

TITLE SEARCH REPORT
ISSUED BY
TitleWave Real Estate Solutions

THE ATTACHED TITLE SEARCH REPORT IS ISSUED FOR USE OF THE AGENT LISTED, HEREIN 'AGENT', A POLICY ISSUING AGENT FOR THE FIDELITY GROUP OF TITLE INSURANCE COMPANIES, HEREIN 'THE COMPANY', AND IS TO BE USED ONLY BY AGENT IN THE EXAMINATION AND DETERMINATION OF THE INSURABILITY OF TITLE TO THE PROPERTY DESCRIBED HEREIN IN CONJUNCTION WITH THE ISSUANCE OF FIDELITY GROUP OF TITLE INSURANCE COMPANIES', COMMITMENTS, POLICIES AND ENDORSEMENTS. USE OF THE ATTACHED TITLE SEARCH REPORT FOR ANY OTHER PURPOSE IS NOT AUTHORIZED. THE ATTACHED TITLE SEARCH REPORT MAY NOT BE RELIED UPON BY ANY OTHER PARTY NOR MAY IT BE RELIED UPON FOR ANY OTHER PURPOSE. NO LIABILITY IS ASSUMED BY THE FIDELITY GROUP OF TITLE INSURANCE COMPANIES FOR ANY UNAUTHORIZED USE OR RELIANCE. ANY LIABILITY UNDER THE ATTACHED TITLE SEARCH REPORT IS LIMITED TO THE LIABILITY UNDER THE FIDELITY GROUP OF TITLE INSURANCE COMPANIES' COMMITMENTS, POLICY OR POLICIES ISSUED PURSUANT TO THIS TITLE SEARCH REPORT.

The Agent who examines this Title Search Report must follow all underwriting guidelines set forth in the underwriting Manual and Bulletins issued by the Fidelity Group of Title Insurance Companies. The Agent is responsible for obtaining proper "Hi-Liability" approval, when applicable, in accordance with their agency contract. The agent is responsible for obtaining appropriate updates or continuations of this Title Search Report prior to the issuance of any commitment or policy in accordance with prudent underwriting practices and the Fidelity Group of Title Insurance Companies' guidelines. The Agent is responsible for any errors, omissions, defects, liens, encumbrances or adverse matters not shown by this Title Search Report but known to or discovered by the Agent prior to the issuance of a Fidelity Group of Title Insurance Companies commitment, policy or endorsement.

This Title Search Report does not insure or guarantee the validity or sufficiency of any documents attached, nor is it to be considered a title insurance commitment and/or title insurance policy, an opinion of title, an ownership and encumbrance report, a guarantee of title or as any other form of guarantee or warranty of title.

TitleWave Real Estate Solutions
TITLE SEARCH REPORT

Order Number: 6627480
Reference Number: STS9851

Secure Title Services Ltd.
2101 East State Street
Athens, OH 45701
Phone: 740-594-2600
Fax: 740-594-2611

1. PERIOD SEARCHED:

The period covered in the search commenced with the Base Title as determined by Company and ends on: October 13, 2017 at 6:59 AM

2. Policy or Policies to be issued:

A. Policy to be Issued:
ALTA Owners Policy 2006
Proposed Insured:
Amount of Insurance:

B. Policy to be Issued:
ALTA Loan Policy 2006
Proposed Insured:
Amount of Insurance:

3. The estate or interest in the land described or referred to in this report is:

Fee Simple

4. Last grantee of record for the period searched:

Jeffery S. Krofft, Trustee or his Successor(s) as Trustees of The Jeffery S. Krofft Family Trust, dated October 21, 2014, by deed filed for record August 11, 2016 and recorded in OR Book 2675, Page 943 of the Muskingum County Records.

Title Search Report Mortgages, Liens, Other Title Defects

1. Payment of the full consideration to, or for the account of the grantors or mortgagors should be made.
2. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.

Any instrument of conveyance creating an insured interest must comply with local rules on descriptions and conveyances pursuant to Sections 315.251 and 319.203 of the Ohio Revised Code.

