
3. ST 225+51.56, 42.65' LT	63.87' RT	
4. PO 227+48.03, 42.65' LT	75.32' LT	
5. PT 235+84.00, 33' RT	53.28' RT	
6. IS 241+01.15, 3' RT	71.05' RT	
7. SC 243+04.15, 3' RT	92.14' LT, 94.40' RT	
8. CS 249+21.12, 3' LT	75.70' LT, 42.15' RT	
9. ST 251+21.12, 3' LT	10.10' LT	
10. PO 254+00.00, 30' L	41.17' RT	
11. POT 258+00.00, 30' L	21.64' RT	
	30.497' RT	
	29.86' LT	
	48.4' RT	
	52.4' RT	

- LEGEND**
- 5/8" x 3/4" CARVED IRON P.N. (361)
 - STAMPED T&A
 - MC NAIL (EST)
 - PK. NAIL (FOUND)
 - 5/8" ROUN PIN (FOUND)
 - RAILROAD SPIKE (FOUND)
 - MON BOX (FOUND)
 - STONE (FOUND)
 - FENCE POST
 - CONC MON (FOUND)
 - FLOOD PLAIN AS PER F.E.M.A. MAPS
 - LA RIGHT-OF-WAY I-75

SCALE: 1" = 200'
 0 100 200 400
 NORTH

SURVEY MAP



SCALE: 1" = 200'
0 100 200 400

LEGEND
S 1/8" X 3/4" CARVED IRON PIN (SET)
MAC NAIL (SET)
P.K. NAIL (FOUND)
3/4" IRON PIN (FOUND)
RAILROAD SPIKE (FOUND)
IRON BOX (FOUND)
STONE (FOUND)
POST
FENCE POST
CONC. MON. (FOUND)
FLOOD PLAIN AS PER F.I.M.A. MAPS
LA RIGHT-OF-WAY 1-75
SURVEY PIN
CROSS BENCH

- ADJOINING OWNERS**
- W. & M. STEIN
D.B. 284,337
(LOT 847)
 - M.I.A. COUNTY BOARD
D.B. 452,588 (DISTRICT)
4,774 AC (NET, TOTAL)
5,650 AC (LOT 847Z)
D.B. 284,337
(LOT 847)
 - M.I.A. COUNTY BOARD
D.B. 524,887 (208)
3,360 AC (LOT 8470)
D.B. 524,887 (209)
D.B. 524,887 (210)
M.I.A. COUNTY BOARD
D.B. 524,887 (211)
D.B. 524,887 (212)
D.B. 524,887 (213)
D.B. 524,887 (214)
D.B. 524,887 (215)
D.B. 524,887 (216)
D.B. 524,887 (217)
D.B. 524,887 (218)
 - M.I.A. COUNTY BOARD
D.B. 524,887 (219)
D.B. 524,887 (220)
D.B. 524,887 (221)
D.B. 524,887 (222)
D.B. 524,887 (223)
D.B. 524,887 (224)
D.B. 524,887 (225)
D.B. 524,887 (226)
D.B. 524,887 (227)
D.B. 524,887 (228)
D.B. 524,887 (229)
D.B. 524,887 (230)
D.B. 524,887 (231)
D.B. 524,887 (232)
D.B. 524,887 (233)
D.B. 524,887 (234)
D.B. 524,887 (235)
D.B. 524,887 (236)
D.B. 524,887 (237)
D.B. 524,887 (238)
D.B. 524,887 (239)
D.B. 524,887 (240)
 - M.I.A. COUNTY BOARD
D.B. 524,887 (241)
D.B. 524,887 (242)
D.B. 524,887 (243)
D.B. 524,887 (244)
D.B. 524,887 (245)
D.B. 524,887 (246)
D.B. 524,887 (247)
D.B. 524,887 (248)
D.B. 524,887 (249)
D.B. 524,887 (250)
D.B. 524,887 (251)
D.B. 524,887 (252)
D.B. 524,887 (253)
D.B. 524,887 (254)
D.B. 524,887 (255)
D.B. 524,887 (256)
D.B. 524,887 (257)
D.B. 524,887 (258)
D.B. 524,887 (259)
D.B. 524,887 (260)

FLOYD BROWNE ASSOCIATES INC.
Morton, Ohio 44130
937-431-1004
Delaware, Ohio 43015
937-431-6799

* Contact Office
Sidney, Ohio
937-492-7638

4 OF 5

TRACT I FARM 3
1. S 33°08'30" E, 378.88
2. S 70°26'14" W, 108.27
3. N 13°08'38" W, 280.48

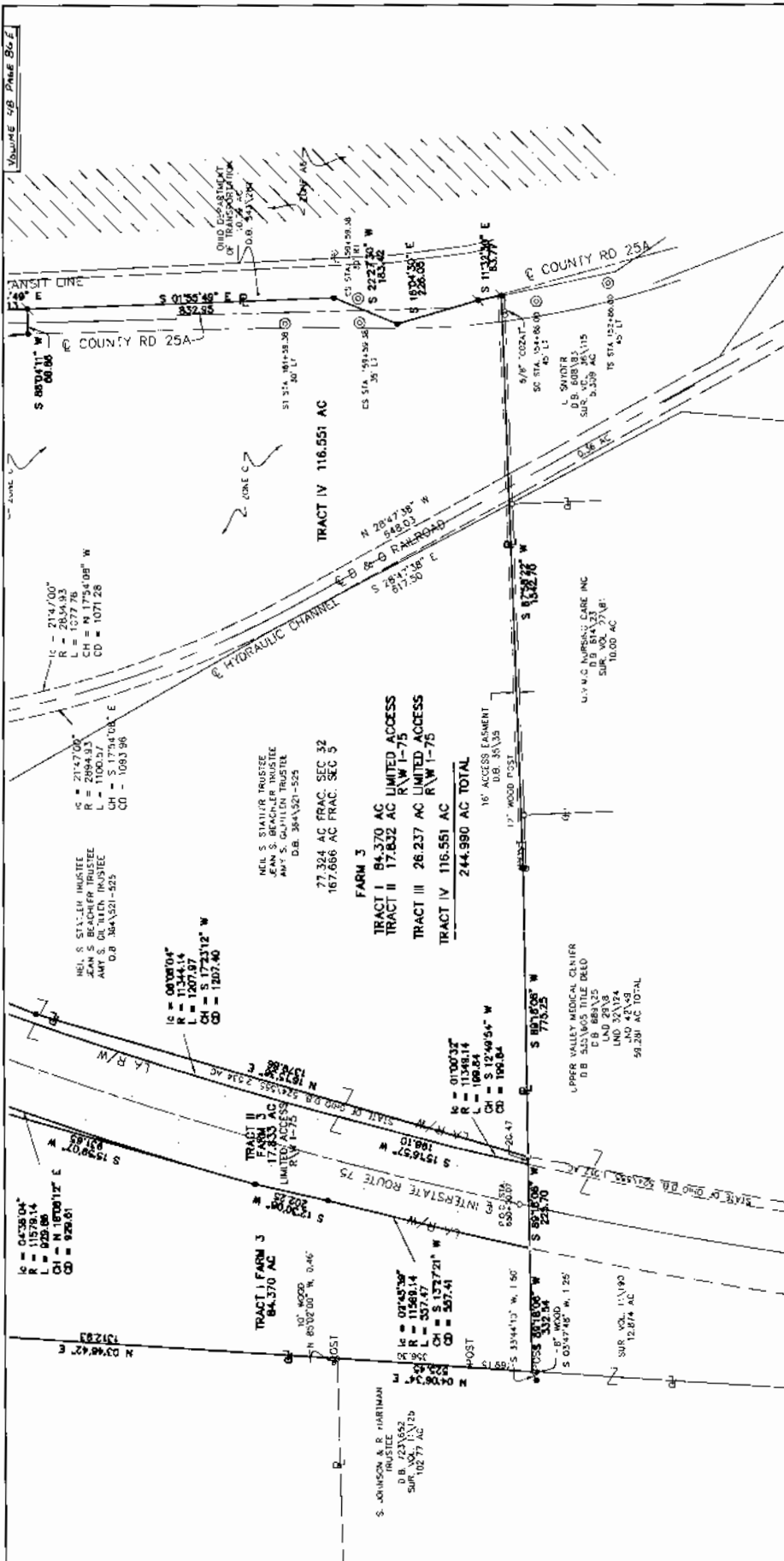
REFERENCE MONUMENTS 25A

STATIONING	REF. TO D.P. FROM MONUMENT	AS LOCATED
B. CS 249+211.2, 30' LT	S 21°06'51" E, 152'	21.64' RT
B. S1 251+211.2, 30' LT	S 45°14'56" E, 2.265'	30.1497' RT
I.C. POT 254+00.00, 30' LT	S 33°02'25" E, 0.396'	29.86' LT
I.I. POT 258+00.00, 30' LT	S 28°32'09" E, 1.531'	46.14' RT
	S 34°51'51" E, 1.136'	55.14' RT

REFERENCE MONUMENTS 25B

STATIONING	REF. TO D.P. FROM MONUMENT	AS LOCATED
1. DS 159+59.58, 45' RT	S 24°26'12" E, 1.122'	24.26' RT
2. S1 161+59.58, 30' LT	S 84°39'01" E, 0.265'	63.87' RT
3. S1 228+51.38, 47.65' LT	S 17°34'12" E, 0.396'	75.34' LT
4. PC 227+46.03, 42.65' LT	S 33°02'25" E, 0.396'	53.28' RT
5. PT 233+54.00, 30' RT	S 86°12'26" W, 0.298'	52.14' LT, 39.40' RT
6. T5 241+01.16, 30' RT	S 58°51'13" W, 0.278'	75.70' LT, 42.15' RT
7. S6 243-01.15, 30' LT	N 85°03'08" W, 1.105'	10.10' LT
	S 27°33'01" W, 1.142'	41.17' RT

SURVEY MAP



ADJOINING OWNERS:

- W & M STEWART
D.B. 732,367 (LOT 8470)
- MAMI CONSERVANCY DISTRICT
D.B. 151,289 (LOT 8471)
- MAMI CONSERVANCY DISTRICT
D.B. 249,885 (LOT 8472)
- MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 374,741 (LOT 8473)
- MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 324,987 (LOT 8474)
- MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 324,985 (LOT 8475)
- MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 324,985 (LOT 8476)
- MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 324,985 (LOT 8477)
- MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 324,985 (LOT 8478)
- MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 324,985 (LOT 8479)
- MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 324,985 (LOT 8480)

REFERENCE MONUMENTS 25A

STATIONING	AS LOCATED	TO R. FROM
1. CS 159+59.38	35' RT	39.21' LT
2. ST 161+59.38	30' LT	25.78' RT
3. ST 224+51.36	42.65' LT	63.87' RT
4. PC 227+46.31	42.65' LT	75.32' LT
5. PT 233+84.00	30' RT	53.26' RT
6. IS 243+01.15	30' RT	71.00' RT
7. SC 243+01.15	30' LT	51.14' LT, 38.40' RT
8. IS 243+01.15	30' LT	75.70' LT, 42.15' RT
9. SC 243+01.15	30' LT	10.10' LT
10. IS 243+01.15	30' LT	41.17' RT
11. SC 243+01.15	30' LT	21.84' RT
12. IS 243+01.15	30' LT	31.49' RT
13. SC 243+01.15	30' LT	29.88' LT
14. IS 243+01.15	30' LT	46.14' RT
15. SC 243+01.15	30' LT	55.14' RT

LEGEND

- 5/8"x30" CAPPED IRON PIN (SET)
- 3/4"x30" STAMPED FIBER
- 3/4" NAIL (FOUND)
- 5/8" IRON PIN (FOUND)
- IRON BOX (FOUND)
- STONE (FOUND)
- FENCE POST
- CONC MON (FOUND)
- FLOOD PLAN AS PER FEMA MAPS
- LA NIGHT-DAY 1-75

SCALE: 1" = 200'

ADJOINING OWNERS:

W & M STEWART
D.B. 732,367 (LOT 8470)

MAMI CONSERVANCY DISTRICT
D.B. 151,289 (LOT 8471)

MAMI CONSERVANCY DISTRICT
D.B. 249,885 (LOT 8472)

MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 374,741 (LOT 8473)

MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 324,987 (LOT 8474)

MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 324,985 (LOT 8475)

MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 324,985 (LOT 8476)

MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 324,985 (LOT 8477)

MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 324,985 (LOT 8478)

MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 324,985 (LOT 8479)

MAMI COUNTY BOARD OF COMMISSIONERS
D.B. 324,985 (LOT 8480)

REFERENCE MONUMENTS 25A

STATIONING	AS LOCATED	TO R. FROM
1. CS 159+59.38	35' RT	39.21' LT
2. ST 161+59.38	30' LT	25.78' RT
3. ST 224+51.36	42.65' LT	63.87' RT
4. PC 227+46.31	42.65' LT	75.32' LT
5. PT 233+84.00	30' RT	53.26' RT
6. IS 243+01.15	30' RT	71.00' RT
7. SC 243+01.15	30' LT	51.14' LT, 38.40' RT
8. IS 243+01.15	30' LT	75.70' LT, 42.15' RT
9. SC 243+01.15	30' LT	10.10' LT
10. IS 243+01.15	30' LT	41.17' RT
11. SC 243+01.15	30' LT	21.84' RT
12. IS 243+01.15	30' LT	31.49' RT
13. SC 243+01.15	30' LT	29.88' LT
14. IS 243+01.15	30' LT	46.14' RT
15. SC 243+01.15	30' LT	55.14' RT

SCALE: 1" = 200'

LEGEND

- 5/8"x30" CAPPED IRON PIN (SET)
- 3/4"x30" STAMPED FIBER
- 3/4" NAIL (FOUND)
- 5/8" IRON PIN (FOUND)
- IRON BOX (FOUND)
- STONE (FOUND)
- FENCE POST
- CONC MON (FOUND)
- FLOOD PLAN AS PER FEMA MAPS
- LA NIGHT-DAY 1-75

5 of 5

FLOOD BROWNE ASSOCIATES

* Contact Office
Sidney, Ohio
937.482.7638

INC

Merton, Ohio Dayton, Ohio Delaware, Ohio
740.883.2187 937.431.1004 740.363.8782



TRACT 1-4



TRACT 4

**COUNTY RD 25-A
SPECIAL PLANNING
AREA MASTER PLAN**

**To access the Special Planning Area Master Plan:
Visit <http://www.schraderauction.com/auctions/7716>
➤ **Click on the Downloads Tab**
➤ **Select CR25A_Plan_FullReport_2018.pdf****

Contact the Auction Manager with Questions

July 2018

COUNTY ROAD 25-A SPECIAL PLANNING AREA MASTER PLAN



CLIENT:

Miami County, Ohio
Department of Development
510 W. Water St.
Troy, Ohio 45373



PREPARED BY:

Burton Planning Services
252 Electric Ave
Westerville, Ohio 43081
www.burtonplanning.com



SUBCONSULTANT:

