

First American Title Insurance Company
OHIO

**COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE A**

File Number: 09100158

Commitment No.: #415 - 09100158

1. Effective date: November 2, 2009 at 07:59 AM
2. Policy or Policies to be issued: Amount
 - a. Owner's Policy
Identify which Owner Policy to be used: ALTA Own. Policy (06/17/06)
Proposed Insured:
to be determined
 - b. Loan Policy
Identify which Loan Policy to be used: ALTA Loan Policy (06/17/06)
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
Felsted Products, LLC, a Missouri limited liability company SOT: Volume 170, Page 2255 of the Official
Records, Holmes County, Ohio.
5. The land referred to in this Commitment is described as follows:
See Schedule C attached hereto and made a part hereof.

Issuing Agent: Heartland Title Agency, LLC
Agent Control No.: 59-3794055
Address: 138 East Jackson Street
City, State, Zip: Millersburg, OH 44654
Telephone: (330)674-3055

First American Title Insurance Company Insurance Fraud Warning: Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.

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**COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE B - SECTION I**

File Number: 09100158

Commitment No.: #415 - 09100158

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:
3. Proper deed from Felsted Products, LLC, a Missouri limited liability company, to to be determined conveying said premises as described in Schedule C hereof.
4. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due or payable.
5. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.
6. Satisfactory location survey. NOTE: A location survey will be requested and forwarded to you upon receipt, if required
7. NOTE: The usual E.P.A. Endorsement will be issued at closing, if required.

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**COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE B - SECTION II**

File Number: 09100158

Commitment No.: #415 - 09100158

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 heretofore 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. 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 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.

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SCHEDULE B - SECTION II

(Continued)

File Number: 09100158

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8. The captioned premises are listed for the purposes of taxation on the County Auditor's Duplicate as follows:

Parcel No.: 17-00593.000 6.862 acres
Valuation: Land: \$24,550.00 Buildings: \$234,190.00
In the Name of: Felsted Products, LLC
Taxing District: Prairie Twp.

The County Treasurer's books show taxes for the year 2008 are \$6,628.64 per half, which amount includes the Muskingum Watershed special assessment, and the full year of 2008 taxes are paid. All prior taxes are paid in full. Taxes for the year 2009 have not been determined, but are a lien, 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.

Subject to increases in taxes and valuations due to voted levies and/or revaluations not yet certified by the County Auditor and/or revaluation made under an action brought pursuant to Section 5715.19 O.R.C. Further subject to additions or abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in valuation.

9. There is a Muskingum Watershed special assessment for 2008 in the amount of \$390.00 per half, and the full year of 2008 assessment is paid. The special assessment for 2009 has not been determined, but is a lien, not yet due and payable.
10. Volume 14, Page 68 of the Lease Records of Holmes County, Ohio, is an Oil and Gas Lease from Albert Hasting and Alice Hasting, to The Ohio Oil Company, signed April 23, 1913 and recorded June 18, 1913. No further examination of this instrument has been made in the public records.
11. Volume 101, Page 188 of the Deed Records of Holmes County, Ohio, is a Telephone Line Easement from Albert S. Hastings to The Ohio Bell Telephone Co., signed October 28, 1930 and recorded November 10, 1931, at 11:45 a.m. No further examination of this instrument has been made in the public records.
12. Volume 105, Page 449 of the Deed Records of Holmes County, Ohio, is an Electric Line Easement from Albert S. Hastings to Holmes-Rural Electric Cooperative, Inc., signed March 11, 1936 and recorded May 1, 1936, at 9:35 a.m. No further examination of this instrument has been made in the public records.
13. Volume 108, Page 393 of the Deed Records of Holmes County, Ohio, is a Telephone Line Easement from Nellie M. Hartman and Casper U. Hartman to The Ohio Bell Telephone Co., signed May 18, 1939 and recorded May 22, 1939, at 3:30 p.m. No further examination of this instrument has been made in the public records.
14. Volume 173, Page 410 of the Deed Records of Holmes County, Ohio, is a Right of Way Easement from Stella B. Hoffman to Holmes-Wayne Electric Co-operative, Inc., signed March 13, 1970 and recorded April 6, 1970, at 11:45 a.m. No further examination of this instrument has been made in the public records.

