



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

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.

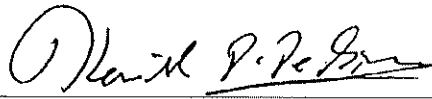
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska 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 Amount of Insurance and the name of the Proposed Insured.

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

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "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.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of 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; [and]
- 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 is not liable for any other amendment to this Commitment.

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Form 50202839 (3-13-23)





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 is not 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 is only liable 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 does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not 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. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- 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 under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. 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 IS 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 closing, settlement, escrow, or any other purpose.

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.

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9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election 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>.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Midland Title and Escrow, Ltd.
 Issuing Office: Midland Title and Escrow, Ltd.
 Issuing Office's ALTA Registry ID: 0000000
 Loan ID Number:
 Issuing Office File Number: 2447806
 Property Address: 8448 Jerusalem Rd. Curtice, OH 43412
 Revision Number: _____

SCHEDULE A

1. Commitment Date: **February 16, 2024, at 8:00 am**
2. Policy to be Issued:
 - (a) ALTA® 2021 Owner's Policy
 Proposed Insured: **A natural person or entity to be determined**
 Proposed Policy Amount: **\$10,000.00**
 The estate or interest to be insured: **Fee Simple**
 - (b) ALTA® 2021 Loan Policy
 Proposed Insured: **A natural person or legal entity and/or their designee or assignee**
 Proposed Policy Amount: **\$10,000.00**
 The estate or interest to be insured: **Fee Simple**
3. The estate or interest in the Land at the Commitment Date is: **Fee Simple**
4. The Title is, at the Commitment Date, vested in **Roger T. Cedoz, Successor Trustee of the Jeanette A. Cedoz Trust, who acquired title to Parcel by Instrument No. 20240228-0006123 and Roger T. Cedoz, Successor Trustee of the Raymond J. Cedoz Trust, who acquired title to Parcels 2 and 3, and 4 by Instrument No. 20240227-0006035. Deed recorded on February 27, 2024 and February 28, 2024, as disclosed in the Public Records.**
5. The Land is described as follows:
SEE ATTACHED EXHIBIT "A"

Countersigned:
Midland Title and Escrow, Ltd.



Donald M. Mewhort III, President

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File No.: 2447806

EXHIBIT A

The Land is described as follows:

Parcel 1:

The West one-half (1/2) of the East one-half (1/2) of the East one-half (1/2) of the Northwest Quarter (1/4) of Section Ten (10), Town Ten (10) South, Range Nine (9) East, excepting therefrom the East 165 feet of the West 330 feet of the North 264 feet thereof and also excepting therefrom the East 77 feet of the West 165 feet of the North 230 feet thereof and also excepting therefrom the West 88 feet of the North 230 feet thereof, together with the West one-half (1/2) of the East one-half (1/2) of the Northwest Quarter (1/4) of Section Ten (10), Town Ten (10) South, Range Nine (9) East, excepting therefrom the East 102 feet of the North 230 feet thereof, all in Jerusalem Township, Lucas County, Ohio and subject to legal highways.

Parcel Nos. 33-34477 and 33-34597

Parcel 2

The West one-half (1/2) of the West one-half (1/2) of the East one-half (1/2) of the Southwest Quarter of Section Three (3), Town Ten (10) South, Range Nine (9) East, in Jerusalem Township, Lucas County, Ohio.

Parcel No. 33-27367

Parcel 3:

The East one-half (1/2) of the East one-half (1/2) of the West one-half (1/2) of the Southeast Quarter of Section Three (3), Town Ten (10) South, Range Nine (9) East, in Jerusalem Township, Lucas County, Ohio.

Parcel No. 33-27307

Parcel 4:

A parcel of land in that part of Parcel Number 33-27247 in that part of the Southeast quarter (1/4) of Section three (3), Town ten (10) North, Range nine (9) East in the Township of Jerusalem, County of Lucas, State of Ohio and more particularly described as follows:

Township of Jerusalem, County of Lucas, State of Ohio and more particularly described as follows:

Commencing at the Northeast corner of the said Southeast quarter (1/4) of Section three (3), a found iron pin, then North eighty-nine (89) degrees, forty-four (44) minutes, thirty-seven (37) seconds West, one thousand six hundred forty-four and eighteen hundredths (1644.18) feet upon the said East/West centerline of Section three to a set capped one-half (1/2) inch iron rod at the Northeast corner of said Parcel 33-27247 and the "True Point of Beginning" for the land herein described;

Thence South zero (00) degrees, twenty-nine (29) minutes, forty-two (42) seconds West, two thousand six