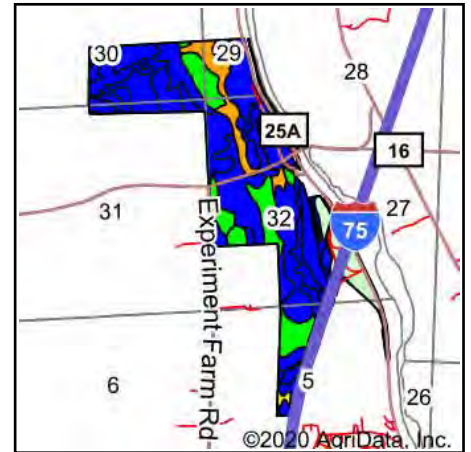
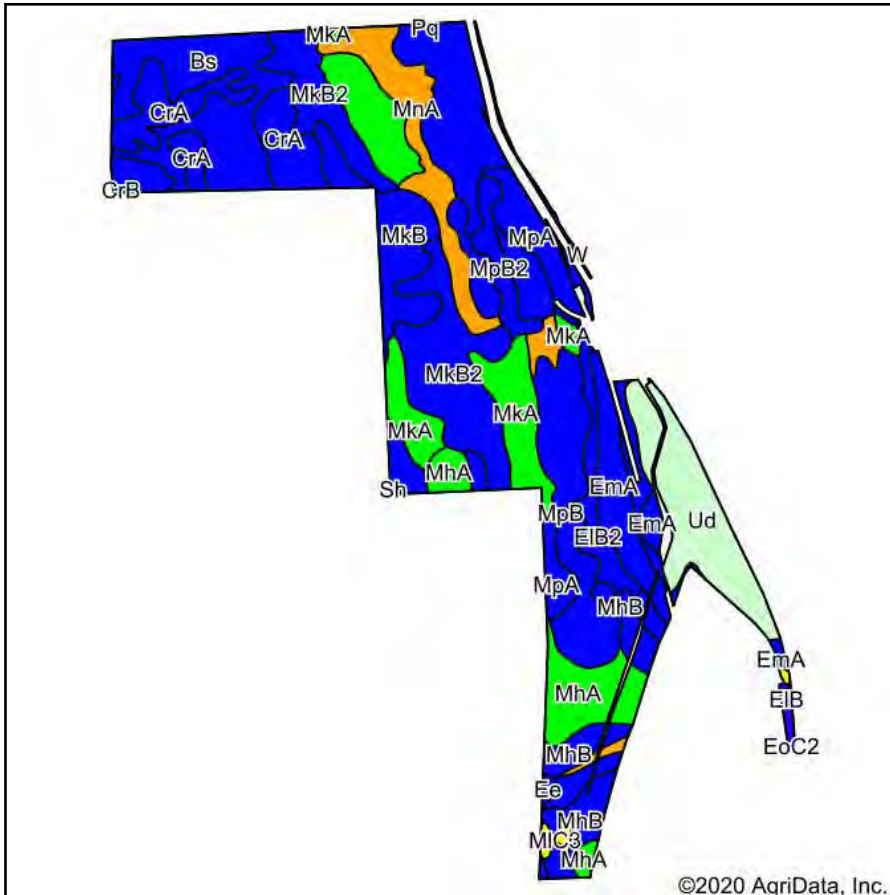
Urban Decision Group
www.urbandecisiongroup.com





SOIL INFORMATION

SOIL MAP



State: **Ohio**
County: **Miami**
Location: **32-6N-6E**
Township: **Washington**
Acres: **485.9**
Date: **7/20/2020**

 **SCHRADER**
Real Estate and Auction Company, Inc.

Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2020 www.AgriDataInc.com

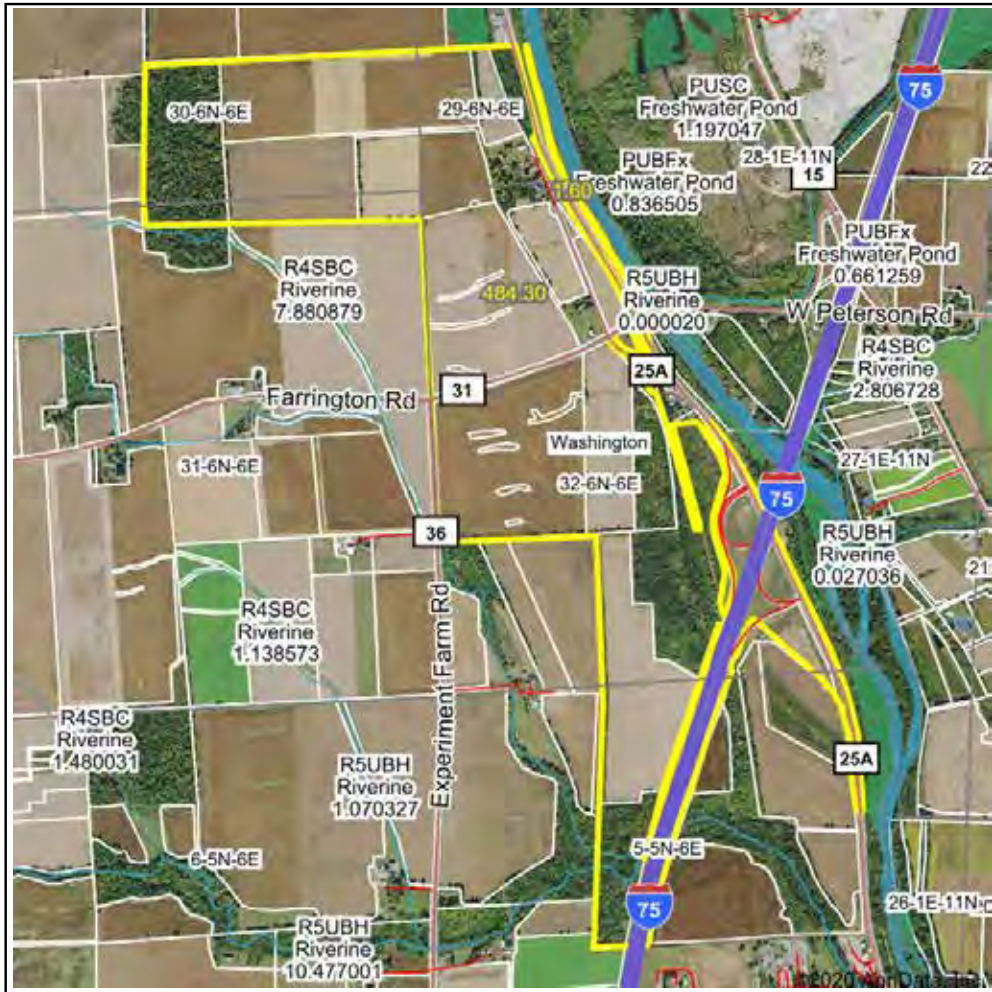


SOIL MAP

Area Symbol: OH109, Soil Area Version: 18															
Code	Soil Description	Acre	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Oats	Pasture	Soybeans	Tall fescue	Tobacco	Wheat	Winter wheat	*eFOTG PI
MpB	Milton silt loam, 2 to 6 percent slopes	73.73	15.2%		Ile	101	3.3		6.6	35				40	67
MKB2	Miamian silt loam, limestone substratum, 2 to 6 percent slopes, moderately eroded	54.68	11.3%		Ile	85	4.2	75		35				45	73
MKA	Miamian silt loam, limestone substratum, 0 to 2 percent slopes	46.65	9.6%		I	110	4.2	80		40				46	79
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes	44.46	9.2%		Ilw	129	4.5			48	9			51	87
Ud	Udorthefts	35.95	7.4%												0
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	35.47	7.3%		Ilw	120	5			46	6.8			48	81
MKB	Miamian silt loam, limestone substratum, 2 to 6 percent slopes	27.80	5.7%		Ile	100	4.2	75		38				45	76
MpA	Milton silt loam, 0 to 2 percent slopes	25.55	5.3%		Ils	80		65		30				40	70
MnA	Millsdale silt loam, 0 to 2 percent slopes	25.43	5.2%		Illw	124.7				44.7				50	78
MhA	Miamian silt loam, 0 to 2 percent slopes	25.26	5.2%		I	115		80		40				46	79
MhB	Miamian silt loam, 2 to 6 percent slopes	23.81	4.9%		Ile	130	4.3		8.6	46				59	76
EmA	Eldean silt loam, 0 to 2 percent slopes	21.48	4.4%		Ils	112.5	4.2		7.3	38.1				49.7	71
EIB2	Eldean loam, 2 to 6 percent slopes, eroded	11.54	2.4%		Ile	104	3.8		6.5	35				45	66
MpB2	Milton silt loam, 2 to 6 percent slopes, moderately eroded	8.96	1.8%		Ile	75		62		28				38	64
EmB	Eldean silt loam, 2 to 6 percent slopes	7.07	1.5%		Ile	110.8	4.4		5.6	37.4				47.7	68
Gn	Genesee silt loam, 0 to 2 percent slopes, occasionally flooded	4.28	0.9%		Ilw	124	4	79	4	43	8	3900	41	33	71
EIB	Eldean loam, 2 to 6 percent slopes	4.08	0.8%		Ile	104	3.4		6.9	36				42	68
MKC2	Miamian silt loam, limestone substratum, 6 to 12 percent slopes, moderately eroded	3.44	0.7%		Ille	85	4	65		30				38	70
MIC3	Miamian clay loam, shallow to dense till substratum, 6 to 12 percent slopes, severely eroded	2.00	0.4%		IVe	98.2	1		7	37.4				41	61
MhC2	Miamian silt loam, 6 to 12 percent slopes, moderately eroded	1.47	0.3%		Ille	85		65		30				38	70
Ee	Eel silt loam, 0 to 2 percent slopes, occasionally flooded	0.82	0.2%		Ilw	124	4.4		8.4	43				40	71
W	Water	0.56	0.1%												0
EoC2	Eldean-Casco gravelly loams, 6 to 12 percent slopes, moderately eroded	0.51	0.1%		IVe	75		60		25				35	55
OdA	Odell silt loam, 0 to 2 percent slopes	0.40	0.1%		Ilw	110		75		40	8.6			45	85
CrB	Crosby silt loam, Southern Ohio Till Plain, 2 to 6 percent slopes	0.23	0.0%		Ile	123		63		46	6.2			63	76
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.18	0.0%		Ilw	125				43					68
Pq	Pits, quarry	0.09	0.0%												0
Weighted Average						99	3	30.6	2.1	36.1	1.4	34.4	0.4	42.3	69.1

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)
Soils data provided by USDA and NRCS.

WETLANDS MAP

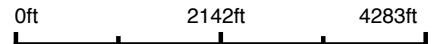
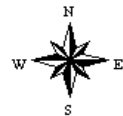


State: **Ohio**
 Location: **32-6N-6E**
 County: **Miami**
 Township: **Washington**
 Date: **7/20/2020**



Maps Provided By:

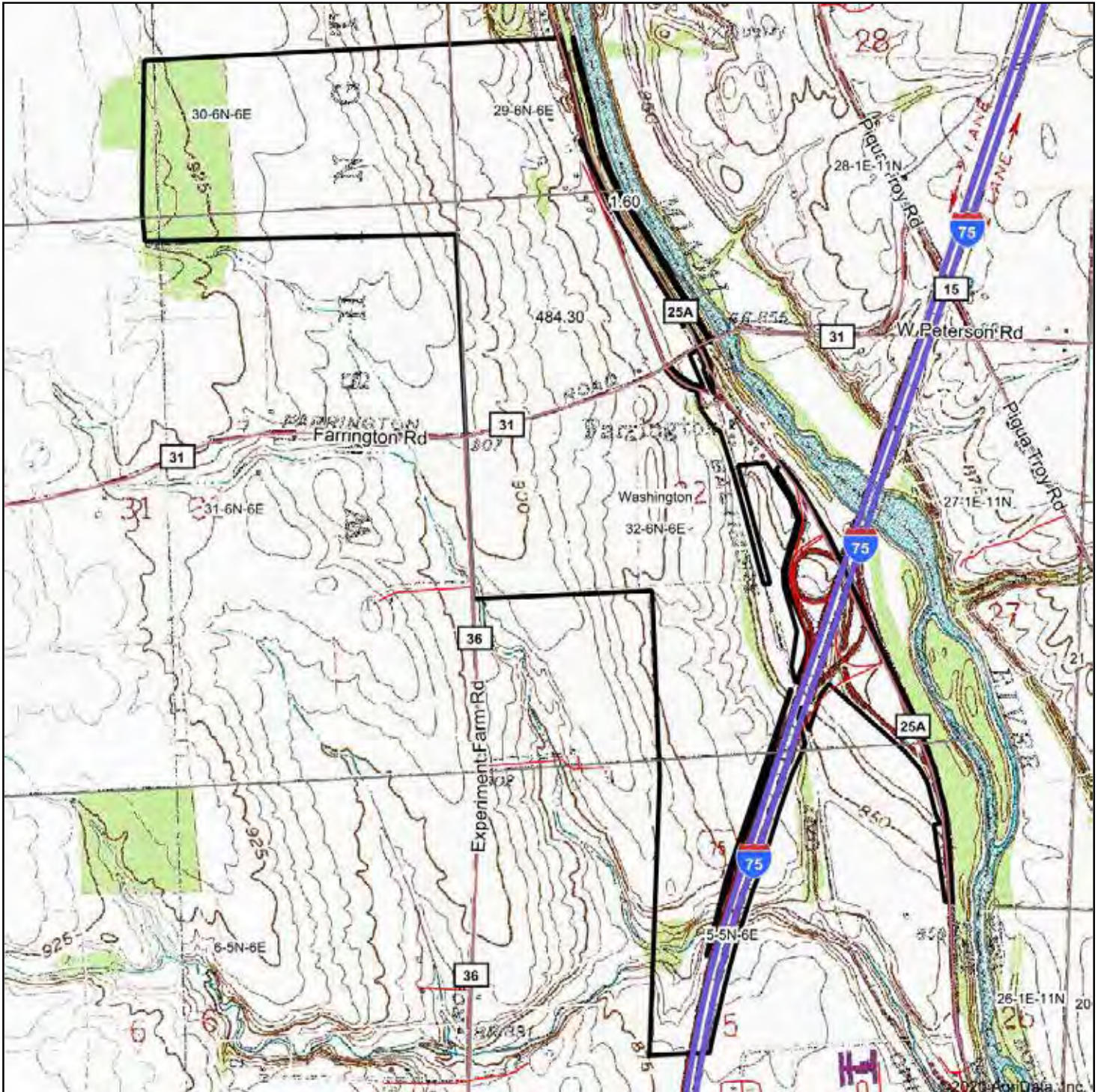
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2020 www.AgrDataInc.com



Classification Code	Type	Acres
R5UBH	Riverine	0.54
R2UBH	Riverine	0.37
R4SBC	Riverine	0.36
Total Acres		1.27

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

TOPOGRAPHY MAP

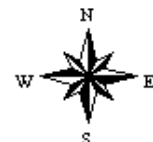


SCHRADER
Real Estate and Auction Company, Inc.

map center: 40° 6' 9.57, -84° 14' 14.53

0ft 1452ft 2903ft

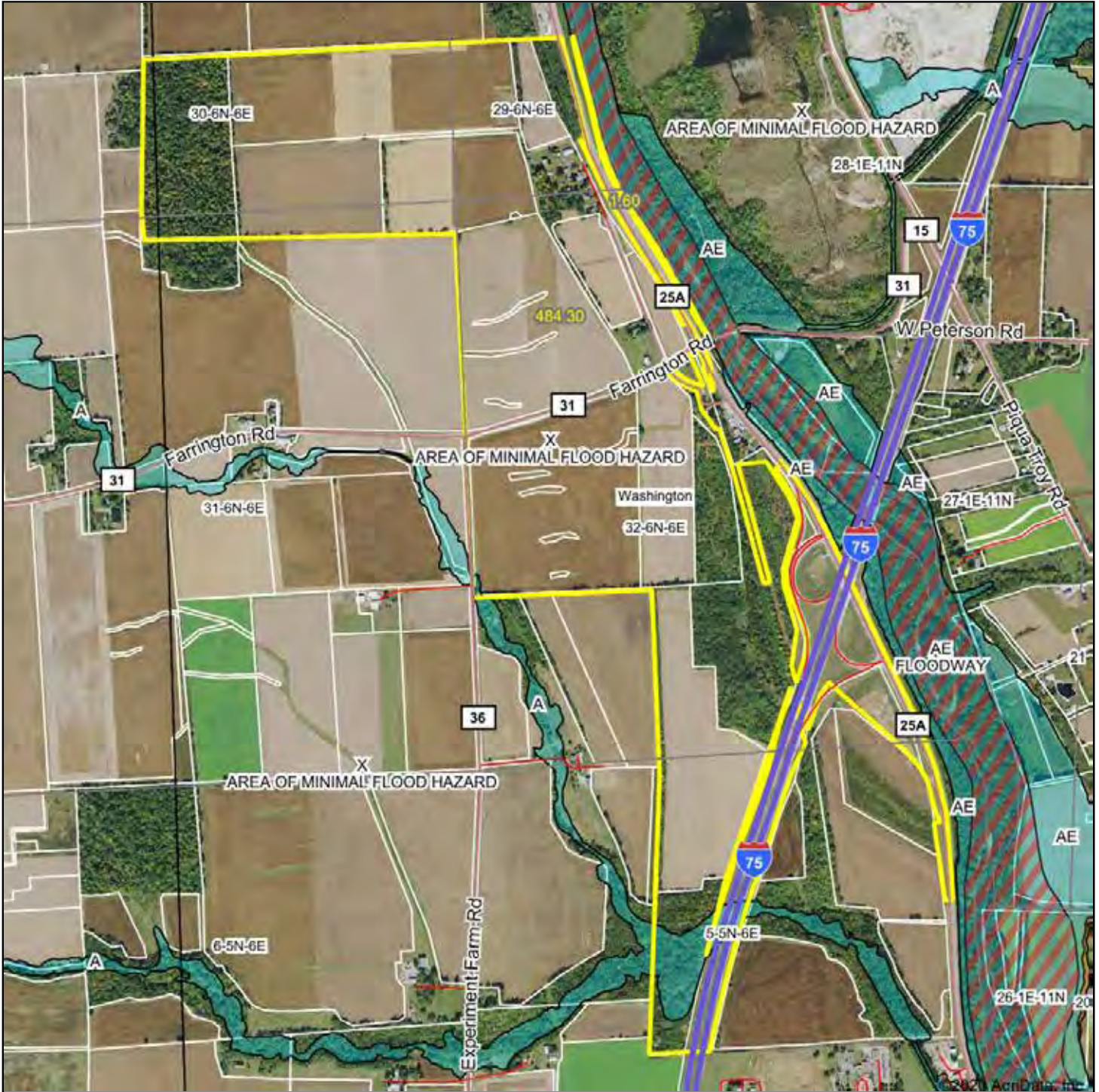
32-6N-6E
Miami County
Ohio



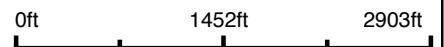
7/20/2020

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2020 www.AgrDataInc.com

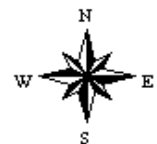
FLOOD ZONE MAP



Map Center: 40° 6' 9.57, -84° 14' 14.53



32-6N-6E
Miami County
Ohio



7/20/2020



Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA

**PRELIMINARY
TITLE**

PRELIMINARY TITLE

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



CHICAGO TITLE
INSURANCE COMPANY

Commitment Number:

