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PRELIMINARY TITLE OPINION (415 Bellbrook Ave., Xenia, Ohio 45385) (Auction #4- Tract 1)

The undersigned hereby certifies that it has made a thorough examination of the records of Greene 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 the successor by consolidation of Trupointe Cooperative, Inc., and Sunrise Cooperative, Inc. See OR Volume 3782, Page 560, Greene County, Ohio; Trupointe Cooperative, Inc was the successor by merger of Southwest Landmark, Inc. and Advanced Agri-Solutions Co-op, Inc. See OR Volume 3097, Page 188, Greene County, Ohio; and Southwest Landmark, Inc. was the successor by consolidation with Southwest Ohio, Ltd. See OR Volume 1748, Page 498, Green County, Ohio)

pursuant to a trustee's deed recorded at Official Record Volume 1870, Page 371 of the records of Greene County, Ohio; 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.

Parcel I.D. No. M40000100160003700

This Preliminary Title Opinion does not purport to cover matters not of record in Greene 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, or Racketeering Influence Corrupt Organization Acts and 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. Real estate taxes and assessments are paid through calendar year 2016. Real estate taxes and assessments for the larger tract for the first half of calendar year 2017 are due and payable by February 23, 2018 in the amount of \$1405.77. 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.

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:  _____
Kevin M. Schnelle

Dated: February 16, 2018 at 7:59 a.m.

EXHIBIT "A"
(AUCTION #4- Tract 1)

Situate in the State of Ohio, County of Greene and in the City of Xenia and bounded and described as follows:

Being a part of Military Survey No. 2241 and 2243; also being a part of Parcel I (Tracts #4 and #5) of lands described in Volume 305, Page 441 of the Official Records of Greene County, Ohio and being further bounded and described as follows:

Commencing at an iron pin (set) at the northeast corner of a 1.330 Acre Tract (Parcel 1, Tract #3) said corner being the intersection of the southerly line of Bellbrook Avenue and the westerly line of Walnut Street; and thence with the northerly line of the said 1.330 Acre Tract, South 57° 00' 00" West, a distance of 141.97 feet to a p.k. nail (found) at the northeast corner of a 0.60 Acre Tract (Parcel II, Tract #4) the TRUE POINT OF BEGINNING;

Thence continuing with the easterly line of the said 0.60 Acre Tract, South 21° 32' 59" East, a distance of 175.60 feet to a p.k. nail (found);

Thence with a new division line of the said 0.60 Acre Tract and becoming a new division line of a 0.27 Acre Tract (Parcel II, Tract #5) South 67° 01' 41" West, a distance of 135.85 feet to an iron pin (set) in the westerly line of the said 0.27 Acre Tract and also being the easterly line of a 0.234 Acre Tract in the name of Beaver creek Properties as recorded in Volume 490, Page 365 of the said Official Records;

Thence with the westerly line of the said 0.27 Acre Tract and also being the easterly line of the said 0.234 Acre Tract along the following four courses:

North 16° 43' 53" West, a distance of 7.56 feet to a concrete monument (found);

North 12° 58' 17" West, a distance of 49.64 feet to an iron pin (set);

North 11° 58' 54" West, a distance of 50.40 feet to an iron pin (set);

North 11° 20' 35" West, a distance of 51.11 feet to a p.k. nail (found) at the northwest corner of the said 0.27 Acre Tract; said corner also being in the southerly line of Bellbrook Avenue;

Thence with the northerly line of the said 0.27 Acre Tract and becoming the northerly line of the said 0.60 Acre Tract and also being the said line of Bellbrook Avenue, North 57° 00' 00" East, a distance of 112.58 feet to the POINT OF BEGINNING.

This described Tract contains 0.468 Acres be it the same, more or less, as Surveyed by Kline Engineering, Inc., (per Michael L. Smith, Licensed Surveyor Ohio #6590) in May 1998.