PRELIMINARY CERTIFICATE OF TITLE

File No. 2-26-619

TO: The Wendt Group

The undersigned hereby certifies that he has made a thorough examination of the Court House Records of Crawford County, Ohio as disclosed by the public indices for a period of 42 years prior to the date hereof, relating to the following described real estate:

SEE ATTACHED EXHIBIT "A"

This certificate does not purport to cover matters not of record in the Court House of Crawford, County, Ohio, including rights of persons in possession, questions which a correct survey or inspection would disclose, right to file Mechanic's Liens, special taxes and assessments not shown on the County Treasurer's Tax Duplicate and zoning and other governmental regulations, or liens by the United States of State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal Act, Federal Super Fund Amendments, and under Racketeering Influence Corrupt Organization Acts and Receivership Liens.

The undersigned further certifies that based upon said records, the fee simple title to the said premises is now vested in **Sunrise Cooperative Inc.** by deed recorded on January 28, 2010 at 10:12 am in Volume 955, Page 2112, Crawford County Records.

Said title is marketable and free from encumbrances except the following:

1. Taxes for all of 2025, amounting to $2,918.12 per half are paid. Tax Parcel ID: 29-0007465.000.

2. Taxes for all of 2025, amounting to $105.56 per half are paid. Tax Parcel ID: 29-0007432.001.

3. Taxes for all of tax year 2026, and subsequent years, amount undetermined, are a lien, but not yet due and payable.

4. Easement to The Ohio Power Company in Volume 138, Page 358, Crawford County Records.

5. Easement to The Ohio Power Company in Volume 138, Page 359, Crawford County Records.

6. Easement to The State of Ohio in Volume 147, Page 19, Crawford County Records.

7. Right of Way to The Ohio Fuel & Gas Company recorded at Volume 221, Page 299. Crawford County Records.

8. Oil and Gas Lease to Plain Exploration Company, received for record on November 22, 1963, in Volume 20, Page 572 Crawford County Records. NOTE: For further conditions to lease, see

record. No examination was made under the estate created under the above instrument.

9. Oil and Gas Lease to Plain Exploration Company, received for record on February 28, 1964, in Volume 22, Page 373 Crawford County Records. NOTE: For further conditions to lease, see record. No examination was made under the estate created under the above instrument.

10. Driveway Easement recorded in Volume 301, Page 435, Crawford County Records.

11. Right of Way Easement to Columbia Gas of Ohio recorded at Volume 310, Page 121, Crawford County Records.

12. Ingress and Egress Easement recorded at Volume 317, Page 134, Volume 460, Page 278 and Volume 429, Page 54, Crawford County Records.

13. Right of Way to The Ohio Fuel & Gas Company recorded at Volume 324, Page 664, Crawford County Records.

14. Agreement with Columbia Gas of Ohio recorded at Volume 395, Page 668, Crawford County Records.

15. Easement for Septic & Water Maintenance in Volume 444, Page 162, Crawford County Records.

16. Easement to Columbia Gas of Ohio in Volume 448, Page 37, Crawford County Records.

17. Memorandum of Sign Lease between Lind Media Company (Lessee) and Sunrise Cooperative, Inc. (Lessor) recorded at Volume 1064, Page 2801, Crawford County Records.

This instrument prepared for The Wendt Group, their exclusive use only. Dated at Bucyrus, Ohio, this October 8, 2026, at 8:00 a.m.



James W. Pry II, Attorney
231 South Poplar Street, Bucyrus, OH 44820

Exhibit "A"

Parcel 1:
Situated in the Township of Liberty, County of Crawford and State of Ohio:

Being part of the Southwest Quarter of the Southwest Quarter of Section 31, Township 2 South, Range 17 East, specifically described as follows:

Beginning at the intersection of the centerline of Bucyrus-Plymouth Road, State Route #98, with the Northwest property line of the P. O. & D. Railroad Company by the Pennsylvania Railroad Company; thence following in a Northeasterly direction on and along the said Northwest property line of the aforementioned railroad company a distance of 1146.3 feet to a stake; thence in a Westerly direction a distance of 717.8 feet to a stake; thence South 3°47' West a distance of 1143.11 feet to a point on the centerline of the Bucyrus-Plymouth Road, State Route #98; thence North 60°44' East a distance of four and no one hundredths feet to a point of curve on the centerline of the Bucyrus-Plymouth Road, State Route #98; thence following on and along the centerline of the aforementioned State Route #98 following a curve to the right having a radius of 11459.2 feet a distance of 96 feet; thence North 61°16' East along the centerline of the aforementioned Bucyrus-Plymouth Road, State Route #98, a distance of 133.0 feet to the place of beginning, containing 11.04 acres, the total acreage being located in Liberty Township , Crawford County, Ohio.

