



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

Issuing Agent: M&A Title Agency, LLC  
Issuing Office: 6174 Commerce Drive, Suite B, Mount Gilead, OH 43338  
Issuing Office's ALTA® Registry ID:  
Loan ID No.:  
Commitment No.: 25-MA-27-1  
Issuing Office File No.: 25-MA-27  
Property Address: V/L County Road 156, Ashley, OH 43003

**SCHEDULE A**

1. Commitment Date: February 28, 2025 at 07:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (06/17/06)  
Proposed Insured: TBD  
Proposed Amount of Insurance: \$1,000.00  
The estate or interest to be insured: Fee Simple
  - b. ALTA Loan Policy (06/17/06)  
Proposed Insured: TBD, its successors and/or assigns as their respective interests may appear.  
Proposed Amount of Insurance: \$1,000.00  
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:  
  
Ringler Feedlots, LLC
5. The Land is described as follows:  
  
See Attached Exhibit A

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**SCHEDULE A**  
(Continued)



Matthew Griffith

M&A Title Agency, LLC

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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.
  - a. Warranty Deed from Ringler Feedlots, LLC to TBD.
  - b. Mortgage from TBD to TBD, securing the principal amount of \$1,000.00.
5. Payment of all taxes and/or assessments levied against the Land which are due and payable.
6. 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.
7. The Proposed Insured and Policy Amount must be disclosed to the Company, and are subject to approval of the Company. Until the amount of the policy to be issued and proposed insured shall be determined, and entered as aforesaid, this Commitment shall not be binding to any proposed insured.
8. Release of Item Nos. 11 through 17

## 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 conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any 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, 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.

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## SCHEDULE B

(Continued)

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 the 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 following exception will appear in any loan policy to be issued pursuant to this commitment: Oil and gas leases, pipeline agreements, or any other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
9. Parcel No. R41-001-00-092-00: Taxes are paid current through the first half of 2024. Taxes for the second half of 2024 and thereafter are a lien. The half tax is \$267.48 based upon a land valuation of \$48,230.00 and a building valuation of \$0. CAUV amount is \$13,800.00.
10. Parcel No. R41-001-00-092-01: Taxes are paid current through the first half of 2024. Taxes for the second half of 2024 and thereafter are a lien. The half tax is \$529.54 based upon a land valuation of \$252,600.00 and a building valuation of \$0. CAUV amount is \$27,320.
11. Open-End Mortgage in the original amount of \$12,000,000.00 from Ringler Feedlots, LLC, an Ohio Limited Liability Company; Ringler Holdings, LLC, an Ohio Limited Liability Company; William H. Ringler and Hiroyo Ringler, husband and wife, to First Farmers Bank and Trust, dated November 7, 2022 and filed for record November 10, 2022 at 1:47:55 PM in Official Records Volume 1066, Page 1032 of th Morrow County Records.
12. State Lien, Commercial Activity Tax, in the amount of \$10,521.64 in favor of Ohio Department of Taxation against Ringler Feedlots LLC filed March 11, 2024 as Morrow County Common Pleas Court Case No. 2024ESL00189.
13. State Lien, Commercial Activity Tax in the amount of \$10,375.91 in favor of Ohio Department of Taxation against Ringler Feedlots, LLC filed June 21, 2024 as Morrow County Common Pleas Court Case No. 2024ESL00475.
14. State Lien, Commercial Activity Tax, in the amount of \$10,685.58 in favor of Ohio Department of Taxation against Ringler Feedlots, LLC filed July 12, 2024 as Morrow County Common Pleas Court Case No. 2024ESL00539.

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## SCHEDULE B

(Continued)

15. State Lien, Commercial Activity Tax, in the amount of \$14,319.02 in favor of Ohio Department of Taxation, against Ringler Feedlots LLC filed August 9, 2024 as Morrow county Common Pleas Court Case No. 2024ESL00610.
16. State Lien, Commercial Activity Tax, in the amount of \$10,422.51 in favor of Ohio Department of Taxation against Ringler Feedlots LLC filed September 16, 2024 as Morrow County Common Pleas Court Case No. 2024ESL00738.
17. State Lien, Commercial Activity Tax, in the amount of \$10,403.85 in favor of Ohio Department of Taxation against Ringler Feedlots LLC filed November 15, 2024 as Morrow County Common Pleas Court Case No. 2024ESL01176.
18. Additional requirements may be made as additional information is provided to the Company, including proposed insured, legal description and insured amount, and said information may cause the Company to add matters to be excepted in Schedule BII.
19. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
20. The land described in Schedule A appears on the Agricultural Land Tax List (Current Agricultural Use Valuation). The Company does not insure against loss or damage, nor attorneys fees or costs, for any lien which may arise pursuant to RC 5713.01, et. seq.

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