



Commitment for Title Insurance
Schedule A

Commitment No.: **14Q0129-1J**

1. Effective Date: **October 06, 2014, 8:00 am**

2. The policy or policies to be issued are: POLICY AMOUNT

(a) ALTA Owner's Policy - (6/17/06)
Proposed Insured: **TD Limited**

(b) ALTA Loan Policy - (6/17/06)
Proposed Insured:

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

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

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

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

SEE ATTACHED EXHIBIT "A"

**Commonwealth Land Title Insurance
Company**
Countersigned
Lawyers Title of Cincinnati, Inc.
By _____

EXHIBIT "A"

Situate in the City of Oxford, County of Butler, State of Ohio and being Entire Lot Numbered Five Hundred seventy-eight (578) as the same is known and designated on the record plat of the Village (now City) of Oxford, Butler County, Ohio. The same being subject to an annual ground rent of One Dollar (\$1.00) payable to the Treasurer of Miami University every year.

H4000-103-000-023

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION I

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

Effective Date: **October 06, 2014**

The following are the requirements to be complied with:

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

Tax Duplicate in the name of TD Limited, LLC

Total Valuation \$74,520.00 Land \$16,790.00 Building \$57,730.00

Auditor's Book H4000-103-000-023, Taxes Are \$1,503.79 per half year

Assessments are \$72.69 per half year.

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

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II

Commitment No: **14Q0129-1J**
2014

Effective Date: **October 06,**

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Assessments, if any, not yet certified by the County Auditor.
3. Rights of claims of parties other than Insured in actual possession of any or all of the property.
4. Easements or claims of easements not shown by the public records, boundary line disputes, overlaps, shortages in area, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
5. Un-filed mechanic's or materialmen's liens.
6. **Taxes for the year of 2014 and for all subsequent years not yet due and payable.**
7. **Such state of facts as would be disclosed by an accurate survey of the premises.**
- 8.
8. **Curb, gutter and sidewalk assessment, payable semi-annually in installments of \$72.69. Said assessments are not yet due and payable.**
9. **Subject to Miami University Ground Rent as shown in Official Record Book 6828, page 2367.**
10. **Coal, oil, natural gas, or other mineral interest and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.**

NOTE: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

Alta Commitment-Scheduled B-2

Commonwealth Land Title Insurance Company