



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 EXTRACONTRACTUAL 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 California 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 after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____

Sally F. Tyler, President

By: _____

William J. Aulbert, 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;
- 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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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: Genesis Title Agency, LLC
Issuing Office: 81 Mill Street, Suite 300, Gahanna, OH 43230
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: 060661-OH
Issuing Office File No.: 060661-OH
Property Address: 1328 W Broad St, Columbus, OH 43222

SCHEDULE A

1. Commitment Date: August 21, 2026 at 07:00 AM

2. Policy to be issued:

a. ALTA Homeowner's Eagle Policy (07/01/2021)
Proposed Insured: TBD
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple

b. ALTA Loan Policy (07/01/21)
Proposed Insured:
Proposed Amount of Insurance: \$0.00
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:

Pinnacle Partners LLC, an Ohio Limited Liability Company
General Warranty Deed dated 06/30/2022 and recorded 07/15/2022 in Instrument number 202207150103990,
Recorders Office, Franklin County, Ohio

5. The Land is described as follows:

SEE EXHIBIT A ATTACHED HERETO

Genesis Title Agency, LLC

Molly Stillwell, Authorized Agent

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Form 50202839 (3-13-23)



060661-OH



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. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.
7. An EPA Endorsement (ALTA 8.1) will be issued with the final loan policy upon written instructions from the lender requesting this.
8. If a comprehensive endorsement (ALTA 9) is requested on the loan policy, a new location survey is required to be sent to Genesis Title Agency prior to closing. If an Owner's Policy is to be issued also, a new survey must be obtained.
9. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
10. NO OPEN MORTGAGES SHOWN OF RECORD AT THE COUNTY.
11. Franklin County taxes are as follows:

Taxes for the first half of 2025 in the amount of \$1,647.66 are paid.
Taxes for the second half of 2025 in the amount of \$1,647.66 are paid.
Taxes are due 02/28/2026 and 07/20/2026

NOTE: Franklinton Special Improvement District Assessment in the amount of \$110.92 per half is included in the above tax figures.

Parcel Number: 010-051512-00

Franklin County Treasurer
373 S. High St., 17th floor
Columbus, OH 43215
Phone: 614-525-3438

SCHEDULE B, PART II - EXCEPTIONS

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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.
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. NOTE: This commitment omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
10. NOTE: The title search completed for this transaction does not include searching or examining title for Mineral Rights or Interests, Oil & Gas Leases, Drilling & Mining permits, and Surface or Underground Interests. These are separate title searches and must be requested. A quote needs to be obtained and payment is due prior to starting the title search.
11. Roads, streets, ways and easements or claims thereof, not shown in the public record.
12. Easements, or claims of easements, not recorded in the Public Records.

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13. Taxes and assessments for the year, and all subsequent years (which are shown as existing liens by the public records) which are not yet due and payable.
14. Any exceptions for easements, restrictions, etc. specific to the land.
15. Subject to building setback lines, utility easements or restrictions as shown on the Plat Book 4, page 268, Recorder's Office, Franklin County, Ohio.
16. Franklin County taxes are as follows:

Taxes for the first half of 2025 in the amount of \$1536.74 are paid.
Taxes for the second half of 2025 in the amount of \$1536.74 are paid.
Taxes are due 02/28/2026 and 07/20/2026

NOTE: Franklinton Special Improvement District Assessment in the amount of \$110.92 per half is included in the above tax figures.

Parcel Number: 010-051512-00

Franklin County Treasurer
373 S. High St., 17th floor
Columbus, OH 43215
Phone: 614-525-3438

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File No.: 060661-OH

The Land referred to herein below is situated in the County of Franklin, State of Ohio and is described as follows:

Situated in the County of Franklin, State of Ohio and in the City of Columbus:

Being Lots Numbers Fourteen (14) and Fifteen (15) of THOMAS E. KNAUSS' AMENDED SUBDIVISION of Caroline L. Bruggess' Subdivision of Lot No. 6 of William S. Sullivants Estate, as the same are numbered, designated and delineated upon the recorded plat of said Thomas E. Knauss' Amended Subdivision, of record in Plat Book 4, page 268, Recorder's Office, Franklin County, Ohio.