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hundred fifty-five and twenty-five hundredths (2655.25) feet upon the East line of said Parcel Number 33-27247 and the West line of Parcel Number 33-27367 to a set Mag nail in the South line of said Section three (3) (A.K.A. centerline of Jerusalem Road, S.R. 2) and passing a set capped one-half (1/2) inch iron rod at two thousand six hundred twenty-five and twenty-five hundredths (2625.25) feet;

Thence North eighty-nine (89) degrees, thirty-nine (39) minutes, forty-eight (48) seconds West, one hundred twenty-one and seven hundredths (121.07) feet upon the South line of said Section three (3) to a set Mag nail;

Thence North zero (00) degrees, thirty-two (32) minutes, thirty-five (35) seconds East, one thousand thirty-nine and fifty hundredths (1039.50) feet to a set capped one-half (1/2) inch iron rod and passing a set capped one-half (1/2) inch iron rod at thirty and zero hundredths (30.00) feet;

Thence North eight-nine (89) degrees, thirty-nine (39) minutes, forty-eight (48) seconds West, two hundred ten and zero hundredths (210.00) feet to a set capped one-half (1/2) inch iron rod in the West line of said Parcel Number 33-27247 and the East Line of Parcel Number 33-027127;

Thence North zero (00) degrees, thirty-two (32) minutes, thirty-five (35) seconds East, one thousand six hundred fifteen and twenty nine hundredths (1615.29) feet upon the West line of Parcel Number 33-27247 and being the East line for Parcel Number 33-27127 to a set capped one-half (1/2) inch iron rod in the East/West centerline of said Section three (3);

Thence South eighty-nine (89) degrees, forty-four (44) minutes, thirty-seven (37) seconds East, three hundred twenty-eight and eighty-four hundredths (328.84) feet upon the said East/West centerline to the Point of Beginning.

Containing 15.099 acres more or less.

Subject however to all legal highways (Jerusalem Road (S.R.2) as 0.083 acres, more or less)

The bearings utilized in this description are for angular measurement only and are based upon the East/West centerline of said Section three (3) as being South eighty-nine (89) degrees, forty-four (44) minutes, thirty-seven (37) seconds East (assumed), all distances are in feet and decimals thereof.

Tax Parcel Number: 33-27247

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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. Satisfactory Release or Subordination of all liens shown in Schedule B- Section II.
6. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
7. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and material men are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.
8. Survey Satisfactory to the Company be provided, if survey exceptions are to be deleted.
(COMMERCIAL PROPERTY ONLY)
9. If a Zoning Endorsement is requested, the following is required: A letter from Planning and Zoning and/or ALTA/ACSM survey setting forth items 2(b) (i-v) from the endorsement and surveyor's certification that there are no violations. **(COMMERCIAL PROPERTY ONLY)**
10. **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.
11. Ohio law, effective October 3, 2023, prohibits ownership of real property by certain foreign parties. This law can be found at O.R.C. §5301.256. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy.
12. Requirements to be Determined.

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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. The 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. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
7. Subject to any oil and/or gas lease, pipeline agreement, or other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of the Policy.

NOTE: THIS EXCEPTION WILL ONLY APPEAR ON THE LOAN POLICY.

8. Oil, gas, coal and other mineral interests together with rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
9. Liens in favor of the State of Ohio filed, but not yet indexed in the dockets of the County Common Pleas Court.
10. The property addresses and/or tax parcel numbers listed herein are provided solely for informational purposes, without warranty as to accuracy or completeness

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11. 2023 Tax Duplicate for Parcel Number 33-34477 (Parcel 1);

The first half tax in the amount of \$2,311.44, including current assessments, if any, are paid.

The second half tax in the amount of \$2,311.44, including current assessments, if any, are not yet due and payable.

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is \$0.00.

Assessed Values:

Land: \$22,480.00 Building: \$57,190.00 Total: \$79,670.00

Taxes and Assessments for subsequent years are undetermined, and a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject real estate. No liability is assumed by the company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority.

NOTE: Credit for a Homestead Reduction was given in the amount of \$283.46 per half.

NOTE: Said premises is subject to Deferred WSL Project # 1585G with an estimated balance of \$11,736.47 per the Lucas County Auditor's office.

NOTE: Attention is directed to the fact that the premises described under Schedule A hereof is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at this agricultural use under the provisions of Section 5713.32 of the Ohio Revised code. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land. Under Section 5713.34 of the Ohio Revised Code the charge shall constitute a lien upon the property as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this policy for any lien arising under the provisions of Section 5713.34 of the Ohio Revised Code.

12. 2023 Tax Duplicate for Parcel Number 33-34597 (Parcel 1);

The first half tax in the amount of \$323.37, including current assessments, if any, are paid.

The second half tax in the amount of \$323.37, including current assessments, if any, are not yet due and payable.

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is \$0.00.