3. Payment of taxes, charges, and assessments levied and assessed against subject premises, which are due and payable.
4. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
5. Further exceptions and/or requirements may be made upon review of the proposed documents and/or upon further ascertaining the details of the transaction.
6. 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.
7. The company must be provided with an Affidavit of Trustee setting out the operative provisions of the trust agreement which provides the authority of the trustee to deal with the land, the identity of the trustee and certification therein that the provisions are a true and correct excerpt from the original trust agreement and any amendments thereto or a Certificate of Trust pursuant to statute with a proper acknowledgement if being recorded. The company reserves the right to request the trust agreement and any amendments thereto.
8. Payment and Release of Mortgage from Jeffrey S. Krofft, unmarried, to Agri Business Finance, Inc., in the amount of \$1,100,000.00, filed on July 1, 2014 and recorded in OR Book 2540, Page 191 of the Muskingum County Records. (Covering Caption and More Land)

Subordination of Mortgage filed for record September 22, 2014 and recorded in OR Book 2553, Page 800 of the Muskingum County Records.

The mortgage set forth above is purported to be a "Credit Line" mortgage. It is a requirement that the Mortgagor of said mortgage provide written authorization to close said credit line account to the Lender when the mortgage is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this mortgage to the proposed mortgage to be recorded at closing.

9. Payment and Release of Mortgage from Jeffery S. Krofft, unmarried, to CGB AgriFinancial Services, Inc., in the amount of \$4,807,200.00, filed on September 22, 2014 and recorded in OR Book 2553, Page 680 of the Muskingum County Records. (Covering Caption and More Land)

Title Search Report
Mortgages, Liens, Other Title Defects, continued

Assignment of the Mortgage to U.S. Bank National Association, as Custodian/Trustee for Federal Agricultural Mortgage Corporation programs, filed for record on September 22, 2014 and recorded in OR Book 2553, Page 740 of the Muskingum County Records.

10. Payment and Release of Mortgage from Jeffery S. Krofft, unmarried, to AgriBusiness Finance, Inc., in the amount of \$500,000.00, filed on September 22, 2014 and recorded in OR Book 2553, Page 778 of the Muskingum County Records. (Covering Caption and More Land)

The mortgage set forth above is purported to be a "Credit Line" mortgage. It is a requirement that the Mortgagor of said mortgage provide written authorization to close said credit line account to the Lender when the mortgage is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this mortgage to the proposed mortgage to be recorded at closing.

11. Payment and Release of Mortgage from Jeffery S. Krofft, unmarried, to Agri Business Finance, Inc., in the amount of \$750,000.00, filed on October 22, 2014 and recorded in OR Book 2559, Page 44 of the Muskingum County Records.

Subordination of Mortgage filed for record August 5, 2016 and recorded in OR Book 2675, Page 72 of the Muskingum County Records.

The mortgage set forth above is purported to be a "Credit Line" mortgage. It is a requirement that the Mortgagor of said mortgage provide written authorization to close said credit line account to the Lender when the mortgage is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this mortgage to the proposed mortgage to be recorded at closing.

Title Search Report Easements, Restrictions and Other Matters Affecting Title Searched

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.
2. Assessments, if any, not yet certified to the County Auditor.
3. Rights or claims of parties other than Insured in actual possession of any or all of the property.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption status for insured premises.
7. Any covenant, condition or restriction referred to herein indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and only to the extent that the restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) related to handicap, but does not discriminate against handicapped people.
8. Any inaccuracy in the specific quantity of acreage contained on any survey if any or contained within the legal description of premises insured herein.
9. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of an interest in real property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.
10. Oil and gas leases, pipeline agreements or any other instruments related to the production or sale of oil and gas which may arise subsequent to the date of the Policy, pursuant to Ohio Revised Code Section 1509.31(D).
11. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
12. Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Title Search Report
Easements, Restrictions and Other Matters Affecting Title Searched, continued