DO NOT DETACH



Instrument Number: 202207150103990

Recorded Date: 07/15/2022 1:53:58 PM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Mail Envelope):

VOELKER & VOELKER

Mail Envelope

Transaction Number: T20220074007

Document Type: DEED

Document Page Count: 1

Submitted By (Mail):

VOELKER & VOELKER

Mail

First Grantor:

PINNACLE FINANCIAL SERVICES INC

First Grantee:

PINNACLE PARTNERS LLC

Fees:

Document Recording Fee: \$34.00

Total Fees: \$34.00

Amount Paid: \$34.00

Amount Due: \$0.00

Instrument Number: 202207150103990

Recorded Date: 07/15/2022 1:53:58 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFERRED

JUL 15 2022

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

9000 7829

CONVEYANCE TAX
EXEMPT

M

DRUM

MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

1
212

GENERAL WARRANTY DEED

PINNACLE FINANCIAL SERVICES, INC., an Ohio corporation of Franklin County, Ohio, for valuable consideration paid, grants with general warranty covenants, to **PINNACLE PARTNERS LLC**, an Ohio limited liability company, whose tax-mailing address is Post Office Box 732, Worthington, Ohio 43085-0732, the following real property:

Situate in the City of Columbus, County of Franklin, and State of Ohio and being further described as:

Being Lots Numbers Fourteen (14) and Fifteen (15) of THOMAS E. KNAUSS' AMENDED SUBDIVISION of Caroline L Bruggess' Subdivision of Lot No. 6 of William S. Sullivant's Estate, as numbered, designated, and delineated on the recorded plat of said Thomas E. Knauss' Amended Subdivision, of record in Plat Book No 4, Page 268, Recorder's Office, Franklin County, Ohio.

Parcel Numbers: **010-006411-00 And 010-051512-00**

Property Address: 1324, 1328, and 1330 West Broad Street, Columbus, Ohio 43222

Prior Instrument Reference: Number 200604100066817, Recorder's Office, Franklin County, Ohio.

Signed this 30th day of June, 2022.

PINNACLE FINANCIAL SERVICES, INC.

By:

Keith A. Hadley
Keith A. Hadley, its President

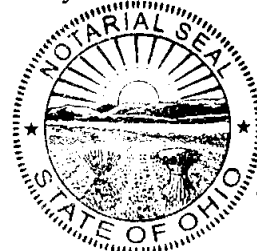
State of Ohio, County of Franklin, ss:

Acknowledged to me by Keith A. Hadley this 30th day of June, 2022. No oath was administered.