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Assessed Values:

Land: \$8,140.00 Building: \$1,020.00 Total: \$9,160.00

Taxes and Assessments for subsequent years are undetermined, and a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject real estate. No liability is assumed by the company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority.

NOTE: Attention is directed to the fact that the premises described under Schedule A hereof is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at this agricultural use under the provisions of Section 5713.32 of the Ohio Revised code. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land. Under Section 5713.34 of the Ohio Revised Code the charge shall constitute a lien upon the property as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this policy for any lien arising under the provisions of Section 5713.34 of the Ohio Revised Code.

13. 2023 Tax Duplicate for Parcel Number 33-27367 (Parcel 2);

The first half tax in the amount of \$333.85, including current assessments, if any, are paid.

The second half tax in the amount of \$333.85, including current assessments, if any, are not yet due and payable.

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is \$0.00.

Assessed Values:

Land: \$10,490.00 Building: \$0.00 Total: \$10,490.00

Taxes and Assessments for subsequent years are undetermined, and a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject real estate. No liability is assumed by the company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority.

NOTE: Said premises is subject to Deferred WSL Project # 1585G with an estimated balance of \$6,940.92 per the Lucas County Auditor's office.

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NOTE: Attention is directed to the fact that the premises described under Schedule A hereof is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at this agricultural use under the provisions of Section 5713.32 of the Ohio Revised code. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land. Under Section 5713.34 of the Ohio Revised Code the charge shall constitute a lien upon the property as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this policy for any lien arising under the provisions of Section 5713.34 of the Ohio Revised Code.

14. 2023 Tax Duplicate for Parcel Number 33-27307 (Parcel 3);

The first half tax in the amount of \$327.48, including current assessments, if any, are paid.

The second half tax in the amount of \$327.48, including current assessments, if any, are not yet due and payable.

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is \$0.00.

Assessed Values:

Land: \$10,290.00 Building: \$0.00 Total: \$10,290.00

Taxes and Assessments for subsequent years are undetermined, and a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject real estate. No liability is assumed by the company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority.

NOTE: Said premises is subject to Deferred WSL Project # 1585G with an estimated balance of \$6,940.92 per the Lucas County Auditor's office.

NOTE: Attention is directed to the fact that the premises described under Schedule A hereof is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at this agricultural use under the provisions of Section 5713.32 of the Ohio Revised code. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land. Under Section 5713.34 of the Ohio Revised Code the charge shall constitute a lien upon the property as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this policy for any lien arising under the provisions of Section 5713.34 of the Ohio Revised Code.

15. 2023 Tax Duplicate for Parcel Number 33-27247 (Parcel 4);

The first half tax in the amount of \$225.63, including current assessments, if any, are paid.

The second half tax in the amount of \$225.63, including current assessments, if any, are not yet due and payable.

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if

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any, is \$0.00.

Assessed Values:

Land: \$7,090.00 Building: \$0.00 Total: \$7,090.00

Taxes and Assessments for subsequent years are undetermined, and a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject real estate. No liability is assumed by the company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority.

NOTE: Said premises is subject to Deferred WSL Project # 1585G with an estimated balance of \$2,523.97 per the Lucas County Auditor's office.

NOTE: Attention is directed to the fact that the premises described under Schedule A hereof is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at this agricultural use under the provisions of Section 5713.32 of the Ohio Revised code. If the land is removed from the Agricultural Land Tax List a charge may be levied against said land. Under Section 5713.34 of the Ohio Revised Code the charge shall constitute a lien upon the property as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this policy for any lien arising under the provisions of Section 5713.34 of the Ohio Revised Code.

16. Easement granted to the Toledo Edison Company recorded as Volume 1974 of Deeds, page 502.
17. Easement granted to the Toledo Edison Company recorded as Volume 1979 of Deeds, page 652.
18. Easement granted to the Toledo Edison Company recorded as Volume 2537 of Deeds, page 21.
19. Easement recorded as Volume 2700 of Deeds, page 175.
20. Easement for Waterline and Utility Purposes granted to the Board of Lucas County, Ohio Commissioners recorded as Instrument No. 20030818-0055033. (Parcel 3)
21. Easement for Waterline and Utility Purposes granted to the Board of Lucas County, Ohio Commissioners recorded as Instrument No. 20030818-0055034. (Parcel 2)
22. Easement for Waterline and Utility Purposes granted to the Board of Lucas County, Ohio Commissioners recorded as Instrument No. 20030902-0060663 (Parcel 4)
23. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
24. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any.

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The Company does not insure the area, square footage, or acreage of the land.

25. Charges made and/or assessed for water and/or sewer service to said premises in question not yet certified to The Auditor's Tax Duplicate.

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