13. Title to that portion of the insured premises within the bounds of any legal highways.
14. Easement recorded in Volume 285, Page 167, of the Muskingum County Records.
15. Easement recorded in Volume 475, Page 111, of the Muskingum County Records.
16. Easement recorded in Volume 476, Page 576, of the Muskingum County Records.
17. Easement recorded in Volume 399, Page 94, of the Muskingum County Records.
18. Easement recorded in Volume 399, Page 96, of the Muskingum County Records.
19. Easement recorded in Volume 479, Page 514, of the Muskingum County Records.
20. Easement recorded in Volume 479, Page 516, of the Muskingum County Records.
21. Agreement recorded in Volume 479, Page 518, of the Muskingum County Records.
22. Agreement recorded in Volume 479, Page 520, of the Muskingum County Records.
23. Right of Way recorded in OR Book 64, Page 163, of the Muskingum County Records.
24. Right of Way recorded in OR Book 101, Page 68, of the Muskingum County Records.
25. Oil and Gas Lease recorded in Volume 179, Page 201 of the Muskingum County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
26. Oil and Gas Lease recorded in Volume 219, page 166 of the Muskingum County Records.
NOTE: This Company makes no representation as to the present ownership of this lease.
27. Lease recorded in OR Book 1645, Page 897, of the Muskingum County Records.
28. Lease recorded in OR Book 1724, Page 126, of the Muskingum County Records.
29. Easement recorded in OR Book 2125, Page 422, of the Muskingum County Records.
30. Reservation, restrictions, covenants, limitations and/or easements recorded in OR Book 2243, Page 693, of the Muskingum County Records.
31. Reservation, restrictions, covenants, limitations and/or easements recorded in OR Book 2514, Page 547, of the Muskingum County Records.
32. Liens in favor of the State of Ohio filed, but not yet indexed in the dockets of the County Common Pleas Clerk.
33. Taxes for the year of 2017 and subsequent years are a lien, but are not yet due and payable.

The County Treasurer's General Tax Records for the tax year 2016 are as follows:

Title Search Report
Easements, Restrictions and Other Matters Affecting Title Searched, continued

PPN 25-60-05-07-000

Taxes for the first half are, with prior year taxes, delinquent with additional interest and penalties thereon, if any.

Taxes for the second half are delinquent with additional interest and penalties thereon, if any.

Per half amount \$1,163.64.

The above amount includes the following special assessment:

Assessment for C980000000 Musk Watershed in the amount of \$3.00 per half year.

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.

NOTE: If taxes are shown as unpaid or delinquent above, the County Treasurer must be contacted for exact payoff figures.

Property Taxes for prior years are delinquent. The County Treasurer must be contacted for exact figures.

PPN 25-60-05-04-000

Taxes for the first half are, with prior year taxes, delinquent with additional interest and penalties thereon, if any.

Taxes for the second half are delinquent with additional interest and penalties thereon, if any.

Per half amount \$351.89.

Note: Attention is directed to the fact that current real estate taxes are undeveloped land values.

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.

NOTE: If taxes are shown as unpaid or delinquent above, the County Treasurer must be contacted for exact payoff figures.

Property Taxes for prior years are delinquent. The County Treasurer must be contacted for exact figures.

Title Search Report
Easements, Restrictions and Other Matters Affecting Title Searched, continued

Title Search Report Legal Description

Situated in the Township of Hopewell, County of Muskingum and State of Ohio:

Parcel 1:

Situated in the Southwest Quarter of Section 6, Township 18, Range 15, Congress Lands East of the Scioto River, Hopewell Township, Muskingum County, Ohio.