38200345

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

President

Countersigned By:

Authorized Officer or Agent

Attest:

Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance (08/01/2016) - OH (06/01/2017)



PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 38200345

Transaction Identification Data for reference only:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT (NOT TITLE ONLY):
Title Officer: Rebecca Mishner Chicago Title Insurance Company 1 S. Main St., Suite 250 Dayton, OH 45402 Phone: 5138262312 Main Phone: (937) 223-8378 Email: rebecca.mishner@ctt.com	Chicago Title Insurance Company 1 S. Main St., Suite 250 Dayton, OH 45402 Main Phone: (937)223-8378 Main Fax: (937)223-7866

Order Number: 38200345

Project Name:

SCHEDULE A

1. Commitment Date: June 16, 2020 at 07:59 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006 - OH (12/01/2015)
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Proposed Policy Amount: \$100,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
Christian Statler Smart Heirs LLC, an Ohio limited liability company, acquired by deed of record in [Official Records Volume 20, Page 279](#), Recorder's Office, Miami County, Ohio.
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance (08/01/2016) - OH (06/01/2017)

Page 2

Printed: 07.14.20 @ 09:39 AM
OH-CT-FXHA-02100.450014-SPS-1-20-38200345



PRELIMINARY TITLE

EXHIBIT "A" Legal Description

For APN/Parcel ID(s): **C06-032810, C06-032820, C06-032830, M40-012700, M40-012710, M40-012800, M40-012810, M40-012820, M40-012830, M40-012840, M40-042600 and M40-042610**

Tract I

Situated in the Southeast Quarter of Section 30, Town 6N, Range 6E, the Northeast Quarter of Section 31, Town 6N, Range 6E, Fractional Section 32, Town 6N, Range 6E, and Fractional Section 29, Town 6N, Range 6E, Washington Township, Miami County, Ohio, being a part of the land in the Trusteeship of Neil S. Statler, Jean S. Beachler, and Amy S. Gilfillen as recorded in Deed Book 364, Pages 521 through 525 and being more particularly described as follows:

Commencing at a 5/8" iron pin found at the southwest corner of the southeast quarter of said Section 30, said iron pin, marking the true point of beginning of the tract herein described;

Thence North 01 deg. 56' 04" East, 1396.35 feet, with the east line of the southwest quarter of Section 30, to a 5/8" iron pin set, referencing a 5/8" iron pin found, North 86 deg. 09' 52" East, 16.51 feet;

Thence North 88 deg. 31' 52" East, 2287.31 feet, with the south line of Part Inlot #8463 owned by JEB LTD as recorded in Deed Book 691, Page 432, to a stone found, referencing a 5/8" iron pin found, South 88 deg. 26' 47" West, 6.62 feet;

Thence North 88 deg. 26' 52" East with said south line of Part Inlot #8463, 1380.72 feet to a 5/8" iron pin found in the south line of Inlot 8474 and being in the centerline of the former B & O Railroad, owned by Dayton Power and Light as recorded in Deed Book 676, Page 32, passing for reference at 552.59 feet, a 5/8" iron pin set in the east line of aforesaid southeast quarter of Section 30;

Thence North 88 deg. 33' 33" East, with said south line of said Dayton Power and Light Tract (Inlot 8474) and the south line of Lot 8470 as owned by W & M Stewart as recorded in Deed Book 732, Page 307, 241.34 feet to a mag nail set in the west line of a 8.637 acre tract of land acquired by the Miami County Board of Commissioners, as recorded in Deed Book 437, Page 241;

Thence with the west line of said 8.637 acre tract the following 3 courses;

1. South 10 deg. 40' 57" East, 312.81 feet to a Mag Nail set;
2. South 12 deg. 53' 33" East, 374.54 feet to a Mag Nail set;
3. South 11 deg. 43' 02" East, 472.85 feet to an iron pin set;

Thence with a 1.050 acre tract of land acquired by the Miami County Board of Commissioners as recorded in Deed Book 549, Page 860 the following 3 courses:

1. North 29 deg. 07' 59" West, 200.30 feet, to a 5/8" iron pin set;
2. South 23 deg. 51' 42" East, 468.59 feet, to a 5/8" iron pin set,

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

EXHIBIT "A" Legal Description

3. Thence along a curve to the left, having a Delta Angle of 01 deg. 26' 54", Radius of 5704.65 feet, Arc Length of 144.20, and a Chord Bearing South 26 deg. 03' 27" East for 144.20 feet, to a 5/8" iron pin set in the north line of a tract of land known as Statler Farm #2;

Thence South 78 deg. 19' 47" West, 1456.41 feet with the north line of said Statler Farm #2, to a 5/8" iron pin found, in the west line of Fractional Section 32 and the northeast corner of a tract of land owned by K. Schaurer as recorded in Deed Book 642, Page 568 and Deed Book 669, Page 421;

Thence North 89 deg. 19' 55" West, 2904.84 feet with the north line of said K. Schaurer lands, to a 5/8" iron pin set in the east line of the northwest quarter of Section 31;

Thence North 03 deg. 29' 38" West, with said east line of the northwest quarter of Section 31, 282.20 feet to the true point of beginning, containing 161.466 acres, more or less, of which 19.138 acres lie in Section 31, 95.423 acres lie in Section 30, 41.714 lie in Fractional Section 29 and 5.191 acres lie in fractional Section 32 of Washington Township.

Bearings based on are assumed. The above Deed Book references are recorded in Miami County records. Capped iron pins set are 5/8" x 30" rebar with plastic caps stamped "FBA".

The above description was prepared by Floyd Browne Associates, Inc. Christopher S. Harmon, Registered Surveyor #7988 from a survey performed on October, 2002-June, 2003 and recorded in Land Survey Volume 48, Page 86, Miami County Engineer's Survey Records.

Tract II

Situated in Fractional Section 29, Town 6N, Range 6E, and Fractional Section 32, Town 6N, Range 6E, Washington Township, Miami County, Ohio, being a part of the lands in the Trusteeship of Neil S. Statler, Jean S. Beachler, and Amy S. Gilfillen as recorded in Deed Book 364, Pages 521 through 525 and being more particularly described as follows:

Commencing for reference at a 5/8" iron pin set, at the southeast corner of the southeast quarter of Section 30;

Thence North 01 deg. 12' 46" West, 1493.78 feet, with the east line of said Section 30, to an iron pin set in the south line of Part Inlot #8463 owned by JEB LTD. As recorded in Deed Book 691, Page 432;

Thence North 88 deg. 26' 52" East, 828.13 feet, with the south One of said Part Inlot 8463, to an iron pin found in the south line of Inlot 8474 and being in the centerline of a tract of the former B. & O. Railroad owned by the Dayton Power and Light Co. as recorded in Deed Book 676, Page 32;

Thence North 88 deg. 33' 33" East, 342.03 feet to an iron pin found in the east line of a 4.774 acre tract of land owned by Miami Conservancy District, as recorded in Deed Book 435, Page 269, said iron pin marking the True Point of Beginning of the tract herein described;

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

EXHIBIT "A" Legal Description

Thence North 88 deg. 33' 33" East, 13.43 feet, to a 5/8" iron pin set, at the nominal high water mark of the Great Miami River;

Thence with the nominal high water mark of the Great Miami River the following 5 courses;

1. South 13 deg. 03' 59" East, 735.15 feet, to a point;
2. South 10 deg. 25' 55" East, 229.11 feet, to a point;
3. South 17 deg. 05' 46" East, 265.86 feet, to a point;
4. South 22 deg. 40' 45" East, 300.81 feet to a point;
5. South 29 deg. 18' 18" East, 23.61 feet, to a point;

Thence South 78 deg. 19' 47" West, 12.25 feet, with the north line of a tract of land known as Statler Farm #2 to a point, in the east line of a 2.494 acre tract, owned by the Miami County Board of Commissioners, as recorded in Deed Book 524, Page 897;

Thence with the east line of said 2.494 acre tract, and the east line of a 4.774 acre tract owned by the Miami Conservancy District as recorded in Deed Book 435, Page 269, the following 5 courses;

1. North 29 deg. 35' 26" West, 141.66 feet, to a 5/8" iron pin set;
2. North 22 deg. 35' 07" West, 263.97 feet, to a 5/8" iron pin set;
3. North 11 deg. 25' 10" West, 482.95 feet, to a 5/8" iron pin set;
4. North 14 deg. 15' 45" West, 377.03 feet, to a 5/8" iron pin set;
5. North 10 deg. 43' 50" West, 295.29 feet to the true point of beginning, containing 0.760 acre, more or less, of which 0.7597 acres lie in Fractional Section 29 and 0.0003 acres lie in Fractional Section 32, Washington Township. Bearings used within are assumed. The above Deed Book references are recorded in Miami County records. Capped iron pins set are 5/8" x 30" rebar with plastic caps stamped "FBA".

The above description was prepared by Floyd Browne Associates, Inc., Christopher S. Harmon, Registered Surveyor #7988 from a survey performed on October, 2002-June, 2003 and recorded in Land Survey Volume 48, Page 86, Miami County Engineer's Survey Records.

Tract III

Situated in the Fractional Section 32, Town 6N, Range 6E Washington Twp., Miami County, Ohio being a part of the lands in the Trusteeship of Neil S. Statler, Jean S. Beachler and Amy S. Gilfillen as recorded in Deed Book 364, Page 521 through 525 and being more particularly described as follows:

Commencing for reference at a 5/8" iron pin set at the northwest corner of said Fractional Section 32;

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

EXHIBIT "A"

Legal Description

Thence South 00 deg. 48' 52" East, 291.29 feet with the east line of Section 31, to an iron pin found at the northeast corner of a tract of land owned by K. Schaurer as recorded in Deed Book 642, Page 568 and Deed Book 669, Page 421, said iron pin marking the true point of beginning of the herein described;

Thence North 78 deg. 19' 47" East, 1456.41 feet, with the south line of a tract of land known as Statler Farm #1, to an iron pin set;

Thence with the west line of a 1.050 acre tract of land owned by Miami County Board of Commissioners, as recorded in Deed Book 549, Page 860, the following 5 courses;

1. Along a curve to the left having Delta Angle 03 deg. 04' 27", Radius of 5704.65 feet, Arc Length 306.08, and a Chord Bearing South 28 deg. 19' 07" East for 306.04 feet to an iron pin set;
2. South 29 deg. 50' 55" East, 629.37 feet to an iron pin set;
3. Along a curve to the right having a Delta Angle of 04 deg. 29' 02", Radius of 3844.83 feet, Arc Length of 300.89, and a Chord Bearing South 27 deg. 36' 46" East for 300.81 feet to an iron pin set;
4. South 27 deg. 41' 14" East, 157.48 feet to an iron pin set;
5. Along a curve to the left having a Delta Angle of 03 deg. 27' 43", Radius of 9579.30 feet, Arc Length of 578.80 and a Chord Bearing North 25 deg. 13' 03" West for 578.72 feet to an iron pin set;

Thence South 29 deg. 54' 11" East, 848.22 feet, with the west line of a 8.637 acre tract of land owned by Miami County Board of Commissioners, as recorded in Deed Book 437, Page 241, to a point;

Thence South 22 deg. 19' 50" East, 131.78 feet, with the west line of a 1.200 acre tract owned by Miami County Board of Commissioners as recorded in Deed Book 524, Page 895;

Thence South 04 deg. 46' 00" East, 270.00 feet, with said 1.200 acre tract to an iron pin set;

Thence South 70 deg. 35' 37" West, 10.18 feet to an iron pin set, in the east right-of-way line of the former B & O Railroad owned by the Dayton Power and Light Company as recorded in Deed Book 676, Page 32;

Thence with the east line of the former B & O Railroad, along a curve to the left having a Delta Angle of 01 deg. 19' 50", Radius of 9579.30 feet, Arc Length 222.46, and a Chord Bearing North 20 deg. 15' 14" West for 222.45 feet to an iron pin set, in the south line of a 0.120 acre tract of land owned by the Miami County Board of Commissioners as recorded in Deed Book 549, Page 860;

Thence North 20 deg. 44' 19" East, with the south line of said 0.120 acre tract, 44.85 feet to an iron pin set;

Thence North 20 deg. 34' 43" West, with the east line of said 0.120 acre tract, 158.35 feet to an iron pin set;

Thence South 60 deg. 46' 22" West, 93.40 feet to an iron pin set;

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

EXHIBIT "A" Legal Description

Thence with the west line of the former B & O Railroad, along a curve to the right having a Delta Angle 02 deg. 00' 32", Radius of 9519.30 feet, Arc Length 333.76, and a Chord Bearing South 20 deg. 59' 18" East 333.75 feet, to an iron pin set in the east line of a tract of land owned by Miami County Commissioners as recorded in Deed Book 172, Page 636;

Thence with said Miami County Commissioners tract the following 5 courses;

1. North 67 deg. 08' 38" West, 90.06 feet to a point, witness a concrete monument at North 43 deg. 04' 42" West, 1.26 feet;

2. Along a curve to the right having a Delta Angle 32 deg. 18' 59", Radius of 488.12 feet, Arc Length 275.31, and a Chord Bearing North 50 deg. 59' 09" West for 271.68 feet, to a Mag Nail set in the south right-of-way line of Farrington Road;

3. South 62 deg. 35' 22" West, 60.45 feet to a Mag Nail set;

4. Along a curve to the left having a Delta Angle 33 deg. 07' 55", Radius of 548.12 feet, Arc Length 316.96 and a Chord Bearing South 50 deg. 34' 40" East for 312.56 feet to an iron pin set in the west line of a 0.670 acre tract of land owned by B & C Pellman as recorded in Deed Book 574, Page 13;

Thence with said 0.670 acre tract the following 3 courses;

1. South 13 deg. 23' 30" East, 185.09 feet to an iron pin set;

2. South 34 deg. 32' 00" East, 220.29 feet to an iron pin found;

3. North 55 deg. 26' 03" East, 33.03 feet, to an iron pin found in the west right-of-way line of said former B & O Railroad;

Thence along a curve to the right, having a Delta Angle of 04 deg. 27' 21", Radius of 9519.30 feet, Arc Length of 740.31, and a Chord Bearing South 15 deg. 20' 19" East for 740.12 feet, with the west line of said former B & O Railroad to an iron pin set;

Thence South 13 deg. 06' 38" East, 766.30 feet, with the west right-of-way line of said former B & O Railroad to a 5/8" iron pin set;

Thence South 89 deg. 07' 26" West, 503.89 feet, with the north line of a tract of land known as Statler Farm #3 to a 5/8" iron pin set;

Thence South 88 deg. 52' 22" West, 2204.37 feet, with the north line of said Statler Farm #3 to a P.K. Nail found, in the centerline of Experiment Farm Road, and the east section line of Section 31;

Thence North 00 deg. 51' 46" West, 1017.29 feet, with the centerline of Experiment Farm Road and the east Section line of Section 31, to a mag nail set;

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

EXHIBIT "A"

Legal Description

Thence North 00 deg. 48' 52" West, 2365.71 feet, with the east section line of section 31, to the true point of beginning, passing for reference at 495.56 feet a monument box found in the centerline of Experiment Farm Road and Farrington Road, also passing for reference at 526.26 feet a 5/8" iron pin set, containing 179.289 acres, more or less. Bearings used within are assumed. The above Deed Book references are recorded in Miami County records. Capped iron pins set are 5/8" x 30" rebar with plastic caps stamped "FBA".