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SCHEDULE B - SECTION II
(Continued)

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15. Volume 175, Page 664 of the Deed Records of Holmes County, Ohio, is a Roadside Right of Way from Riblet Products, Inc., to Columbia Gas of Ohio, Inc., signed November 12, 1970 and recorded January 9, 1971, at 9:05 a.m., and re-recorded in Deed Volume 176, Page 264 on March 5, 1971. No further examination of this instrument has been made in the public records.
16. Plat filed for record June 8, 1976, at 2:53 p.m., and recorded in Plat Volume 7, Page 626, in the Recorder's Office, Holmes County, Ohio.
17. Encroachment of driveway onto the adjoining property of R.P.I. of Indiana, Inc, as shown on ALTA survey of Donald C. Baker Surveying dated January 12, 1998.
18. Any Claim by the State of Ohio for reimbursement of Medicaid funds.
19. This policy does not guaranty or insure the quantity of land or acreage shown in Schedule C.
20. Note for Information: Your attention is directed to the provisions of the Tax Reform Act of 1986 which require the reporting of real estate transactions to the Internal Revenue Service. All real estate transactions (except for refinances) closed after January 1, 1988, must be reported on a Form 1099-S which must be completed in full at the time of closing.
21. NOTE: This policy deletes therefrom any covenant, condition or restriction indicating a preference, limitations or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants conditions or restrictions violate 42 U.S.C. 3604(c).
22. NOTE: Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud. O.R.C. 3991.21
23. NOTE: No examination was made under the estate created under the instruments described above in Schedule B - Section II.
24. NOTE: Effective on January 1, 2007 all outstanding Closing Protection Letters issued by the Company on behalf of any Agent will be terminated by law. Pursuant to O.R.C. 3953.32 any Closing Protection Coverage requested for a real estate closing which takes place on or after January 1, 2007 can be provided only upon the form approved by the Ohio Department of Insurance. This Closing Protection Coverage must be transaction specific.

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**COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE C - PROPERTY DESCRIPTION**

File Number: 09100158

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Real Estate situated in the Township of Prairie, County of Holmes, State of Ohio, and described as follows:

TRACT 1:

Situated in the Township of Prairie, County of Holmes, State of Ohio and described as follows:

And known as being a part of the southwest quarter of Section 34, Township 14 (Prairie) Range 13, Holmes County, Ohio, bounded and described as follows: Commencing at the southeast corner of the southwest corner of Section 34, Township 14, Range 13; thence North 3° East (along the quarter section line and Co.Rd. 245) 1966.22 feet to an iron pin, marking the Northeast corner of land of the Grantors, the place of BEGINNING; thence South 3° West (along the quarter section line and Co. Rd. 245) 305 feet to an iron pin, witnessed by an iron pin North 87° West 30 feet; thence North 87° West (parallel to the North line of land of the Grantors) 980 feet to an iron pin; thence North 3° East (parallel to the east line of said quarter) 305 feet to an iron pin, being a northwest corner of land of the Grantors thence South 87° East (along the Grantors north line) 980 feet to the place of beginning. This parcel contains 6.862 acres.

See Plat Volume 7, Page 626.

Prior deed reference: Volume 235, Page 355.

TRACT 2:

Easement for ingress and egress as contained in general warranty deed from Eaton Corporation to the Fluorocarbon Company, signed May 22, 1987, filed for record May 29, 1987, and recorded in Volume 235, Page 355, in the Recorder's Office, Holmes County, Ohio, over the following described property:

Situated in the Township of Prairie, County of Holmes, State of Ohio and described as follows:

Beginning at the southeast corner of lands of the Grantor, said point being North 3° East (along the quarter section line) 1396.02 feet from the southeast corner of the southwest quarter of Section 34, Township 14 (Prairie) Range 13; thence North 87° West (along the Grantors south line) 21.28 feet to a point; thence North 45° 52' West 36.21 feet to a point, being the point of curvature of a curve to the right; thence along a curve to the right (having a delta angle of 45° 39' and a tangent of 35.30 feet and a chord bearing and distance of North 23° 23' West 65.08 feet) an arc distance of 66.83 feet to the point of tangency of said curve; thence North 0° 13' West 150.68 feet to a point, being the point of curvature of a curve to the left; thence along a curve to the left (having a delta angle of 75° 22' and a tangent of 18.50 feet and a chord bearing and distance of north 37° 54' West 29.28 feet) an arc distance of 31.50 feet to the point of tangency of said curve; thence North 75° 35' West 37.86 feet to a point; thence North 3° East 2.84 feet to a point on the south line of the above described 6.862 acre parcel; thence South 87° East (along said south line) 71.81 feet to a point on a curve to the right; thence along a curve to the right (having a delta angle of 37° 23' 57" and a tangent of 17.58 feet and a chord bearing and distance of South 18° 55' East 33.31 feet) an arc distance of 33.90 feet to the point of tangency of said curve; thence South 0° 13' east 150.68 feet to a point; being the point of curvation of a curve to the left; thence along a curve to the left (having a delta angle of 45° 39' and a tangent of 23.52 feet and a chord bearing of South 23° 23' East 43.35 feet) an arc distance of 44.52 feet to the point of tangency of said curve; thence South 45° 52' East 40.02 feet to a point on the quarter section line; thence South 3° West (along the quarter section line) 18.58 feet to the place of beginning. This right of way easement contains 0.192 acres. See Holmes County Survey Record Vol. 7 Page 626 for survey. This survey made and description prepared by Ray W. Gasbarre, P.S. 4153.