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PRELIMINARY TITLE OPINION

(510 Logan Street, Wapakoneta, OH 45895)

(Auction #1- Tract 1 -.691 acres)

The undersigned hereby certifies that it has made a thorough examination of the records of Auglaize County, Ohio, as disclosed by the public indexes, in accordance with the Ohio Marketable Title Act, relating to the property described on Exhibit "A" attached (the "Property");

The undersigned further certifies that, in its opinion, based upon said records, the fee simple title to said Property is vested in:

Sunrise Cooperative, Inc., an Ohio corporation

(as successor by consolidation of Trupointe Cooperative, Inc, and Sunrise Cooperative, Inc (See OR 670 page 2144); Trupointe Cooperative was the successor by merger of Advanced Agri-Solutions, Inc. and Auglaize Farmers Cooperative Inc. (See OR 575, page 2622))

by a quit claim deed recorded at Official Record Volume 23, Page 679, Auglaize County, Ohio and that, as appears from said records, except as to those matters set forth below, that there are no liens, encumbrance or pending suits against the Property or the owner thereof affecting the title thereto.

New Parcel I.D. No: Not yet assigned (prior parcel #s: B07-086-017-00, B07-086-018-00, B07-086-019 and part B07-086-020-01)

This Preliminary Title Opinion does not purport to cover matters not of record in Auglaize County, Ohio, and further excepted are rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanic's liens against the Property, special taxes and assessments not shown by the County Treasurer's records, federal court or bankruptcy proceedings, zoning and other government regulations, or liens asserted by the United States of America or State of Ohio, their agencies and officers, under the Ohio Solid Hazardous Waste Disposal Act, Federal Superfund Amendment, Racketeering Influence Corrupt Organization Acts or receivership liens, unless the lien is filed in the public records of the county in which the Property is located.

Exceptions to and explanation of any of the above are:

1. This tract is a newly combined parcel and separate real estate tax valuation and real estate tax figures are not yet available. Real estate taxes and assessments for the separate tracts are paid through the first half of calendar year 2017. Real estate taxes and assessments for the second half of calendar year 2017 and calendar year 2018 are a lien, but not yet due and payable.

2. The Property is subject to retained easements and rights in favor of The Penn Central Corporation as recorded at Deed Volume 252, Page 341, Auglaize County, Ohio
3. The Property is subject to a retained easement for water line in favor of City of Wapakoneta, Ohio as recorded at Official Record 560, page 232, Auglaize County, Ohio
4. The legal description for the Property is subject to pending final approval by the City of Wapakoneta, Ohio
5. The Property is subject to mortgage liens in favor of CoBank, ACB, as successor to Louisville Bank for Cooperatives, as recorded at Mortgage Volume 185, Page 288, Mortgage Volume 244, Page 551, and Official Record Volume 22, page 83, Auglaize County, Ohio. Sunrise Cooperative, Inc. will have these liens released prior to closing on a sale.

This Opinion is issued solely as a preliminary report of title in connection with a scheduled public auction of the Property and may not be quoted or relied upon, or used for any other purpose, without our prior written consent.

SCHNELLE LAW OFFICE, LLC

By: _____

Keith M. Schnelle

Dated: February 16, 2018 at 7:59 a.m.
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EXHIBIT "A"
(AUCTION #1-Tract 1)

Situate in the City of Wapakoneta, County of Auglaize and State of Ohio, to-wit:

Being Lot 3 of the Auglaize Farmers Cooperative Plat as recorded at Official Record Vol _____, page _____, Auglaize County, Ohio