The above description was prepared by Floyd Browne Associates, Inc., Christopher S. Harmon, Registered Surveyor #7983 from a survey performed on October, 2002-June, 2003 and recorded in Plat Volume 48, Page 86 of the records of Miami County, Ohio.

Tract IV

Situated in Fractional Section 32, Town 6N, Range 6E, Washington Twp, Miami County, Ohio, being a part of the lands in the Trusteeship of Neil S. Statler, Jean S. Beachler and Amy S. Gilfillen as recorded in Deed Book 364, Pages 521 through 525, and being more particularly described as follows:

Commencing for reference at a Mag nail set, at the southwest corner of said Fractional Section 32 and being in the centerline of Experiment Farm Road;

Thence North 00 deg. 51' 46" West, 1620.65 feet, to a P.K. Nail found, in the north line of a 62.024 acre tract of land owned by Neal Farms, Inc. as recorded in Deed Book 648, Page 498;

Thence North 88 deg. 52' 22" East, 2204.37, with the north line of said 62.024 acre tract and the north line of a tract of land known as Statler Farm #3, to a 5/8" iron pin set;

Thence North 89 deg. 07' 26" East, 565.28 feet, to a 5/8" iron pin set, in the east right-of-way line of the former B & O Railroad, owned by the Dayton Power and Light Company, as recorded in Deed Book 676, Page 32, said iron pin marking the true point of beginning of the tract herein described;

Thence North 13 deg. 06' 38" West, 779.31 feet, with the east line of said former B & O Railroad, to a 5/8" iron pin set;

Thence along a curve to the left, having a Delta Angle of 02 deg. 09' 02", Radius of 9579.30 feet, Arc Length of 359.55, and a Chord Bearing North 14 deg. 11' 09" West for 359.53 feet, with the east line of said former B & O Railroad to a 12" concrete post found, in the south line of a tract of land owned by J. Stewart as recorded in Deed Book 569, Page 558;

Thence North 86 deg. 45' 56" East, 266.72 feet with the south line of said Stewart tract, to a 5/8" iron pin set in the west line of a 2.399 acre tract of land owned by the State of Ohio as recorded in Deed Book 551, Page 402, and being in the west limited access right-of-way line of I-75;

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

EXHIBIT "A" Legal Description

Thence with the west line of said 2.399 acre tract the following 4 courses;

1. South 30 deg. 35' 06" East, 415.24 feet to a 5/8" iron pin set;
2. South 19 deg. 27' 05" East, 188.89 feet, to a 5/8" iron pin set;
3. South 17 deg. 57' 38" West, 489.99 feet to a 5/8" iron pin set;
4. South 01 deg. 21' 51" East, 119.01 feet, to a 5/8" iron pin set in the north line of said Statler Farm #3;

Thence South 89 deg. 07' 26" West, 127.35 feet with the north line of said Statler Farm #3 to the True Point of Beginning, containing 7.707 acres, more or less. Bearings used within are assumed. The above Deed Book references are recorded in Miami County records. Capped iron pins set are 5/8" x 30" rebar with plastic caps stamped "FBA".

The above description was prepared by Floyd Browne Associates, Inc. Christopher S. Harmon, Registered Surveyor #7988 from a survey performed on October, 2002-June, 2003 and recorded in Land Survey Volume 48, Page 86, Miami County Engineer's Survey Records, Ohio.

Tract V

Situated in Fractional Section 32, Town 6N, Range 6E, Washington Twp, Miami County, Ohio, being a part of the lands in the Trusteeship of Neil S. Statler, Jean S. Beachler and Amy S. Gilfillen as recorded in Deed Book 364, Pages 521 through 525 and being more particularly described as follows:

Commencing for reference at a Mag Nail set at the southwest corner of said Fractional Section 32 and being in the centerline of Experiment Farm Road;

Thence North 00 deg. 51' 46" West, 1620.65 feet to a P.K. Nail found in the north line of a 62.024 acre tract of land owned by Neal Farms Inc., as recorded in Deed Book 648, Page 498;

Thence North 88 deg. 52' 22" East, 2204.37, with the north line of said 62.024 acre tract and the north line of a tract of land known as Statler Farm #3 to a 5/8" iron pin set;

Thence North 89 deg. 07' 26" East, 722.01 feet, to a point, in the east line of a 2.399 acre tract of land owned by the State of Ohio, as recorded in Deed Book 551, Page 402, said point marking the True Point of Beginning of the tract herein described;

Thence with the east line of said 2.399 acre tract the following 6 courses:

1. North 04 deg. 34' 47" West, 110.14 feet, to a point;
2. North 17 deg. 50' 12" East, 499.31 feet, to a point;
3. North 17 deg. 03' 08" West, 195.91 feet, to a point;
4. North 29 deg. 09' 47" West, 322.32 feet, to a point;
5. North 50 deg. 37' 33" East, 64.61 feet, to a point;
6. North 39 deg. 35' 35" West, 40.88 feet, to a point;

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

EXHIBIT "A" Legal Description

Thence North 86 deg. 45' 56" East, 16.82 feet, to a point on the west line of a 10.09 acre tract of land owned by the Ohio Department of Transportation as recorded in Deed Book 543, Page 282;

Thence with the west line of said 10.09 acre tract the following 3 courses:

1. South 37 deg. 47' 16" East, 246.05 feet, to a point;
2. South 29 deg. 10' 39" East, 575.85 feet, to a point;
3. South 23 deg. 12' 45" East, 458.26 feet, to a point, in the north line of said Statler Farm #3;

Thence South 89 deg. 07' 26" West, 582.50 feet, with the north line of said Statler Farm #3, to the true point of beginning, containing 6.831 acres more or less. The above Deed Book references are recorded in Miami County records. Capped iron pins set are 5/8" x 30" rebar with plastic caps stamped "FBA".

The above description was prepared by Floyd Browne Associates, Inc., Christopher S. Harmon, Registered Surveyor #7988 from a survey performed on October, 2002-June, 2003 and recorded in Land Survey Volume 48, Page 86, Miami County Engineer's Survey Records.

Tract VI

Situated in Fractional Section 32, Town 6N, Range 6E Washington Two. Miami County Ohio, being a part of the lands in the Trusteeship of Neil S. Statler, Jean S. Beachler and Amy S. Gilfillen as recorded in Deed Book 364, Pages 521 through 525, and being more particularly described as follows:

Commencing for reference at a 5/8" iron pin set, at the southwest corner of fractional Section 29;

Thence South 00 deg. 48' 52" East, 291.29 feet, with the east section line of the northeast quarter of Section 31, to an iron pin found at the northeast corner of a tract of land owned by K. Schaurer as recorded in Deed Book 642, Page 568 and Deed Book 669, Page 421 and in the south line of a tract of land known as Statler Farm #1;

Thence North 78 deg. 19' 47" East, 1581.50 feet, to a 5/8" iron pin set in the east line of a 2.494 acre tract of land owned by the Miami County Board of Commissioners as recorded in Deed Book 524, Page 897, said iron pin marking the true point of beginning of the tract herein described;

Thence North 78 deg. 19' 47" East, 12.25 feet, to the nominal high water mark of the Great Miami River;

Thence with the nominal high water mark of the Great Miami River the following 11 courses:

1. South 29 deg. 18' 18" East, 147.85 feet to a point;
2. South 33 deg. 32' 37" East, 223.81 feet to a point;
3. South 30 deg. 50' 08" East, 269.87 feet to a point;
4. South 25 deg. 17' 44" East, 65.54 feet to a point;

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

EXHIBIT "A" Legal Description

5. South 36 deg. 56' 40" East, 102.29 feet to a point;
6. South 17 deg. 50' 02" East, 106.55 feet to a point;
7. South 31 deg. 08' 50" East, 113.39 feet to a point;
8. South 28 deg. 41' 58" East, 74.69 feet to a point;
9. South 37 deg. 23' 41" East, 85.17 feet to a point;
10. South 25 deg. 13' 22" East 211.30 feet to a point;
11. South 29 deg. 33' 59" East 213.48 feet to a 5/8" iron pin set;

Thence along a curve to the left, having a Delta Angle of 02 deg. 11' 12", Radius of 428.37 feet, Arc Length of 16.35 and a Chord Bearing South 72 deg. 31' 59" West for 16.35 feet to a 5/8" iron pin set;

Thence North 29 deg. 35' 26" West, 1608.98 feet, with the east line of said 2.494 acre tract, to the true point of beginning, containing 0.845 acres, more or less. Bearings used within are based on the Centerline Survey Plat of I-75 as per Record Volume 12, Page 125B and dated April 1978. The above Deed Book references are recorded in Miami County records. Capped iron pins set are 5/8" x 30" rebar with plastic caps stamped "FBA".

The above description was prepared by Floyd Browne Associates, Inc., Christopher S. Harmon, Registered Surveyor #7988 from a survey performed on October, 2002-June 2003 and recorded in Land Survey Volume 48, Page 86, Miami County Engineer's Survey Records.

Tract VII

Situated in Fractional Section 32 Town 6N Range 6E, Washington Township and Fractional Section 5 Town 5N Range 6E, Concord Twp, Miami County, Ohio, being a part of the lands in the Trusteeship of Neil S. Statler, Jean S. Beachler and Amy S. Gilfillen as recorded in Deed Book 364, Pages 521 through 525 and being more particularly described as follows:

Commencing for reference at a Mag nail set, at the northwest corner of said Fractional Section 5 and being in the centerline of Experiment Farm Road;

Thence North 88 deg. 47' 50" East, 1670.80 feet, with the north line of said Fractional Section 5, to a 5/8" iron pin set, in the east line of a 62.024 acre tract of land acquired by Neal Farms, Inc. as recorded in Deed Book 648, Page 498, said iron pin marking the true point of beginning of the tract herein described;

Thence North 01 deg. 00' 23" West, 1618.43 feet, with the east line of said 62.024 acre tract to a 12" concrete post in the south line of a tract of land known as Statler Farm #2;

Thence North 88 deg. 52' 22" East, 537.64 feet, with the south line of said Statler Farm #2 to an iron pin set;

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

EXHIBIT "A"

Legal Description

Thence North 89 deg. 07' 26" East, 692.63 feet with the south line of said Statler Farm #2 to a 5/8" iron pin set in the west line of a 2.399 acre tract of land owned by the State of Ohio as recorded in Deed Book 551, Page 402 passing for reference at 503.89 feet and 565.28 feet, 5/8" iron pins set at the west and east right-of-way lines of the former B & O Railroad owned by the Dayton Power and Light Company as recorded in Deed Book 676, Page 32;

Thence South 01 deg. 21' 51" East, 42.55 feet with the west line of said 2.399 acre tract of land to a 5/8" iron pin set;

Thence South 14 deg. 33' 18" East 427.23 feet with the west line of said 2.399 acre tract of land to a 5/8" iron pin set;

Thence South 09 deg. 42' 40" West, 326.30 feet with the west line of said 2.399 acre tract of land to a 5/8" iron pin set, in the east right-of-way line of the former B & O Railroad;

Thence South 13 deg. 06' 38" East, 378.68 feet, with the east right-of-way line of the former B & O Railroad to a point in the centerline of I-75;

Thence South 20 deg. 26' 14" West, 108.57 feet with the centerline of I-75 to a point in the west right-of-way of the former B & O Railroad;

Thence North 13 deg. 06' 38" West 280.48 feet with the west right-of-way line of the former B & O Railroad to a 5/8" iron pin set in the west line of a 1.562 acre tract of land owned by the state of Ohio, as recorded in Deed Book 524, Page 558;

Thence South 20 deg. 26' 14" West, 1868.78 feet with the west line of said 1.562 acre tract said line also being the west limited access right-of-way line of I-75 as recorded in Deed Book 524, Page 558 to a 5/8" iron pin set;

Thence South 15 deg. 59' 07" West, 931.65 feet with the west line of said 1.562 acre tract and west right-of-way line of I-75 to a 5/8" iron pin set;

Thence South 12 deg. 30' 08" West, 202.25 feet, with the west right-of-way line of I-75 to an iron pin set;

Thence along a curve to the left, having a Delta Angle of 02 deg. 45' 39", Radius of 11569.14 feet, Arc Length of 557.47, and a Chord Bearing South 13 deg. 27' 21" West for 557.41 feet, to an iron pin found in the north line of a 12.874 acre tract of land in the trusteeship of S. Johnson & R. Hartman, as recorded in Deed Book 723, Page 652;

Thence South 89 deg. 18' 06" West, 332.54 feet with the north line of said 12.874 acre tract, to a point in the east line of a 102.77 acre tract of land in the trusteeship of S. Johnson and R. Hartman as recorded in Deed Book 723, Page 652, referencing at South 33 deg. 44' 10" West, 1.50 feet, a 5/8" iron pin set;

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

EXHIBIT "A" Legal Description

Thence North 04 deg. 06' 34" East, 525.45 feet, with the east line of said 102.77 acre tract to an iron pin found at the southeast corner of a 84.152 acre tract of land owned by Neal Farms Inc. as recorded in Deed Book 648, Page 498;

Thence North 03 deg. 46' 42" East, 1312.93 feet with the east line of said 84.152 acre tract to a point, referencing at South 87 deg. 58' or West, 7.63 feet an iron pin set;

Thence North 04 deg. 00' 52" East, 768.26 feet, with the east line of said 84.152 acre tract to an iron pin found;

Thence North 01 deg. 00' 23" West, 125.58 feet with the east line of an 84.152 acre tract to the true point of beginning, containing 84.370 acres, of which 38.660 acres lie in Section 5, Concord Township and 45.710 acres lie in Section 32 Washington Township. Bearings used within are assumed. The above Deed Book references are recorded in Miami County records. Capped iron pins set are 5/8"x 30" rebar with plastic caps stamped "FBA".

The above description was prepared by Floyd Browne Associates, Inc. Christopher S. Harmon, Registered Surveyor #7988 from a survey performed on October 2002-June 2003 and recorded in land Survey Volume 48, Page 86, Miami County Engineers Survey Records.