Voelker

2021 083425

Dow T. Voelker
Notary Public



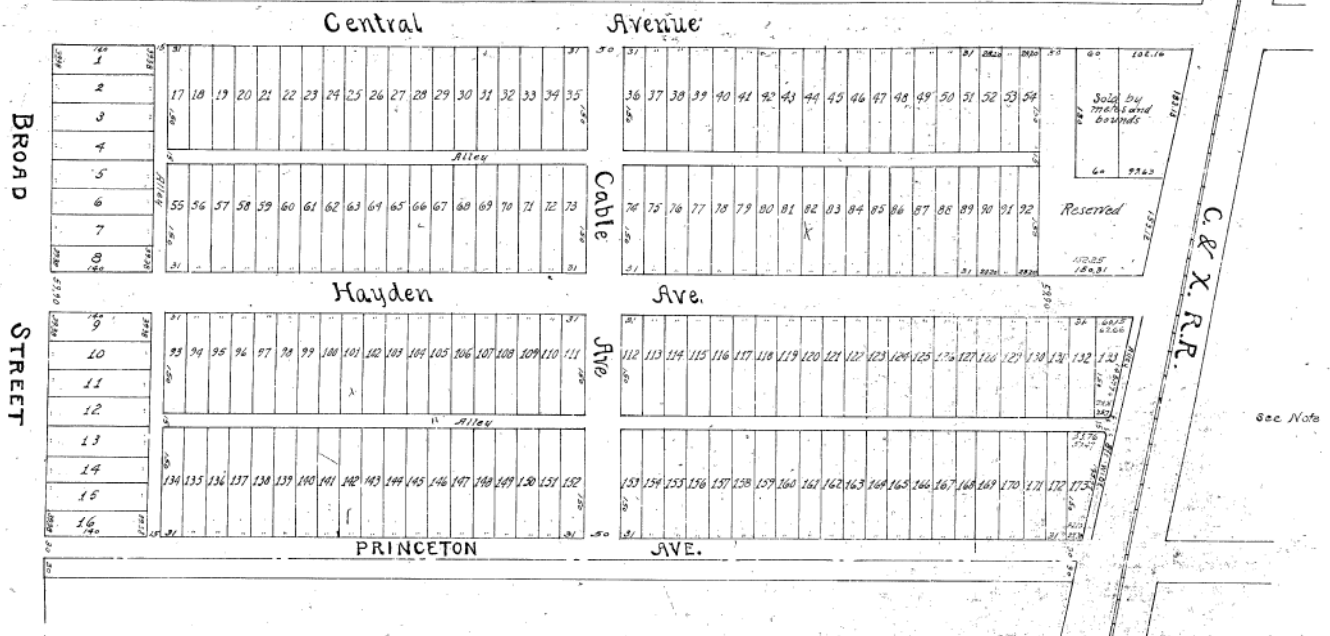
Dow T. Voelker
Attorney At Law

Notary Public, State of Ohio

My commission has no expiration date
Sec. 147 03 R.C.

THIS INSTRUMENT WAS PREPARED BY:
JAMES H. BOWNAS (OHIO BAR NUMBER 0020229)
2932 CUTLER DRIVE
HILLIARD, OHIO 43026
jimbownas@gmail.com

THOMAS E. KNAUSS' AMENDED SUBDIVISION BOOK 4 PAGE 268
Of Caroline L. Burgess' Subdivision of Lot N^o 6 of W^m S. Sullivan's ESTATE. City of Columbus, O.



I hereby certify that I am the owner of all the lots embraced in the Caroline L. Burgess' Subdivision as the same is shown in Plat Book 3 page 420, Franklin County records. I further certify that the accompanying plat correctly represents my amended subdivision of Caroline L. Burgess' subdivision of Lot N^o 6 of W^m S. Sullivan's Estate in the City of Columbus, Ohio.

Dimensions of lots and widths of streets and alleys are marked upon plat in feet and decimal parts of a foot.

The streets and alleys as delineated upon said plat, not heretofore, are hereby dedicated to public use as highways of said City of Columbus.

Witness my hand and seal this 3rd day of February 1890,

Witness to signature
W. M. Graham
L. E. Wilson

Thos E. Knauss

STATE OF OHIO, FRANKLIN COUNTY, S.S.

Personally appeared before the undersigned a Notary Public in and for said county, Thos. E. Knauss, owner of the lots embraced in the said amended plat of subdivision, who acknowledged the signing and sealing of the above certificate for the uses and purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my seal Notarial this 3rd day of February, 1890.

SEAL

W. M. Graham

Notary Public, Franklin County, Ohio.

I hereby certify that the above subdivision was approved and accepted by ordinance passed by the city council February 3rd 1890. 744/90

SEAL

H. E. Boyan

city Clerk

Transferred Feb'y 20/90.

Filed Feb'y, 28th 1890, at 5 P.M. Recorded April 17th 1890. Robert Thompson

by L. D. Maule, Deputy

Recorder

NOTE: I hereby certify that the amended plat correctly represents the subdivision of Lot N^o 6 of W^m S. Sullivan's subdivision. Distances are given in feet and decimal parts of a foot. The distances marked in red ink on the Reserve and on Lots 133 and 173 are the correct distances as obtained from actual