Beginning at a found iron pin marking the Southwest corner of the Southwest Quarter of Section 6;

Thence, North 00 deg. 06' 33" West a distance of 1717.67 feet along the West line of Section 6 to a point in the center of U.S. Route 40, located at centerline Station 716+75.00 as reflected in the Limited Access Right of Way Plan Mus-40-0.00, passing a set rebar at 1,646.33 feet;

Thence, North 78 deg. 48' 51" East a distance of 2,672.31 feet along the center line of U.S. 40 to a point, located at Station 743+47.31;

Thence South 51 deg. 22' 59" East a distance of 45.18 feet to a point located at centerline Station 22+14.20 of Mt. Perry Road (C.R. 30);

Thence, South 00 deg. 16' 45" East a distance of 220.26 feet along the original center line of said road to a point;

Thence, South 02 deg. 36' 11" East a distance of 280.04 feet along the original center line of said road to a point;

Thence, South 06 deg. 27' 37" East a distance of 204.64 feet along the original center line of said road to a point, located 17.41 feet right of centerline Station 15+10.10 of County Road 30, also located at 1-70 centerline Station 1607+62.25;

Thence, South 58 deg. 25' 12" West a distance of 2,878.71 feet along the centerline of 1-70 to a point on the South line of Section 6 at centerline Station 1578+83.54;

Thence, North 89 deg. 16' 20" West a distance of 238.01 feet along said section line to the point of beginning.

The above described parcel contains 79.89 acres, more or less, of which 13.62 acres is encumbered by Limited Access Right of Way, leaving 66.27 acres. Subject to all legal easements and right of ways. All set rebars are 5/8-inch x 30-inch rebars with plastic I.D. caps. North is based upon an assumed meridian.

Description was prepared from an actual survey by Bowman Surveying, Stephen M. Bowman, P.S. #7135, March 26, 2009.

Parcel 2:

Situated in the Southwest Quarter of Section 6, Township 18, Range 15, Congress Lands East of the Scioto River, Hopewell Township, Muskingum County, Ohio.

Title Search Report
Legal Description, continued

Commencing at a found iron pin marking the Southwest corner of the Southwest Quarter of Section 6;

Thence, South 89 deg. 16' 20" East a distance of 238.01 feet along the South line of Section 6 to a point on the centerline of 1-70, located at Station 1578+83.54, being the point of beginning;

Thence, North 58 deg. 25' 12" East a distance of 2,878.71 feet along the centerline of 1-70 to a point on the old centerline of Mt. Perry Road (C.R. 30), located at Station 1607+62.25 of 1-70, and 17.41 feet right of Station 15+10.10 of Mt. Perry Road as presently located;

Thence, South 00 deg. 23' 04" East a distance of 370.25 feet along the former center line of Mt. Perry Road to a point, located 10.00 feet right of Station 11+40.00;

Thence, South 00 deg. 02' 31" East a distance of 541.89 feet along said centerline to a point on the Northeast corner of the lands, now or formerly, owned by B. Harkness (851/059);

Thence, North 89 deg. 40' 02" West a distance of 489.31 feet along the North line of B. Harkness lands (851/059 & 1826/037) to a found iron pin, passing a found iron pin at 48.00 feet;

Thence, South 00 deg. 32' 32" West a distance of 484.49 feet along said Harkness lands to a found iron pin;

Thence, South 89 deg. 16' 47" East a distance of 450.90 feet along said Harkness lands to a point in the center of Mt. Perry Road (C.R. 30), passing a found iron pin at 426.02 feet;

Thence, South 12 deg. 34' 00" West a distance of 141.77 feet along the existing centerline of Mt. Perry Road to a point on the South line of Section 6;

Thence, North 89 deg. 16' 20" West a distance of 2381.60 feet along said section line to the point of beginning.

The above described parcel contains 37.73 acres, more or less, of which 9.45 acres is encumbered by Limited Access Right of Way, leaving 28.28 acres. Subject to all legal easements and right of ways. All set rebars are 5/8-inch x 30-inch rebars with plastic I.D. caps. North is based upon an assumed meridian.

Description was prepared from an actual survey by Bowman Surveying, Stephen M. Bowman, P.S. #7135, March 26, 2009.

PPN: 25-60-05-07-000
PPN: 25-60-05-04-000