Tract VIII

Situated in Fractional Section 5 Town 5N Range 6E, Concord Twp, and Fractional Section 32 Town 6N Range 6E, Washington Twp, Miami County, Ohio, being a part of the lands in the Trusteeship of Neil S. Statler, Jean S. Beachler, and Amy S. Gilfillen as recorded in Deed Book 364, Pages 521 through 525, and being more particularly described as follows:

Commencing for reference at a Mag nail set at the northwest corner of said Fractional Section 5 and being in the centerline of Experiment Farm Road;

Thence North 88 deg. 47' 50" East, 2709.66 feet, with the north line of said Fractional Section 5, to a point, in the east line of a 1.562 acre tract of land owned by the State of Ohio, as recorded in Deed Book 524, Page 558, said point marking the true point of beginning of the tract herein described;

Thence North 16 deg. 09' 01" East, 283.73 feet with the east line of said 1.562 acre tract, to a point;

Thence North 20 deg. 26' 14" East, 366.52 feet, with the east line of said 1.562 acre tract to a point in the west right-of-way line of the former B & O Railroad;

Thence South 13 deg. 06' 38" East, 506.60 feet with the west right-of-way line of the former B & O Railroad, to a point in the west line of a 2.534 acre tract, owned by the State of Ohio as recorded in Deed Book 524, Page 555;

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

EXHIBIT "A" Legal Description

Thence with the west line of said 2.534 acre tract the following 9 courses:

1. South 20 deg. 26' 14" West 44.09 feet to a point;
2. South 26 deg. 08' 48" West 228.47 feet to a point;
3. South 26 deg. 09' 03" West 73.02 feet to a point;
4. South 20 deg. 26' 14" West 300.00 feet to a point;
5. South 19 deg. 00' 18" West 600.19 feet to a point;
6. South 23 deg. 37' 14" West 180.08 feet to a point;
7. Thence along a curve to the left having a Delta Angle of 06 deg. 06' 04", Radius of 11344.14 feet, Arc Length of 1207.97, and a Chord Bearing South 17 deg. 23' 12" West for 1207.40 feet to a point;
8. South 15 deg. 16' 57" West 198.10 feet to a point;
9. Thence along a curve to the left having a Delta Angle of 01 deg. 00' 32", Radius of 11349.14 feet, Arc Length of 199.84, and a Chord Bearing South 12 deg. 49' 54" West for 199.84 feet to a point;

Thence South 89 deg. 18' 06" West 225.70 feet with the south line of a tract of land known as Statler Farm #3, to an iron pin found in the west limited access right-of-way of I-75;

Thence along a curve to the right having a Delta Angle of 02 deg. 45' 39", Radius of 11569.14 feet, Arc Length of 557.47, and a Chord Bearing North 13 deg. 27' 21" East for 557.41 feet, to an iron pin set, in the west limited access right-of-way of I-75;

Thence North 12 deg. 30' 08" East, 202.25 feet with said west limited access right-of-way line of I-75 to a 5/8" iron pin set, at the southern corner of a 1.562 acre tract of land owned by the State of Ohio as recorded in Deed Book 524, Page 558;

Thence with the east line of said 1.562 acre tract and leaving the aforesaid limited access right-of-way line, the following 5 courses:

1. Thence along a curve to the right, having a Delta Angle of 04 deg. 36' 04", Radius of 11579.14 feet, Arc Length of 929.86, and a Chord Bearing North 18 deg. 08' 12" East for 929.61 feet, to a point;
2. North 17 deg. 15' 14" East, 180.08 feet to a point;
3. North 22 deg. 20' 47" East, 600.33 feet to a point;
4. North 20 deg. 26' 14" East, 300.00 feet to a point;
5. North 16 deg. 09' 01" East, 117.18 feet to the true point of beginning, containing 17.832 acres lying within the limited access right-of-way of I-75, of which 15.396 acres lie in Section 5, Concord Township, and 2.436 acres lie in Section 32 Washington Township. Bearings used are assumed. The above Deed Book references are recorded in Miami County Records. Capped Iron pins set are 5/8" x 30" rebar with plastic caps stamped "FBA".

Tract IX

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

EXHIBIT "A" Legal Description

Situated in Fractional Section 32 Town 6N Range 6E, Washington Township and Fractional Section 5, Town 5N, Range 6E, Concord Township, Miami County, Ohio, being a part of the lands in the Trusteeship of Neil S. Statler, Jean S. Beachler and Amy S. Gilfillen as recorded in Deed Book 364, Pages 521 through 525 and being more particularly described as follows:

Commencing for reference at a Mag nail set, at the northwest corner of said Fractional Section 5 and being in the centerline of Experiment Farm Road;

Thence North 88 deg. 47' 50" East, 4160.10 feet with the north line of said Fractional Section 5, to a mag nail set, in the west line of a 10.09 acre tract of land owned by Ohio Department of Transportation as recorded in Deed Book 543, Page 282, said point marking the true point of beginning of the tract herein described;

Thence with the west line of said 10.09 acre tract the following 5 courses:

1. South 19 deg. 25' 20" East, 200.84 feet to a mag nail set;
2. South 11 deg. 05' 30" East, 172.86 feet to a mag nail set;
3. South 12 deg. 48' 30" East, 256.72 feet to a mag nail set;
4. South 03 deg. 06' 00" East, 650.18 feet to a mag nail set;
5. South 01 deg. 55' 49" East, 167.13 feet to a mag nail set;

Thence South 88 deg. 04' 11" West, 66.86 feet to an iron pin set in the LA right of way of I-75;

Thence North 06 deg. 41' 49" West, 730.71 feet to an iron pin set in the south line of a 0.205 acre tract of land owned by the State of Ohio as recorded in Deed Book 551, Page 402;

Thence with the south line of said 0.205 acre tract the following 3 courses:

1. North 84 deg. 20' 57" East, 62.00 feet to an iron pin set;
2. North 24 deg. 48' 28" West, 102.65 feet to an iron pin set;
3. North 12 deg. 54' 36" West, 294.22 feet to an iron pin set;

Thence with the LA right-of-way of I-75 the following 3 courses:

1. North 26 deg. 51' 03" West, 150.03 feet to an iron pin set;
2. North 39 deg. 00' 07" West, 207.43 feet to an iron pin set;
3. North 46 deg. 55' 55" West 806.78 feet to a mag nail set in the right-of-way fence line post cross brace, in the north line of a 1.353 acre tract of land owned by the State of Ohio, as recorded in Deed Book 551, Page 402, passing for reference at 24.14 feet an iron pin set in the north line of said Fractional Section 5;

Thence North 46 deg. 34' 18" West, 146.65 feet, with the north line of said 1.353 acre tract to a point;

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

EXHIBIT "A"

Legal Description

Thence South 37 deg. 32' 24" West, 136.01 feet with the west line of said 1.353 acre tract to a point;

Thence South 20 deg. 26' 14" West, 332.25 feet with the west line of said 1.353 acre tract to an iron pin set in the east right-of-way line of the former B & O Railroad;

Thence North 13 deg. 06' 38" West, 452.38 feet with the east right-of-way line of the former B & O Railroad, to a point, in the east line of a 2.399 acre tract of land owned by the State of Ohio, as recorded in Deed Book 551, Page 402;

Thence with the east line of said 2.399 acre tract the following 4 courses:

1. North 20 deg. 26' 14" East 305.23 feet to a point;
2. North 02 deg. 00' 08" East 158.11 feet to a point;
3. North 21 deg. 05' 41" West 467.55 feet to a point;
4. North 04 deg. 34' 47" West, 55.38 feet to a point in the south line of a tract of land known as Statler Farm #2;

Thence North 89 deg. 07' 26" East, 582.50 feet with the south line of said Farm #2 to a point on the west line of a 10.090 acre tract of land owned by the State of Ohio, as recorded in Deed Book 543, Page 282;

Thence South 23 deg. 12' 45" East, 642.29 feet with the west line of said 10.090 acre tract to a mag nail set;

Thence South 24 deg. 08' 00" East, 773.37 feet with the west line of said 10.090 acre tract to a mag nail set;

Thence South 19 deg. 25' 20" East, 318.51 feet with the west line of said 10.090 acre tract to the true point of beginning, containing 26.237 acres all within the limited access right-of-way of I-75 of which 3.389 acres lies in Section 5, Concord Township, 22.848 acres lie in Section 32 Washington Township. Bearings used are assumed. The above Deed Book references are recorded in Miami County records. Capped iron pins set are 5/8" x 30" rebar with plastic caps stamped "FBA".

The above description was prepared by Floyd Browne Associates, Inc., Christopher S. Harmon, Registered Surveyor #7988 from a survey performed on October 2002-June 2003 and recorded in Land Survey Volume 48, Page 86, Miami County Engineer's Survey Records.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 38200345

SCHEDULE B, PART I REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. 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.
6. Approval of the legal description as contained in Schedule "A" herein by the Miami County Auditor's Office. A copy was submitted to the County on July 14, 2020.
7. Deed from the Christian Statler Smart Heirs LLC, by its duly authorized member(s), conveying the premises herein to a proposed buyer.
8. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Christian Statler Smart Heirs LLC

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance (08/01/2016) - OH (06/01/2017)



PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 38200345

SCHEDULE B, PART I REQUIREMENTS (continued)

9. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
10. The Proposed Policy amount(s) must be increased to the full value of the estate or interest to be insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price of full value of the Land. A Loan Policy should reflect the loan amount of value of the Land being used as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
11. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
12. Due to office closures related to COVID-19, we may be temporarily unable to record/access documents in the normal course of business. As such, we will require our PERSONAL UNDERTAKING (GAP) to be signed by all parties.
13. An ALTA survey satisfactory to the Company will be required if the survey exceptions are to be deleted from the final policy.
14. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
15. Further exceptions and/or requirements may be made upon review of the proposed documents creating the interest or estate to be insured and/or further ascertaining details of the transaction.
16. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
17. Payment of the full consideration to, or for the account of the grantors or mortgagors should be made.
18. Payment of taxes, charges and assessments levied and assessed against subject premises, which are due and payable.
19. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractors, subcontractors, labor and materialmen are all paid.

END OF SCHEDULE B, PART I

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance (08/01/2016) - OH (06/01/2017)



PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 38200345

SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. 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.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. No liability is assumed for tax increases occasioned by retroactive revaluation arising out of the change in land usage, on account of errors or omissions and changes in the valuation of the property by legally constituted authorities.
8. 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, pursuant to Ohio Revised Code Section 1509.31(D).
9. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
10. Any covenant, condition or restriction referred to herein indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familiar 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.
11. Representations of the acreage or area in the property descriptions in Schedule A or on the survey, if any.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 38200345

SCHEDULE B, PART II EXCEPTIONS (continued)

12. Rights of Public to use those portions of subject premises lying within the confines of Public Roads and Highways.
13. Lack of any right of access to Interstate 75, a limited access highway.
14. Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.
15. Plat & Dedication to Re-establish the Right-of-Way of Farrington Road between U.S. RT. 25 & Miami & Erie Canal Property, of record in [Misc. Volume 10, Page 186](#) Recorder's Office, Miami County, Ohio.
16. Easement for Highway Purposes to the State of Ohio, of record in [Misc. Volume 7, Page 451](#) Recorder's Office, Miami County, Ohio.
17. Right of Way for a pipe line to The Ohio Fuel Gas Company, of record in [Deed Volume 9, Page 482](#) Recorder's Office, Miami County, Ohio.
18. Right of Way as contained in Deed to Piqua and Troy Branch Railroad Company, of record in [Deed Volume 82, Page 235](#) Recorder's Office, Miami County, Ohio.
19. Right of Way as contained in Deed to Piqua and Troy Branch Railroad Company, of record in [Deed Volume 82, Page 236](#) Recorder's Office, Miami County, Ohio.
20. Grant of Right-of-Way to Miami Rural Electric Cooperative Inc., of record in [Misc. Volume 5, Page 228](#) Recorder's Office, Miami County, Ohio.
21. Grant of Right-of-Way to Miami Rural Electric Cooperative Inc., of record in [Misc. Volume 5, Page 229](#) Recorder's Office, Miami County, Ohio.
22. Right of Way License to The Dayton Power and Light Company, of record in [Deed Volume 179, Page 177](#) Recorder's Office, Miami County, Ohio.
23. Easement for Highway Purposes to the State of Ohio, of record in [Deed Volume 197, Page 385](#) Recorder's Office, Miami County, Ohio.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 38200345

SCHEDULE B, PART II EXCEPTIONS

(continued)

24. Easement for Highway Purposes to the State of Ohio, of record in [Deed Volume 332, Page 124](#) Recorder's Office, Miami County, Ohio. As affected by:

Partial Release of Easement, of record in [Official Records Volume 276, Page 955](#) Recorder's Office, Miami County, Ohio.
25. Agreement for Channel Change by and between Minnie S. Statler and the State of Ohio, of record in [Deed Volume 332, Page 128](#) Recorder's Office, Miami County, Ohio.
26. Right of Way Easement to Pioneer Rural Electric Cooperative Inc., of record in [Deed Volume 332, Page 377](#) Recorder's Office, Miami County, Ohio.

As affected by Partial Release, of record in [Misc. Volume 20, Page 548](#) Recorder's Office, Miami County, Ohio.
27. Easement to The Dayton Power and Light Company, of record in [Deed Volume 686, Page 484](#) Recorder's Office, Miami County, Ohio.
28. Easement to The Dayton Power and Light Company, of record in [Deed Volume 689, Page 486](#) Recorder's Office, Miami County, Ohio.
29. Appropriation and Easements as set forth in Judgment Entry on Settlement in Case No. 79-34, State of Ohio and The County of Miami, vs. Neil S. Statler, Trustee, et al., of record and [Deed Volume 549, Page 860](#) Common Pleas Court, Miami County, Ohio.

As affected by Satisfaction of Easement, of record in [Deed Volume 632, Page 134](#) Recorder's Office, Miami County, Ohio.
30. Appropriation and Easements as set forth in Judgment Entry on Settlement in Case No. 79-19, State of Ohio vs. Neil S. Statler, Trustee, et al., of record and [Deed Volume 551, Page 402](#) Common Pleas Court, Miami County, Ohio.
31. Easement as contained in Deed to Board of County Commissioners of Miami County, Ohio, of record in [Official Records Volume 7, Page 793](#), and re-recorded in [Official Records Volume 8, Page 935](#), Recorder's Office, Miami County, Ohio.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance (08/01/2016) - OH (06/01/2017)

Page 21

Printed: 07.14.20 @ 09:39 AM
OH-CT-FXHA-02100.450014-SPS-1-20-38200345



PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 38200345

SCHEDULE B, PART II EXCEPTIONS

(continued)

- 32. Tax Parcel Desc:** 6-6-29 SW Cor Frac Sec 6-6-30 S Pt SE Farm 1 6-6-31 N Pt NE Tract 1 6-6-32 Pt NW, 161.466 Acres (Tract I)

Taxes, listed in the name(s) of Christian Statler Smart Heirs LLC, (Parcel ID M40-042600) for the first half of the year 2019 in the net amount of \$3,345.72 are PAID; taxes for the second half of the year 2019 in the net amount of \$3,345.72 are PAID.

Tax valuation: Land: \$418,180; CAUV: \$87,030; Bldg: \$55,580; Total: \$142,610

The above tax listing as to caption premises is currently valued at a reduced rate under Section 5713.31 Revised Code. Said "Current Agricultural Use Value" will revert to the regular rate if not maintained under said section and is subject to the right of the County as to tax recoupment pursuant to ORC 5713.34 regarding conversion of subject premises to a use other than agricultural.

- 33. Tax Parcel Desc:** 6-6-29 SW Pt Frac Sec 6-6-32 NW Pt Frac Sec Farm 1 Tr 2, 0.76 Acres (Tract II)

Taxes, listed in the name(s) of Christian Statler Smart Heirs LLC, (Parcel ID M40-042610) for the first half of the year 2019 in the net amount of \$0.94 are PAID; taxes for the second half of the year 2019 in the net amount of \$0.94 are PAID.

Tax valuation: Land Only: \$40

- 34. Tax Parcel Desc:** 6-6-32 Pt NW Sec & SW Pfrac Sec Farm 2 Tr 1, 179.289 Acres (Tract III)

Taxes, listed in the name(s) of Christian Statler Smart Heirs LLC, (Parcel ID M40-012700) for the first half of the year 2019 in the net amount of \$2,603.90, are PAID; taxes for the second half of the year 2019 in the net amount of \$2,603.90 are PAID.

Tax valuation: Land: \$507,820; CAUV: \$67,520; Bldg: \$43,470; Total: \$551,290

The above tax listing as to caption premises is currently valued at a reduced rate under Section 5713.31 Revised Code. Said "Current Agricultural Use Value" will revert to the regular rate if not maintained under said section and is subject to the right of the County as to tax recoupment pursuant to ORC 5713.34 regarding conversion of subject premises to a use other than agricultural.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance (08/01/2016) - OH (06/01/2017)



PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 38200345

SCHEDULE B, PART II EXCEPTIONS

(continued)

35. Tax Parcel Desc: 6-6-32 SE Pt Frac Sec Farm 2 Tr 2, 7.707 Acres (Tract IV)

Taxes, listed in the name(s) of Christian Statler Smart Heirs LLC, (Parcel ID M40-012810) for the first half of the year 2019 in the net amount of \$49.98, are PAID; taxes for the second half of the year 2019 in the net amount of \$49.98 are PAID.

Tax valuation: Land Only: \$17,190; CAUV: \$2,130

The above tax listing as to caption premises is currently valued at a reduced rate under Section 5713.31 Revised Code. Said "Current Agricultural Use Value" will revert to the regular rate if not maintained under said section and is subject to the right of the County as to tax recoupment pursuant to ORC 5713.34 regarding conversion of subject premises to a use other than agricultural.

36. Tax Parcel Desc: 6-6-32 SE Pt Frac Sec I75 R/W Only Farm 2 Tract 3, 6.831 Acres (Tract V)

Taxes, listed in the name(s) of Christian Statler Smart Heirs LLC, (Parcel ID M40-012820) for the first half of the year 2019 in the net amount of \$0.00; taxes for the second half of the year 2019 in the net amount of \$0.00.

