

WESTCOR LAND TITLE INSURANCE COMPANY
ALTA COMMITMENT (Adopted 6-17-06; Rev. 08-01-2016)

OHIO

**COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE A**

1. Effective Date: 8/26/2019 @ 7:59am Commitment No. 19-2091
2. Policy or Policies to be issued: Amount
 - a. ☐ Owner's Policy \$79,000.00
Identify which Owner Policy to be used: ☐ 2006 ALTA ☐ Other

Proposed Insured
 - b. ☐ Loan Policy \$76,500.00
Identify which Loan Policy to be used: ☐ 2006 ALTA ☐ Other

Proposed Insured: To Be Determined, its successors and/or assigns, as their interest may appear.
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple (Identify estate covered, i.e. Fee, Leasehold, etc.)
4. Title to the estate or interest in the land is at the Effective Date vested in:

Princeton Commercial B Holdings, LLC, an Ohio Corporation

Title acquired on: November 27, 2017 in File# 2017-00070347

5. The land referred to in this Commitment is described as follows:

Situated in the County of Montgomery, State of Ohio and in the City of Dayton and being more particularly described as follows: Being Lots Numbered Seven (7), Eight (8) and Nine (9), Elmwood Subdivision of Part Section 21, Town 2, Range 6 E, as shown on the recorded plat of said Subdivision in Volume H of Maps, Page 29 Montgomery County, Ohio Records.
Parcel Number: R72-07101-0005, 006, 0007

Situated in the City of Dayton, County of Montgomery, State of Ohio bounded and described as follows: Being Lots Numbered Four (4), Five (5), and Six (6) on a Subdivision of 100.8.65 acres situated in the Southwest Quarter of Section 21, Town 2, Range 6 East, etc., made by order of the Common Pleas Court of Montgomery County, Ohio in case of Zrelldia Luther vs. Martin Wolf, et al. No. 24957 on Partition of Estate of John Wolf and said subdivision being recorded in said case. Said Lots being recorded in Plat Book "H", Page 29 of the Plat records of Montgomery County, Ohio.

Parcel Number: R72-07101-0008, 0009, 0010

PROPERTY LOCATED AT: 1929-1931 N Main St, Dayton, OH 45405

*NOTE TO AGENT: Items 3 and 4 may be combined or item 3 eliminated completely in instances where the estate to be covered has already been created and is the same as the estate reported on as of the Effective Date of the Commitment. If, however, the estate to be covered is less than a fee and has not yet been created and the estate reported on at the Effective Date of the Commitment is the fee, then it would be more appropriate to set forth both

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items 3 and 4 in the language suggested or in appropriate language, these being matters of format rather than substance.

Issuing Agent RAY P. WOODIE
Agent Control No.
Address 6804 Loop Road
City, State, Zip Centerville, OH 45459
Telephone (937) 291-4201

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COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE B – SECTION I

Requirements:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagor.
2. Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:
 - a. Deed from **Princeton Commercial B Holdings, LLC** to _____ to be filed
of record, conveying said premises as described in Schedule "A" hereof.
 - b. Mortgage from _____ to **To Be Determined**, encumbering said premises
as described in Schedule "A" hereof.

NOTE: A terrorist search was done on the Eagle Central website and the following was found:
NONE

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SCHEDULE B – SECTION II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

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 covered by this commitment.
2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
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 in 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. The **Montgomery County Treasurer's 2018 General Tax Duplicate** shows:

The December 2018 installment of taxes in the amount of \$2930.63 are unpaid and past due and payable. The June 2019 installment of taxes in the amount of \$2864.90 are unpaid. Total Delinquent Taxes \$17,619.61

The first half taxes includes a \$388.27 incinerator fee, a \$64.59 day light district assessment, a \$1.00 mod-aquifer fee and \$9587.18 delq taxes.

The second half taxes includes a \$388.26 incinerator fee.

Note: Future 2019 day light district assessment in the amount of \$64.59.

The December 2019 and future installments of taxes are liens, but not yet due and 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.

Tax Parcel No: **R72 07101 0005, 6 & 7**

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8. The Montgomery County Treasurer's 2018 General Tax Duplicate shows:

The December 2018 installment of taxes in the amount of \$2902.80 are unpaid and past due and payable. The June 2019 installment of taxes in the amount of \$2356.38 are unpaid. Total Delinquent Taxes \$15,710.89

The first half taxes includes a \$344.05 incinerator fee, a \$491.11 delq storm sewer assessment, \$54.31 day light district assessment, a \$1.00 mcd-aquifer fee and \$9587.18 delq taxes.

The second half taxes includes a \$344.05 incinerator fee.

Note: Future 2019 day light district assessment in the amount of \$54.31.

The December 2019 and future installments of taxes are liens, but not yet due and 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.

Tax Parcel No: **R72 07101 0008, 9 & 10**

9. Any Building Setback lines, Restrictions and Easements as shown or referenced on the recorded plat in Plat Book H, Page 29 of the Montgomery County Records.

NOTE: THIS IS A COMMITMENT FOR INFORMATION PURPOSES ONLY, AND IF THERE IS NO TITLE INSURANCE PURCHASED THEN THIS WILL BE NULL AND VOID AND NATIONAL TITLE COMPANY WILL BE HELD HARMLESS.