PPN: 29-0007465.000

Parcel 2:
Situated in the Township of Liberty, County of Crawford, State of Ohio and being part of the Southwest Quarter of Section 31, Township 2 South, Range 17 East, and more particularly described as follows:

Commencing at a railroad spike found marking the intersection of the centerline of State Route 98 with the West line of said Southwest Quarter; thence on an assumed bearing North 00°20'48" East a distance of 1,152.22 feet along the West line of said Southwest Quarter to a 5/8 inch iron pin set; thence North 89°45'06" East a distance of 15.00 feet to a 5/8 inch iron pin set marking the place of beginning, thence North 00°20'48" East a distance of 262.17 feet to a 5/8 inch iron pin set on the South line of U.S. 30; thence South 88°33'14" East a distance of 511.60 feet along the South line of U.S> 30 to a 5/8 inch iron pin set, thence continuing along the South line of US 30 South 85°24'55" East a distance of 308.23 feet to a 5/8 inch iron pin set on the West railroad right of way line, thence South 26°37'20" West a distance of 247.82 feet along the West railroad right of way line to a 5/8 inch iron pin set, thence South 89°45' 06" West a distance of 709.23 feet to a 5/8 inch iron pin set marking the place of beginning.

The above described tract contains 4.363 acres, more or less based on a survey by Robert Lyn Makeever, P.E., P.S., Professional Surveyor Number 6828, dated September 11, 1995, but is subject to all highway, easements and restrictions of record.

All 5/8 inch iron pins set are 30 inch long reinforcing rods with yellow plastic caps stamped "Makeever & Assoc." unless otherwise noted.

Prior Deed Reference: Deed Book 217, Page 482
PPN: 29-0007432.001

ALSO, the following described Easement:

Being a 15.00 foot wide ingress and egress easement situated in the Township of Liberty, County of Crawford, State of Ohio and being part of the Southwest Quarter of Section 31; Township 2 South, Range 17 East, and more particularly described as follows:

Commencing at a point marking the intersection of the centerline of State Route 98 with the West line of said Southwest Quarter, thence on an assumed bearing North 00°20'48" East a distance of 1,250.00 feet along the West line of said Southwest Quarter to a point marking the place of beginning; thence continuing along the West line of said Southwest Quarter North 00°20'48" East a distance of 164.84 feet to a point on the South line of U.S. 30, thence South 88°33'14" East a distance of 15.00 feet along the South line of U.S. 30 to a point, thence South 00°20'48" West a distance of 164.55 feet to a point; thence South 89°39'12" West a distance of 15.00 feet to a point marking the place of beginning.

The above described tract contains 0.057 acres, more or less, based on a plat by Robert Lyn Makeever, P.E., P.S., Professional Surveyor Number 6828, dated September 11, 1995, but, is subject to all highways, easements and restrictions of record.

Prior Deed Reference: Deed Book 217, Page 482

ALSO,

Being a 15.00 foot wide ingress and egress easement situated in the Township of Holmes, County of Crawford, State of Ohio and being part of the Southeast Quarter of Section 36; Township 2 South, Range 16 East, and more particularly described as follows:

Commencing at a point marking the intersection of the centerline of State Route 98 with the East line of said Southeast Quarter; Thence on an assumed bearing North 00°20'48" East a distance of 1,250.00 feet along the East line of said Southeast Quarter to a point marking the place of beginning, thence South 89°39'12" West a distance of 15.00 feet to a point; thence North 00°20'48" East a distance of 164.53 feet to a point on the South line of U.S. 30, thence South 89°09'44" East a distance of 15.00 feet along the South line of U.S. 30 to a point on the East line of said Southeast Quarter; thence South 00°20'48" West a distance of 164.84 feet along the East line of said Southeast Quarter to a point marking the place of beginning.

The above described tract contains 0.057 acres, more or less, based on a plat by Robert Lyn Makeever, P.E., P.S., Professional Surveyor Number 6828, dated September 11, 1995, but is subject to all highways, easements and restrictions of record.