Tax valuation: Land: \$0; Bldg: \$0; Total: \$0

37. Tax Parcel Desc: 6-6-32 N Cen Pt Frac Sec Farm 1 Tr 4 Along River, 0.845 Acres (Tract VI)

Taxes, listed in the name(s) of Christian Statler Smart Heirs LLC, (Parcel ID M40-012710) for the first half of the year 2019 in the net amount of \$0.70, are PAID; taxes for the second half of the year 2019 in the net amount of \$0.70 are PAID.

Tax valuation: Land Only: \$40; CAUV: \$30

The above tax listing as to caption premises is currently valued at a reduced rate under Section 5713.31 Revised Code. Said "Current Agricultural Use Value" will revert to the regular rate if not maintained under said section and is subject to the right of the County as to tax recoupment pursuant to ORC 5713.34 regarding conversion of subject premises to a use other than agricultural.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance (08/01/2016) - OH (06/01/2017)



PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 38200345

SCHEDULE B, PART II EXCEPTIONS (continued)

38. Tax Parcel Desc: 6-6-32 SW Pt Frac Sec Farm 3 Tr 1, 45.71 Acres (Pt. Tract VII)

Taxes, listed in the name(s) of Christian Statler Smart Heirs LLC, (Parcel ID M40-012800) for the first half of the year 2019 in the net amount of \$303.35, are PAID; taxes for the second half of the year 2019 in the net amount of \$303.35 are PAID.

Tax valuation: Land Only: \$124,080; CAUV: \$12,930

The above tax listing as to caption premises is currently valued at a reduced rate under Section 5713.31 Revised Code. Said "Current Agricultural Use Value" will revert to the regular rate if not maintained under said section and is subject to the right of the County as to tax recoupment pursuant to ORC 5713.34 regarding conversion of subject premises to a use other than agricultural.

39. Tax Parcel Desc: 6-5-5 N Cen Pt Frac Sec Farm, 38.66 Acres (Pt. Tract VII)

Taxes, listed in the name(s) of Christian Statler Smart Heirs LLC, (Parcel ID C06-032810) for the first half of the year 2019 in the net amount of \$285.54, are PAID; taxes for the second half of the year 2019 in the net amount of \$285.54 are PAID.

Tax valuation: Land Only: \$82,850; CAUV: \$15,890

The above tax listing as to caption premises is currently valued at a reduced rate under Section 5713.31 Revised Code. Said "Current Agricultural Use Value" will revert to the regular rate if not maintained under said section and is subject to the right of the County as to tax recoupment pursuant to ORC 5713.34 regarding conversion of subject premises to a use other than agricultural.

40. Tax Parcel Desc: 6-6-32 I75 R/W Only Farm 3 Tr 2, 2.436 Acres (Pt. Tract VIII)

Taxes, listed in the name(s) of Christian Statler Smart Heirs LLC, (Parcel ID M40-012830) for the first half of the year 2019 in the net amount of \$0.00; taxes for the second half of the year 2019 in the net amount of \$0.00.

Tax valuation: Land: \$0; Bldg: \$0; Total: \$0

41. Tax Parcel Desc: 6-5-5 N Cen Pt Frac Sec All I75 R/W Only Farm 3 Tr 2, 15.396 Acres (Pt. Tract VIII)

Taxes, listed in the name(s) of Christian Statler Smart Heirs LLC, (Parcel ID C06-032820) for the first half of the year 2019 in the net amount of \$0.00; taxes for the second half of the year 2019 in the net amount of \$0.00.

Tax valuation: Land: \$0; Bldg: \$0; Total: \$0

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance (08/01/2016) - OH (06/01/2017)



PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 38200345

SCHEDULE B, PART II EXCEPTIONS (continued)

42. Tax Parcel Desc: 6-6-32 ISE Frac Sec I75 R/W Only Farm 3 Tr 3, 22.848 Acres (Pt. Tract IX)

Taxes, listed in the name(s) of Christian Statler Smart Heirs LLC, (Parcel ID M40-012840) for the first half of the year 2019 in the net amount of \$0.00; taxes for the second half of the year 2019 in the net amount of \$0.00.

Tax valuation: Land: \$0; Bldg: \$0; Total: \$0

43. Tax Parcel Desc: 6-5-5 N Cen Pt Frac Sec I75 R/W Farm 3 Tr 3, 3.389 Acres (Pt. Tract IX)

Taxes, listed in the name(s) of Christian Statler Smart Heirs LLC, (Parcel ID C06-032830) for the first half of the year 2019 in the net amount of \$0.00; taxes for the second half of the year 2019 in the net amount of \$0.00.

Tax valuation: Land: \$0; Bldg: \$0; Total: \$0

44. Taxes and assessments for the year 2020 are a lien but are not yet due and payable.

Taxes or special assessments which are not shown as existing liens by the public records.

Additions or abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in the valuation.

END OF SCHEDULE B, PART II

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance (08/01/2016) - OH (06/01/2017)



PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 38200345

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance (08/01/2016) - OH (06/01/2017)

Page 26

Printed: 07.14.20 @ 09:39 AM
OH-CT-FXHA-02100.450014-SPS-1-20-38200345



PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 38200345

(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



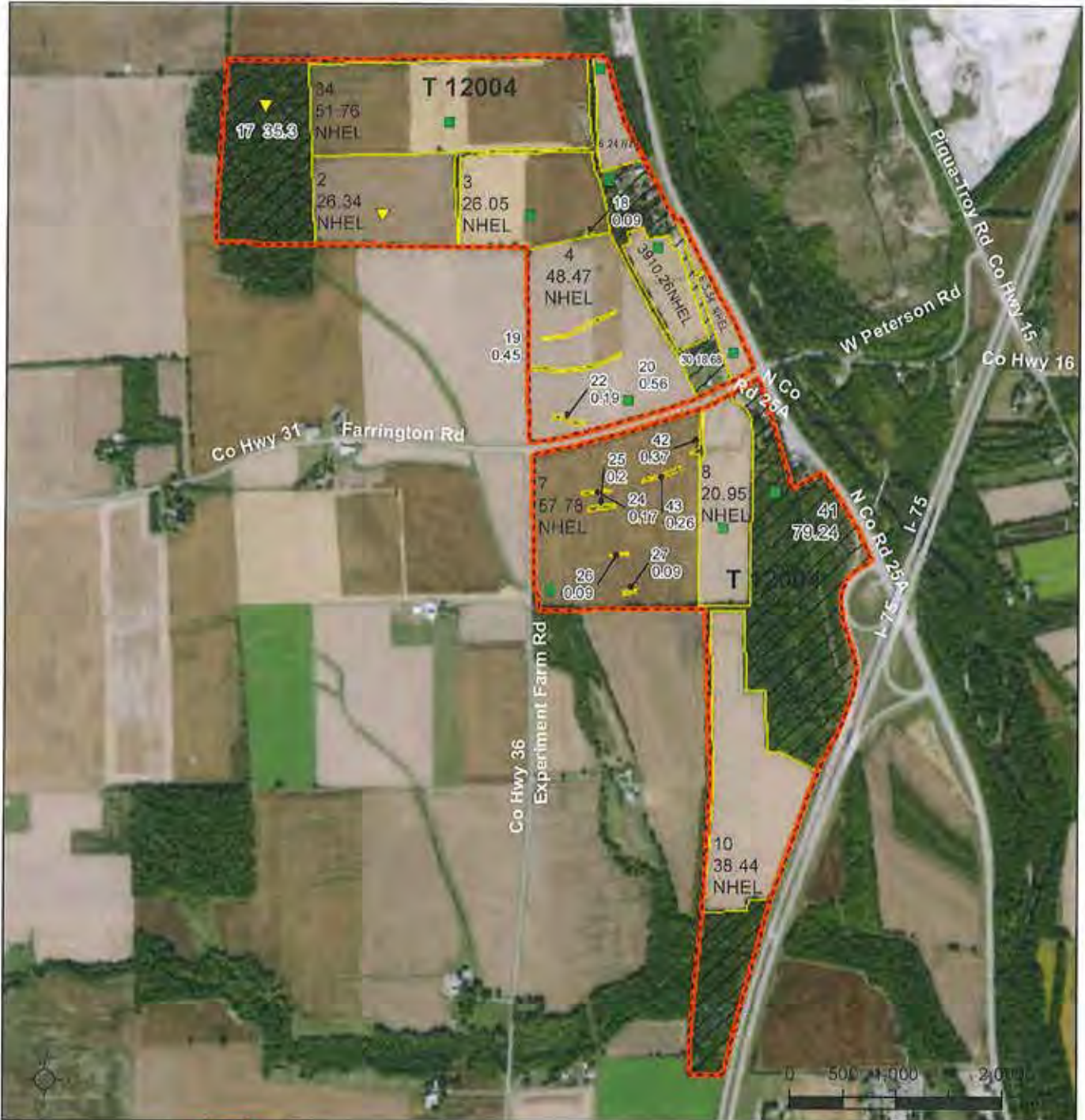
FSA INFORMATION & MAP

FSA INFORMATION & MAP



United States
Department of
Agriculture

Miami County, Ohio



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

All of the following are true unless otherwise indicated:
 All Crops=NI All Crops=GR
 Corn=YEL Soybeans=COM
 Wheat=SRW

Tract Cropland Total: 291.83 acres

Miami County
 Farm Service Agency
 1330 N County Rd 25A
 Troy, OH 45373
 937-335-1918 (p)
 855-842-4901 (f)

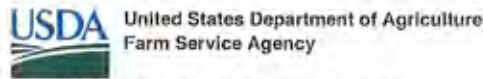
2020 Program Year
 Map Created March 19, 2020

Farm 5916
Tract 12004

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FSA INFORMATION & MAP

OHIO
MIAMI
Form: FSA-156EZ



FARM : 5916
Prepared : 8/26/20 7:54 AM
Crop Year : 2020

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator : 39-109-339, 39-109-1701, 39-109-2069, 39-109-2106, 39-109-4704, 39-109-5656, 39-109-5914, 39-109-5916, 39-109-7013
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/M/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
427.52	291.83	291.83	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	291.83	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	133.04	0.00	156	
Soybeans	133.26	0.00	47	
TOTAL	266.30	0.00		

NOTES

--

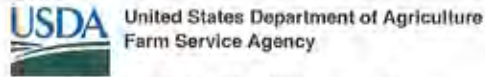
Tract Number : 12004
Description : CONCORD 5 T5N-R6EWASHINGTON 29, 30 & 32 T6N-R6E
FSA Physical Location : OHIO/MIAMI
ANSI Physical Location : OHIO/MIAMI
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : CHRISTIAN STATLER SMART HEIRS LLC
Other Producers : K & S FARMS INC
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
427.52	291.83	291.83	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	291.83	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION & MAP

OHIO
MIAMI
Form: FSA-156EZ



FARM : 5916
Prepared : 6/26/20 7:54 AM
Crop Year : 2020

Abbreviated 156 Farm Record

DCP Crop Data

Tract 12004 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	133.04	0.00	156
Soybeans	133.26	0.00	47
TOTAL	266.30	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.asc.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

HIGHWAY EASEMENT

HIGHWAY EASEMENT

13
/



RECEIVED

JUN 08 2012

MIAMI COUNTY
AUDITOR

MIAMI COUNTY RECORDER
JOHN S ALEXANDER
20120R-07652
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/08/2012 11:00:21AM

ODOT RE63-1
Rev 05/2011
Mod 05/2012

RELEASE OF EASEMENT

REFERENCES 1
RECORDING FEE 120.00
PAGES: 13

KNOW ALL MEN BY THESE PRESENT, THAT pursuant to the Ohio Revised Code §5511.07 the State of Ohio, Department of Transportation, does hereby vacate and release the described portion of the limited access easement for highway purpose, acquired by the State of Ohio on the 17th day of November, 1955, as recorded in Book 332 Page 124, in the County Recorder's Office, Miami County, Ohio, and further identified and described as follows:

MIA 25 - 4.29
STATE PARCEL NO. 28EL
See Attached Exhibit

The vacation and release of the described area of Parcel 28EL, found no longer needed for highway purposes, shall not be interpreted or construed to waive or in any manner affect or invalidate any remaining portion of roadway right-of-way lying outside of the above referenced parcel description; nor, does this action diminish, impair, or limit in any way the right of any public utility to use or occupy any portion of the described area.

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of June, 2012.

Jerry Wray / WC.
Jerry Wray, Director
Ohio Department of Transportation

STATE OF OHIO)
) ss:
COUNTY OF SHELBY)

Before me, a Notary Public in and for said county and state, personally appeared Wayne Callahan, acting as a duly authorized agent of Jerry Wray, Director of Transportation of the State of Ohio; and, he has executed this instrument on behalf of the State of Ohio by authority of Ohio Revised Code §5501.31, and said signature is his free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Official Seal, in Sidney, Ohio this 5th day of June, 2012.



Ann M. Althaus
Notary Public

ANN M. ALTHAUS
NOTARY PUBLIC - STATE OF OHIO
Recorded in Shelby County
My commission expires Nov. 13, 2012

THIS INSTRUMENT PREPARED BY:

ODOT DISTRICT SEVEN PLANNING & ENGINEERING
REAL ESTATE - PROPERTY MANAGEMENT
FORM PRESCRIBED BY THE ATTORNEY GENERAL

OR WL0276 PAGE 955

HIGHWAY EASEMENT

EXHIBIT A

Page 1 of 4

RX 310 E

Rev. 06/09

Ver. Date 12/27/11

PID

PARCEL 28-EL MIA-25-4.29 EXCESS LAND

The Director of Transportation has determined the following described real estate to be excess land. Pursuant to law (R.C. 163.59, R.C. 5501.34 and other applicable statutes) such excess land may be (1) acquired from a willing seller by the State of Ohio, for the use and benefit of the Department of Transportation, although such excess land may not be appropriated, or (2) disposed of by the Director of Transportation.

[Surveyor's description of the premises follows]

RIGHT OF WAY VACATION PARCEL

Situate in Section 32, Township 6 North, Range 6 East, Washington Township, and Section 5, Township 5 North, Range 6 East, Concord Township, Miami County, Ohio and being a part of easement parcel 28ALA acquired by the Ohio Department of Transportation pursuant to plan MIA-25-4.29 of 1955 and recorded in Volume 332, Page 124 with fee ownership in the name of Christian Statler Smart Heirs LLC, an Ohio Limited Liability Company as recorded in OR Volume 20, Page 279 at the time of this survey and being more fully described as follows, with bearings based upon grid north in the South Zone of the Ohio State Plane coordinate system NAD83(Cors96), WGS84, Geoid09 as determined by a survey performed by the Ohio Department of Transportation in August, 2011:

Commencing for reference at a MAG nail found at the southwest corner of said Section 32, thence along the south line of said section and the south line of Washington Township as shown in Miami County Survey Records Volume 48, Page 86, North 89° 59' 40" East for a distance of 3938.86 feet to a 5/8" iron pin set on the existing westerly limited access right of way of County Road 25A and the **True Point of Beginning** for the parcel described herein said point being 199.59 feet left of station 184+19.74 ;

All stations and offsets are referenced to the centerline of County Road 25A unless specified otherwise.

Thence along the said existing limited access line North 45° 25' 34" West for a distance of 781.97 feet to a MAG nail found and replaced by a 5/8" iron pin set 508.33 feet left of station 191+46.97;

WIL 0276 PAGE 956

HIGHWAY EASEMENT

EXHIBIT A

Page 2 of 4

RX 310 E

Rev. 06/09

Thence leaving the existing limited access right of way line to be vacated and along the new limited access right of way line the following five courses:

North 72° 51' 45" East for a distance of 405.02 feet to a 5/8" iron pin set 105.00 feet left of station 191+10.00;

South 20° 16' 45" East for a distance of 410.27 feet to a 5/8" iron pin set 120.00 feet left of station 187+00.00;

South 24° 37' 17" East for a distance of 295.42 feet to a 5/8" iron pin set 105.00 feet left of station 184+00.00;

South 23° 40' 46" East for a distance of 194.36 feet to a 5/8" iron pin set 85.00 feet left of station 182+00.00, passing into the said Section 5 and Concord Township, crossing the section and township line at a distance of 16.10 feet;

South 13° 23' 53" East for a distance of 157.12 feet to a 5/8" iron pin set 87.08 feet left of station 180+38.01;

Thence leaving the new limited access right of way and along the existing limited access right of way line to be vacated the following three courses:

North 25° 42' 21" West for a distance of 150.04 feet to a 6" diameter concrete monument found 117.38 left of station 181+90.42;

North 37° 51' 21" West for a distance of 207.42 feet to a 6" diameter concrete monument found 189.09 left of station 183+96.11;

North 45° 25' 34" West for a distance of 24.40 feet to the **True Point of Beginning**.

It is understood that the above described area contains 4.202 acres, more or less, all of which is P.R.O. with 3.872 acres lying in Washington Township, Section 32 and 0.330 acres lying in Concord Township, Section 5 and subject to all easements or restrictions of record and it is also understood that this description is intended to vacate the right of way only within the described area and to modify the limited access right of way as described.

VOL 0276 PAGE 957

HIGHWAY EASEMENT

EXHIBIT A

Page 3 of 4

RX 310 E

Rev. 06/09

UTILITY EASEMENT RETAINED BY THE STATE OF OHIO

It is further understood that the above described area is subject to a perpetual utility easement for the purpose of an electric transmission line with said easement being 10.00 feet in width on each side of and parallel to the following described centerline for a total width of 20.00 feet;

Commencing for reference at a MAG nail set at the intersection of the centerlines of Interstate Route 75, station 696+18.14, and County Road 25A, station 201+13.14;

Thence along the centerline of County Road 25A South 22° 22' 28" East for a distance of 1003.14 feet to a MAG nail set at station 191+10.00;

Thence at right angles to said centerline South 67° 37' 32" West for a distance of 105.00 feet to a 5/8" iron pin set on the new limited access right of way line of County Road 25A said point being 105.00 feet left of station 191+10.00;

Thence along the new limited access right of way South 72° 51' 45" West for a distance of 171.15 feet to a point and the **True Point of Beginning** for the utility easement centerline described herein said point being 275.43 feet left of station 191+25.62;

Thence along said easement centerline South 45° 35' 38" West for a distance of 56.22 feet to a point being 327.55 feet left of station 191+04.53;

Thence along the utility easement centerline South 47° 44' 15" West for a distance of 145.95 feet to a point on the old limited access right of way line and the end point of the said centerline said point being 468.56 feet left of station 190+53.52.

The above described easement encumbers an area of 0.095 acres, more or less, and will be retained by the State of Ohio for the use and benefit of the Ohio Department of Transportation and its successors.

All references to recorded documents above refer to those recorded in the Miami County, Ohio Recorder's Office.

Iron pins as described above are 30 inch long 5/8" inch diameter reinforcing rod with a 2 inch diameter aluminum cap stamped "OHIO DEPARTMENT OF TRANSPORTATION" unless noted otherwise.

HIGHWAY EASEMENT

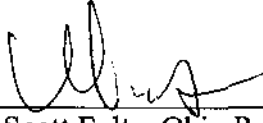
EXHIBIT A

RX 310 E

Page 4 of 4

Rev. 06/09

The description for parcel 28-EL above was calculated and derived from a survey done in August, 2011 under the direct supervision of Wm. Scott Fultz, Ohio Registered Surveyor Number 7227 as recorded in Volume ____, Page ____ of the plat records of the Miami County, Ohio Recorder.

 12/27/11

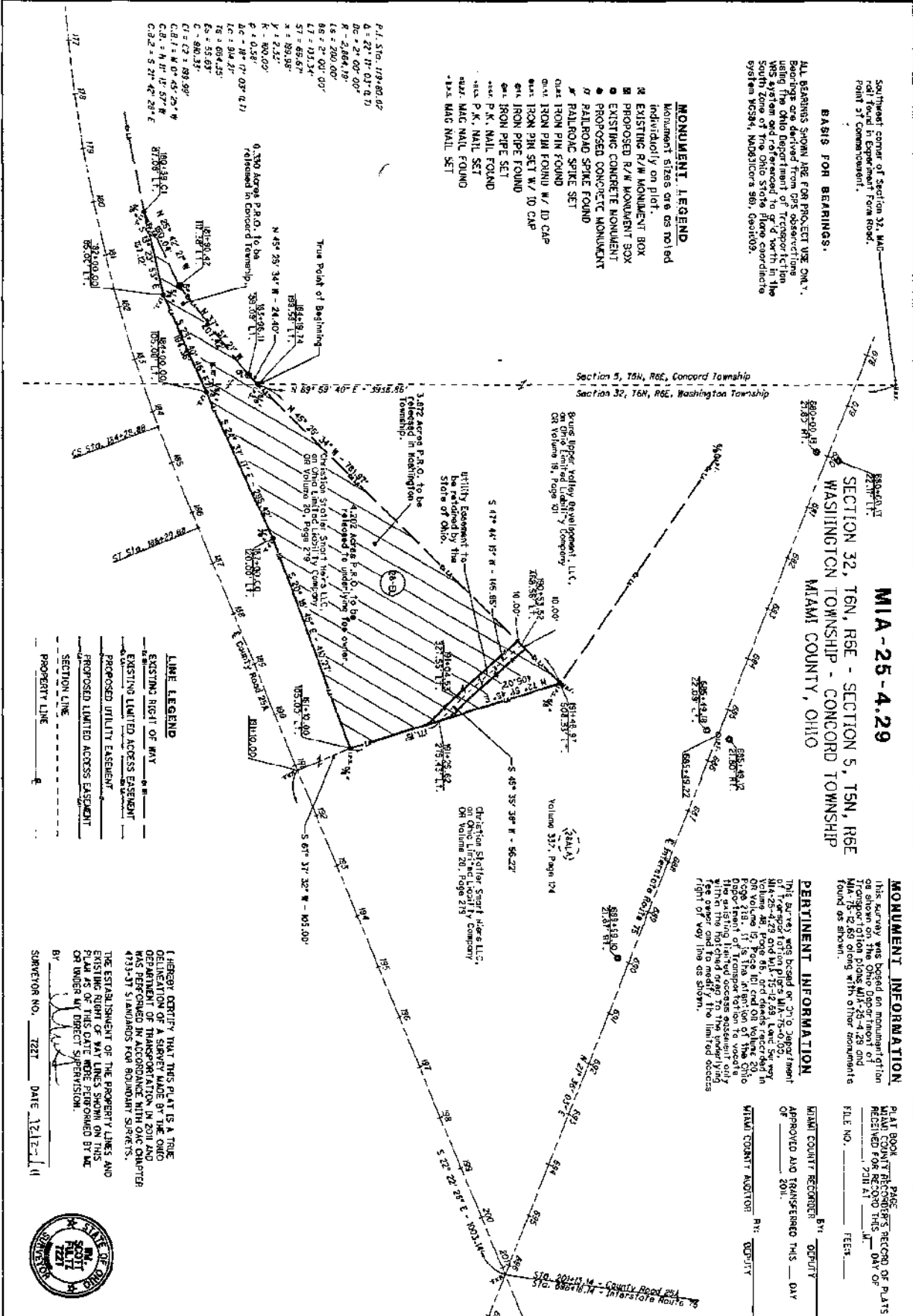
Wm. Scott Fultz, Ohio Professional Surveyor #7227



VOL 0276 PAGE 959

HIGHWAY EASEMENT

PROJECTS:\m\0751218\Faces\Lead\gsodk\dwg\version2.dwg 04-JAN-2012 7:38AM rkromer1



Southwest corner of Section 32, Miami County, Ohio, as shown on the plat found in the Department of Public Safety, Bureau of Surveying and Mapping, File No. 7318 AT, 12/11/2011.

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. Bearings are derived from OS observations using the Ohio Department of Public Safety, Bureau of Surveying and Mapping, File No. 7318 AT, 12/11/2011, in the South Zone of the Ohio State Plane coordinate system NAD83, NAD83/ICRS spheroid, Geoid09.

MONUMENT LEGEND

- Monument sizes are as noted individually on plot.
- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- PALROAD SPIKE FOUND
- PALROAD SPIKE SET
- IRON PIN FOUND W/ ID CAP
- IRON PIN SET W/ ID CAP
- IRON PIPE FOUND
- IRON PIPE SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- MAG NAIL FOUND
- MAG NAIL SET

MIA-25-4.29

SECTION 32, 16N, R5E, WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO

SECTION 5, 15N, R6E, CONCORD TOWNSHIP

MONUMENT INFORMATION

This survey was based on monumentation as shown on the Ohio Department of Public Safety, Bureau of Surveying and Mapping, File No. 7318 AT, 12/11/2011, and MIA-25-4.29 and other monuments found as shown.

PERTINENT INFORMATION

This survey was based on Ohio Department of Public Safety, Bureau of Surveying and Mapping, File No. 7318 AT, 12/11/2011, and MIA-25-4.29 and other monuments found as shown.

LINE LEGEND

- EXISTING RIGHT OF WAY
- EXISTING LIMITED ACCESS EASEMENT
- PROPOSED LIMITED ACCESS EASEMENT
- PROPOSED UTILITY EASEMENT
- SECTION LINE
- PROPERTY LINE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE DELINEATION OF A SURVEY MADE BY THE OHIO DEPARTMENT OF PUBLIC SAFETY, BUREAU OF SURVEYING AND MAPPING, FILE NO. 7318 AT, 12/11/2011, AND MIA-25-4.29 IN ACCORDANCE WITH OAC CHAPTER 4933-37 STANDARDS FOR BOUNDARY SURVEYS.

THE ESTABLISHMENT OF THE PROPERTY LINES AND EXISTING RIGHT OF WAY LINES SHOWN ON THIS PLAT AS OF THIS DATE WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

BY: DATE: 12/11/2011

SURVEYOR NO. 7227



0963094 912010A

HIGHWAY EASEMENT

RECEIVED

JUN 08 2012

MIAMI COUNTY
AUDITOR

DIRECTORS JOURNAL ENTRY

07-MIA-2012-01

WASHINGTON TOWNSHIP AND CONCORD TOWNSHIP

MIAMI COUNTY

INTERSTATE ROUTE 75 AT COUNTY ROAD 25A (FORMERLY US ROUTE 25)

In accordance with the Ohio Revised Code §5511.01, §5511.02 and §5511.07, and the Ohio Department of Transportation Project Development Process (PDP), I hereby certify the proposed vacation of easement interest and modification of the limited access right-of-way at the Interstate Route 75 interchange with County Road 25A (formerly US Route 25) in Washington Township and Concord Township, Miami County, Ohio.

VACATION OF EASEMENT INTEREST AND MODIFICATION OF LIMITED ACCESS RIGHT-OF-WAY

The Director of Transportation has determined that in the southeast quadrant of the Interstate Route 75 interchange with County Road 25A, a 4.202 acre parcel of easement interest with limitation of access is no longer needed for highway purpose. In 1955, the State of Ohio acquired from Minnie S. Statler, Parcel 28ALA, containing 26.96 acres, for Project MIA 25-4.29 as recorded in the Miami County Recorder's office in Deed Book 332, Page 124. Now therefore, a portion of Parcel 28ALA, referred to as Parcel 28E, may be vacated to the underlying fee owner and the associated limited access right-of-way is hereby modified to reflect this vacation, as described in the attached Exhibit A: MIA 25-4.29 Parcel 28E Easement Release Parcel.

HIGHWAY EASEMENT

This action does not impact the right of any public utility to continue to use or occupy the area.

Jerry Wray / W.C.
Jerry Wray
Director Department of Transportation

STATE OF OHIO)
) ss:
COUNTY OF SHELBY)

Before me, a Notary Public in and for said county and state, personally appeared Wayne Callahan, acting as a duly authorized agent of Jerry Wray, Director of Transportation of the State of Ohio; and, he has executed this instrument on behalf of the State of Ohio by authority of Ohio Revised Code §5501.31, and said signature is his free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Official Seal, in Sidney, Ohio this 5th day of June, 2012.

Ann M. Althaus
Notary Public

ANN M. ALTHAUS
NOTARY PUBLIC • STATE OF OHIO
Recorded in Shelby County
My commission expires Nov. 13, 2012



Attached Exhibit A

THIS DOCUMENT PREPARED BY:
ODOT DISTRICT SEVEN PLANNING & ENGINEERING
REAL ESTATE - PROPERTY MANAGEMENT
FORM PRESCRIBED BY THE ATTORNEY GENERAL

VOL 0276 PAGE 962

HIGHWAY EASEMENT

EXHIBIT A

Page 1 of 4

RX 310 E

Rev. 06/09

Ver. Date 12/27/11

PID

PARCEL 28-EL MIA-25-4.29 EXCESS LAND

The Director of Transportation has determined the following described real estate to be excess land. Pursuant to law (R.C. 163.59, R.C. 5501.34 and other applicable statutes) such excess land may be (1) acquired from a willing seller by the State of Ohio, for the use and benefit of the Department of Transportation, although such excess land may not be appropriated, or (2) disposed of by the Director of Transportation.

[Surveyor's description of the premises follows]

RIGHT OF WAY VACATION PARCEL

Situate in Section 32, Township 6 North, Range 6 East, Washington Township, and Section 5, Township 5 North, Range 6 East, Concord Township, Miami County, Ohio and being a part of easement parcel 28ALA acquired by the Ohio Department of Transportation pursuant to plan MIA-25-4.29 of 1955 and recorded in Volume 332, Page 124 with fee ownership in the name of Christian Statler Smart Heirs LLC, an Ohio Limited Liability Company as recorded in OR Volume 20, Page 279 at the time of this survey and being more fully described as follows, with bearings based upon grid north in the South Zone of the Ohio State Plane coordinate system NAD83(Cors96), WGS84, Geoid09 as determined by a survey performed by the Ohio Department of Transportation in August, 2011:

Commencing for reference at a MAG nail found at the southwest corner of said Section 32, thence along the south line of said section and the south line of Washington Township as shown in Miami County Survey Records Volume 48, Page 86, North 89° 59' 40" East for a distance of 3938.86 feet to a 3/8" iron pin set on the existing westerly limited access right of way of County Road 25A and the **True Point of Beginning** for the parcel described herein said point being 199.59 feet left of station 184+19.74 ;

All stations and offsets are referenced to the centerline of County Road 25A unless specified otherwise.

Thence along the said existing limited access line North 45° 25' 34" West for a distance of 781.97 feet to a MAG nail found and replaced by a 3/8" iron pin set 508.33 feet left of station 191+46.97;

YBL 0276 PAGE 963

HIGHWAY EASEMENT

EXHIBIT A

Page 2 of 4

RX 310 E

Rev. 06/09

Thence leaving the existing limited access right of way line to be vacated and along the new limited access right of way line the following five courses:

North 72° 51' 45" East for a distance of 405.02 feet to a 3/8" iron pin set 105.00 feet left of station 191+10.00;

South 20° 16' 45" East for a distance of 410.27 feet to a 3/8" iron pin set 120.00 feet left of station 187+00.00;

South 24° 37' 17" East for a distance of 295.42 feet to a 3/8" iron pin set 105.00 feet left of station 184+00.00;

South 23° 40' 46" East for a distance of 194.36 feet to a 3/8" iron pin set 85.00 feet left of station 182+00.00, passing into the said Section 5 and Concord Township, crossing the section and township line at a distance of 16.10 feet;

South 13° 23' 53" East for a distance of 157.12 feet to a 3/8" iron pin set 87.08 feet left of station 180+38.01;

Thence leaving the new limited access right of way and along the existing limited access right of way line to be vacated the following three courses:

North 25° 42' 21" West for a distance of 150.04 feet to a 6" diameter concrete monument found 117.38 left of station 181+90.42;

North 37° 51' 21" West for a distance of 207.42 feet to a 6" diameter concrete monument found 189.09 left of station 183+96.11;

North 45° 25' 34" West for a distance of 24.40 feet to the **True Point of Beginning**.

It is understood that the above described area contains 4.202 acres, more or less, all of which is P.R.O. with 3.872 acres lying in Washington Township, Section 32 and 0.330 acres lying in Concord Township, Section 5 and subject to all easements or restrictions of record and it is also understood that this description is intended to vacate the right of way only within the described area and to modify the limited access right of way as described.

VOL 0276 PAGE 964

HIGHWAY EASEMENT

EXHIBIT A

Page 3 of 4

RX 310 E

Rev. 06/09

UTILITY EASEMENT RETAINED BY THE STATE OF OHIO

It is further understood that the above described area is subject to a perpetual utility easement for the purpose of an electric transmission line with said easement being 10.00 feet in width on each side of and parallel to the following described centerline for a total width of 20.00 feet;

Commencing for reference at a MAG nail set at the intersection of the centerlines of Interstate Route 75, station 696+18.14, and County Road 25A, station 201+13.14;

Thence along the centerline of County Road 25A South 22° 22' 28" East for a distance of 1003.14 feet to a MAG nail set at station 191+10.00;

Thence at right angles to said centerline South 67° 37' 32" West for a distance of 105.00 feet to a 5/8" iron pin set on the new limited access right of way line of County Road 25A said point being 105.00 feet left of station 191+10.00;

Thence along the new limited access right of way South 72° 51' 45" West for a distance of 171.15 feet to a point and the **True Point of Beginning** for the utility easement centerline described herein said point being 275.43 feet left of station 191+25.62;

Thence along said easement centerline South 45° 35' 38" West for a distance of 56.22 feet to a point being 327.55 feet left of station 191+04.53;

Thence along the utility easement centerline South 47° 44' 15" West for a distance of 145.95 feet to a point on the old limited access right of way line and the end point of the said centerline said point being 468.56 feet left of station 190+53.52.

The above described easement encumbers an area of 0.095 acres, more or less, and will be retained by the State of Ohio for the use and benefit of the Ohio Department of Transportation and its successors.

All references to recorded documents above refer to those recorded in the Miami County, Ohio Recorder's Office.

Iron pins as described above are 30 inch long 5/8" inch diameter reinforcing rod with a 2 inch diameter aluminum cap stamped "OHIO DEPARTMENT OF TRANSPORTATION" unless noted otherwise.

VOL 0276 PAGE 965

HIGHWAY EASEMENT

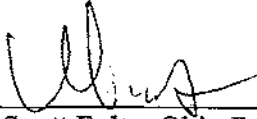
EXHIBIT A

Page 4 of 4

RX 310 E

Rev. 06/09

The description for parcel 28-EL above was calculated and derived from a survey done in August, 2011 under the direct supervision of Wm. Scott Fultz, Ohio Registered Surveyor Number 7227 as recorded in Volume ____, Page ____ of the plat records of the Miami County, Ohio Recorder.



12/27/11

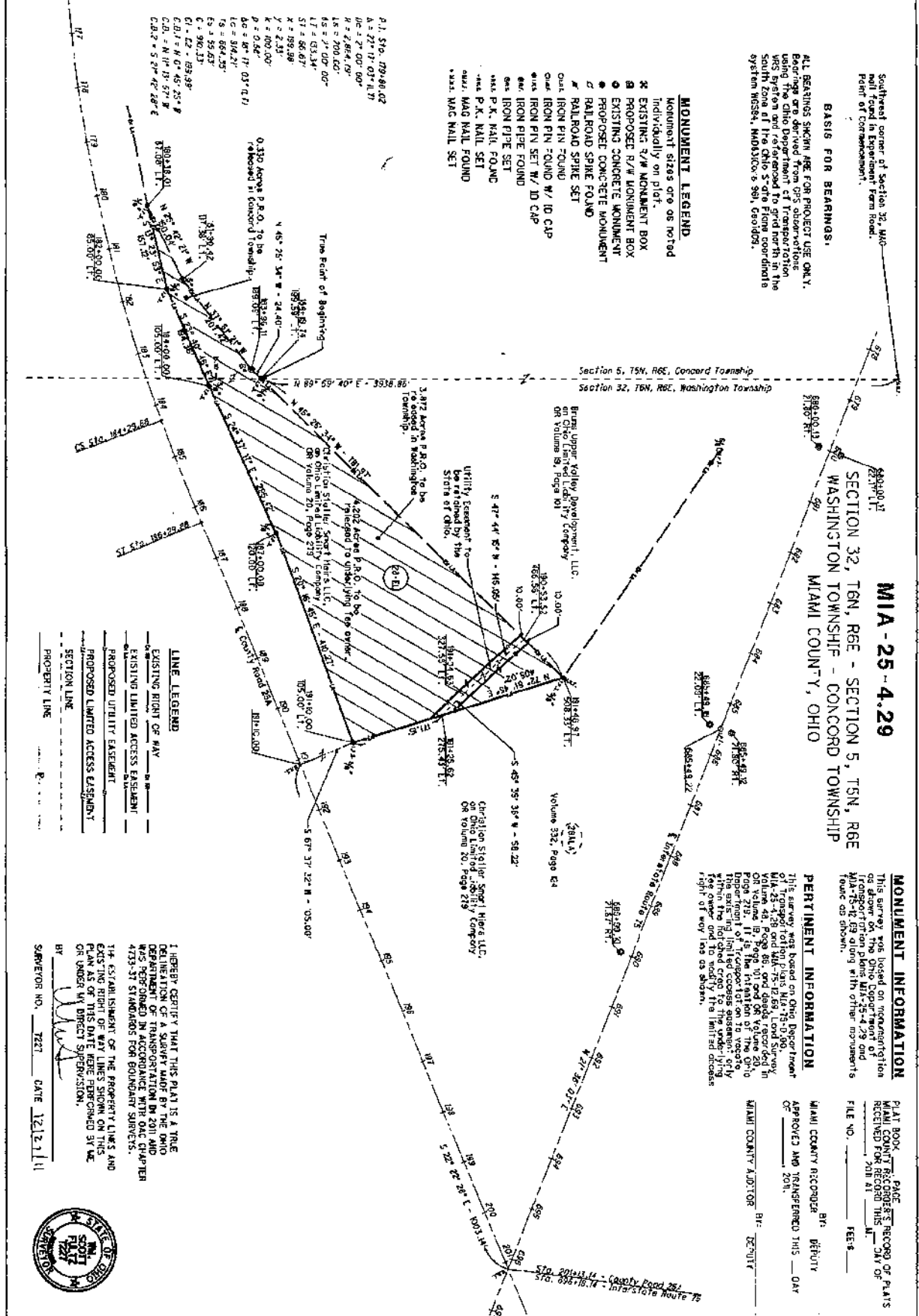
Wm. Scott Fultz, Ohio Professional Surveyor #7227



VOL 0276 PAGE 966

HIGHWAY EASEMENT

PROJECTS:\Mia\12012\111\Exc668_Land\spook\ppl_12012.dwg 04-JAN-2012 7:38AM rkrmm1



196 PAGE 9120 10A

RESIDENTIAL DISCLOSURES

RESIDENTIAL DISCLOSURES



Department
of Commerce

STATE OF OHIO DEPARTMENT OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

5030 North County Road 25A Piqua, Ohio 45356

Owners Name(s):

Christian Statler Smart Heirs, LLC

Date: August 6, 2020

Owner is is not occupying the property. If owner is occupying the property, since what date: _____

If owner is not occupying the property, since what date: N/A

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- | | | |
|--|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Private Water Service | <input type="checkbox"/> Cistern | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Private Well | <input type="checkbox"/> Spring | _____ |
| <input type="checkbox"/> Shared Well | <input type="checkbox"/> Pond | _____ |

**WELL WATER SHOULD
BE TESTED BEFORE
CONSUMING**

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? Yes
No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Property has not been occupied for 5 years Previous issues of water quality _____

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input checked="" type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Leach Field | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Other _____ | |

If not a public or private sewer, date of last inspection: N/A Inspected By: N/A

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?
Yes No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? Yes No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No

If "Yes", please describe and indicate any repairs completed: Water Intrusion in excess of 5 years source unknown no current issues

Owner's Initials _____ Date _____

Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____

Purchaser's Initials _____ Date _____

RESIDENTIAL DISCLOSURES

Property Address 5030 North County Road 25A Piqua, Ohio 45356

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No
 If "Yes", please describe and indicate any repairs completed: Pipes have frozen in excess of 5 years ago do to being unoccupied. Repairs made and no other problems.

Have you ever had the property inspected for mold by a qualified inspector? Yes No
 If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): Unknown

Do you know of any previous or current fire or smoke damage to the property? Yes No
 If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
 If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): Security system owned and monitored on a month to month contract

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials _____ Date _____
 Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
 Purchaser's Initials _____ Date _____

RESIDENTIAL DISCLOSURES

Property Address 5030 North County Road 25A Piqua, Ohio 45356

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
 If "Yes", please describe: Believed to have had a gasoline tank in barn yard by horse trough

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

	Yes	No	Unknown
Is the property located in a designated flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
 If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No
 If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No
 If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No
 If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
 List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No
 If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

	Yes	No		Yes	No
1) Boundary Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials _____ Date _____
 Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
 Purchaser's Initials _____ Date _____

RESIDENTIAL DISCLOSURES

Property Address 5030 North County Road 25A Piqua, Ohio 45356

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Christina Station Smart Home, LLC DATE: 08/06/2020

OWNER: JAS LLC DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____

RESIDENTIAL DISCLOSURES

5030 North County Rd 25A Piqua, OH

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Christina Statler Grant Hines, LLC</u>	<u>8/11/20</u>		
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>8-11-2020</u>		
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>		Agent	Date

RESIDENTIAL DISCLOSURES



Department
of Commerce

STATE OF OHIO DEPARTMENT
OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

4938 North County Road 25A Piqua, Ohio 45356

Owners Name(s):

Christian Statler Smart Heirs, LLC

Date: August 6, 2020

Owner is is not occupying the property. If owner is occupying the property, since what date: _____
If owner is not occupying the property, since what date: N/A

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- | | | |
|--|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Private Water Service | <input type="checkbox"/> Cistern | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Private Well | <input type="checkbox"/> Spring | _____ |
| <input type="checkbox"/> Shared Well | <input type="checkbox"/> Pond | _____ |

**WELL WATER SHOULD
BE TESTED BEFORE
CONSUMING**

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? Yes
No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Property has not been occupied for 5 years Previous issues of water quality _____

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input checked="" type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Leach Field | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Other _____ | |

If not a public or private sewer, date of last inspection: N/A Inspected By: N/A

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?
Yes No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? Yes No

If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Ceiling plaster has deteriorated because of age

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No

If "Yes", please describe and indicate any repairs completed: Occasional moisture in basement

Owner's Initials _____ Date _____

Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____

Purchaser's Initials _____ Date _____

RESIDENTIAL DISCLOSURES

Property Address 4938 North County Road 25A Piqua, Ohio 45356

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No

If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No

If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No

If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No

If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): Security system owned and monitored on a month to month contract

Older Knob and Tube wiring has been replace - some areas the wiring has not been removed

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials _____ Date _____
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

RESIDENTIAL DISCLOSURES

Property Address 4938 North County Road 25A Piqua, Ohio 45356

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
 If "Yes", please describe: Believed to have had a gasoline tank by garage

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

	Yes	No	Unknown
Is the property located in a designated flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
 If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No
 If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No
 If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No
 If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
 List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No
 If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

	Yes	No		Yes	No
1) Boundary Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials _____ Date _____
 Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
 Purchaser's Initials _____ Date _____

RESIDENTIAL DISCLOSURES

Property Address 4938 North County Road 25A Piqua, Ohio 45356

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Christine Stahl-Holt Stout Heins, LLC DATE: 08/06/2020

OWNER: [Signature] DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner:

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____

RESIDENTIAL DISCLOSURES

4938 North County Rd 25A Piqua, Ohio

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) AMW Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Christina Station Investments, LLC</u>	<u>8/11/20</u>		
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>8-11-2020</u>		
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>		Agent	Date

RESIDENTIAL DISCLOSURES



Department
of Commerce

STATE OF OHIO DEPARTMENT
OF COMMERCE

2013

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:
4744 North County Road 25A Piqua, Ohio 45356

Owners Name(s):
Christian Statler Smart Heirs, LLC

Date: August 6, 2020

Owner is is not occupying the property. If owner is occupying the property, since what date: _____
If owner is not occupying the property, since what date: N/A

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- | | | |
|--|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Private Water Service | <input type="checkbox"/> Cistern | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Private Well | <input type="checkbox"/> Spring | _____ |
| <input type="checkbox"/> Shared Well | <input type="checkbox"/> Pond | _____ |

**WELL WATER SHOULD
BE TESTED BEFORE
CONSUMING**

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? Yes
No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) Yes No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- | | | |
|---|--|---|
| <input type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Leach Field | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input checked="" type="checkbox"/> Unknown | <input type="checkbox"/> Other _____ | |

If not a public or private sewer, date of last inspection: _____ Inspected By: _____

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?
Yes No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? Yes No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Owner's Initials _____ Date _____
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

RESIDENTIAL DISCLOSURES

Property Address 4744 North County Road 25A Piqua, Ohio 45356

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No
 If "Yes", please describe and indicate any repairs completed: Unknown

Have you ever had the property inspected for mold by a qualified inspector? Yes No
 If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): Unknown

Do you know of any previous or current fire or smoke damage to the property? Yes No
 If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
 If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials _____ Date _____
 Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
 Purchaser's Initials _____ Date _____

RESIDENTIAL DISCLOSURES

Property Address 4744 North County Road 25A Piqua, Ohio 45356

I) **UNDERGROUND STORAGE TANKS/WELLS:** Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
If "Yes", please describe: Unknown

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) **FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:**

Is the property located in a designated flood plain?

Yes
<input type="checkbox"/>

No
<input checked="" type="checkbox"/>

Unknown
<input type="checkbox"/>

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

Yes
<input type="checkbox"/>

No
<input checked="" type="checkbox"/>

Unknown
<input type="checkbox"/>

K) **DRAINAGE/EROSION:** Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No

If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) **ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION:** Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No

If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No

If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No

If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____

List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No

If "Yes", please describe (amount) _____

M) **BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS:** Do you know of any of the following conditions affecting the property?

1) Boundary Agreement

Yes
<input type="checkbox"/>

No
<input checked="" type="checkbox"/>

4) Shared Driveway

Yes
<input type="checkbox"/>

No
<input checked="" type="checkbox"/>

2) Boundary Dispute

Yes
<input type="checkbox"/>

No
<input checked="" type="checkbox"/>

5) Party Walls

Yes
<input type="checkbox"/>

No
<input checked="" type="checkbox"/>

3) Recent Boundary Change

Yes
<input type="checkbox"/>

No
<input checked="" type="checkbox"/>

6) Encroachments From or on Adjacent Property

Yes
<input type="checkbox"/>

No
<input checked="" type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe: _____

N) **OTHER KNOWN MATERIAL DEFECTS:** The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials _____ Date _____

Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____

Purchaser's Initials _____ Date _____

RESIDENTIAL DISCLOSURES

Property Address 4744 North County Road 25A Piqua, Ohio 45356

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: *Christopher Stahlman Grant Home LLC* DATE: *11 15*
08/08/2020

OWNER: *By 7. 2018 of 10/15* DATE: _____
2018 5/15

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____

RESIDENTIAL DISCLOSURES

4744 North County Rd 25A Piqua, Ohio

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or


(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Christian Station Smart Home, LLC</u>	<u>8/11/20</u>		
Seller	Date	Seller	Date
	<u>8-11-2020</u>	Purchaser	Date
Agent	Date	Agent	Date

RESIDENTIAL DISCLOSURES

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Christian Statler Smart Home, LLC</u>	<u>8/11/20</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date



PHOTOS

PHOTOS



TRACT 1



TRACT 1

PHOTOS



TRACT 2



TRACT 2

PHOTOS



TRACT 2



TRACTS 1-4

PHOTOS



TRACTS 5-7



TRACTS 5 & 6

PHOTOS





SCHRADER AT A GLANCE

- Established in 1944.
- Located in Columbia City, IN, in a new company-owned office facility, built in 1998 with 10,000 square feet of office space and heated garage/shop for auction equipment.
- Salaried staff (21) averages over 14 years experience, and the Schrader marketing team includes (4) graphic designers and a professional photographer.
- Sales representatives (36) in six states, including Oklahoma, Illinois and Florida.
- Joint venture offices in Michigan, Virginia and Washington and a joint venture office in Indianapolis, Indiana.
- Licensed in 26 states and have ability to secure proper licensing in any state.
- Real estate auctions conducted in 40 states.
- Over 400 years of combined experience.
- Seven staff members and managers with master's degrees—president having a Masters Degree in Agricultural Economics.
- 200 to 250 auctions conducted annually.
- Annual real estate auction sales volume has exceeded \$250,000,000.
- Annual acreage sold has exceeded 100,000 acres plus residential and commercial properties.
- Traditional real estate sales and Section 1031 tax deferred exchanges are a sector of Schrader business.
- Conducted the first online multi-tract auction on the internet simultaneously with the live auction on March 27, 2000.