

Commitment Number: 0816-7891

SCHEDULE A

1. Commitment Date: August 23, 2016 at 11:11 AM
2. Policy (or Policies) to be issued:
 - (a) Owner's Policy (ALTA Own. Policy (06-17-06) Policy Amount \$TBD
Proposed Insured:

TBD
 - (b) Loan Policy (ALTA Loan Policy (06-17-06) Policy Amount \$
Proposed Insured:
 - (c) (ALTA Loan Policy (06-17-06) Policy Amount \$
Proposed Insured:
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:

Ohio Decorative Products, Inc.
(Being the same property conveyed to Ohio Decorative Products, Inc. in Deed Book RB 74, Page 771, Register's Office of Van Buren County, Tennessee.)
4. The land referred to in the Commitment is described as follows:

SEE SCHEDULE C ATTACHED HERETO

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**SCHEDULE B - SECTION I
REQUIREMENTS**

The following are the requirements to be complied with:

1. Properly executed instrument from OHIO DECORATIVE PRODUCTS, INC. to TBD to create the estate or interest to be insured must be delivered and duly filed for record in the Register's Office, Van Buren County, Tennessee.
2. Properly executed Survey Waiver must be furnished this office.
3. Payment in full of the premiums, fees and charges for the policy.
4. Properly executed Lien Affidavit must be furnished this office.
5. Properly executed Notice of Availability as required by Tennessee Code Annotated Section 56-35-133, and/or a properly executed Notice and Waiver as required by Departmental Regulation 30, State of Tennessee Department of Insurance and Banking, if applicable, must be furnished this office.

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**SCHEDULE B - SECTION II
EXCEPTIONS**

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. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
6. No insurance and/or certification is afforded as to the exact amount of acreage contained in the property described herein.
7. Any Greenbelt Rollback Tax that may become due and payable.
8. Any lien for child support which may be imposed pursuant to Tennessee Code Annotated Section 36-5-901
9. 2015 Van Buren County property taxes are paid in the amount of \$5037.00. 2016 and subsequent Van Buren County property taxes constitute a lien on the property, however, same are not yet due or owing. (Tax ID# 083-009.00).
10. Greenbelt Application recorded in Book 79, page 304, Register's Office, Van Buren County, Tennessee.
11. Coal mining Agreement between J.M. Huber Corporation and Meadowlark Farms, Inc., as amended.
12. Oil, gas, coal, and royalty reservation by J.M. Huber Corporation set out in this deed.
13. Rights of upper and lower riparian owners in and to the use of and the continued uninterrupted flow of the bodies of water lying on or running through said property.
14. Subject to all reservations, exclusions, exceptions, and encumbrances as set forth in the deed from J. M. Huber Corporation to Southern Pine Plantations of Florida, Inc. in Book 8, Page 552, Register's Office of Van Buren County, Tennessee, including but not limited to, the permitted encumbrances on Exhibit "B" to the same, all of which reservations, exclusions, exceptions, and encumbrances are incorporated herein by reference as if fully copied herein verbatim.
15. Subject to 30 foot wide easement from Carl Hills Road.
16. Subject to all reservations in Book 9, Page 496, Register's Office of Van Buren County, Tennessee.

SCHEDULE C

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

A certain tract or parcel of land located in the 4th Civil District of Van Buren County, Tennessee, and further described as follows, to-wit:

All that tract or parcel of land lying and being in the 4th Civil District of Van Buren County, Tennessee, and adjoining Rocky River Road and State Highway 8 and containing 1,013.20 acres, according to a survey for Guy Price by Miles Gordon Smith, Tennessee Registered Land Surveyor No. 381, dated August 12, 1999, and being more particularly described according to said survey as follows: BEGINNING at a metal post on the northeast right-of-way of State Highway 8 at the northwest corner of Hughes (Deed Book 8-R, Page 221) and the southwest corner of the tract herein conveyed; running thence along the northeast right-of-way of State Highway 8 North 37 degrees 34 minutes 13 seconds West 633.02 feet to a concrete right-of-way marker; thence continuing along said right-of-way North 37 degrees 34 minutes 31 seconds West 2,000.77 feet to a concrete right-of-way marker; thence continuing along said right-of-way North 37 degrees 34 minutes 31 seconds West 3.26 feet to a iron pin; thence leaving said right-of-way run thence North 55 degrees 00 minutes 00 seconds East 9,095.10 feet to an iron pin on the southwest right-of-way of Rocky River Road (40-foot right-of-way); thence along the southwest right-of-way of Rocky River Road South 27 degrees 59 minutes 24 seconds East 759.42 feet to a point; thence continuing along said right-of-way along a curve having a radius of 1,367.62 feet, a chord of South 37 degrees 17 minutes 27 seconds East 439.26 feet and having an arc length of 441.17 feet to a point; thence continuing along said right-of-way South 46 degrees 32 minutes 29 seconds East 657.71 feet to a point; thence leaving the right-of-way of Rocky River Road and continuing along the northwest right-of-way of Carl Hillis Road (30-foot right-of-way) along a curve having a radius of 50 feet, a chord bearing of South 08 degrees 29 minutes 57 seconds East 61.62 feet and an arc length of 66.40 feet to a point; thence continuing along said right-of-way South 29 degrees 32 minutes 35 seconds West 149.13 feet; thence continuing South 47 degrees 47 minutes 14 seconds West 395.23 feet; thence South 52 degrees 05 minutes 35 seconds West 313.60 feet; thence continuing South 63 degrees 57 minutes 01 second West 573.15 feet; thence South 51 degrees 50 minutes 55 seconds West 277.13 feet; thence continuing South 57 degrees 13 minutes 04 seconds West 146.80 feet; thence South 50 degrees 10 minutes 46 seconds West 145.61 feet; thence South 46 degrees 18 minutes 38 seconds West 725.23 feet; thence South 36 degrees 18 minutes 37 seconds West 182.85 feet; thence South 33 degrees 05 minutes 13 seconds West 265.45 feet; thence South 56 degrees 27 minutes 21 seconds West 17.07 feet to a point in the east line of Johnson (Deed Book 6, Page 226); thence leaving the right-of-way of Carl Hillis Road and along the east line of Johnson North 07 degrees 13 minutes 43 seconds East 221.60 feet to a metal post at Hillis' (Deed Book 27-N, Page 108) southeast corner; thence with Hillis North 07 degrees 12 minutes 44 seconds East 84.99 feet to a concrete marker at Hillis' northeast corner; thence North 83 degrees 04 minutes 06 seconds West 254.98 feet to an Iron pin at Hillis' northwest corner; thence leaving Hillis and running with Johnson North 83 degrees 04 minutes 11 seconds West 1,715.22 feet to a concrete marker; thence along Johnson's west line South 07 degrees 44 minutes 26 seconds West 1,980.49 feet to a concrete marker at Johnson's southwest corner; thence running South 82 degrees 53 minutes 02 seconds East 1,987.90 feet to a concrete marker at Johnson's southeast corner; thence along Johnson's east line North 07 degrees 13 minutes 43 seconds East 1,640.55 feet to a point; thence leaving Johnson and running along the southeast right-of-way of Carl Hillis Road North 56 degrees 27 minutes 21 seconds East 49.14 feet; thence North 33 degrees 05 minutes 13 seconds East 270.81 feet; thence North 36 degrees 18 minutes 37 seconds East 179.38 feet; thence North, 46 degrees 18 minutes 38 seconds East 721.59. feet; thence North 50 degrees 10 minutes 46 seconds East 142.75 feet; thence North 57 degrees 13 minutes 04 seconds East 146.36 feet; thence North 51 degrees 50 minutes 55 seconds East 275.35 feet; thence North 63 degrees 57 minutes 01 second East 573.08 feet; thence North 52 degrees 05 minutes 35 seconds East 317.84 feet; thence North 47 degrees 47 minutes 14 seconds East 401.18 feet; thence North 29 degrees 32 minutes 35 seconds East 121.73 feet; thence along a curve having a radius of 50 feet, a chord of North 81 degrees 30 minutes 03 seconds East 78.76 feet and an arc length of 90.68 feet to a point on the southwest right-of-way of Rocky River Road; thence

leaving said right-of-way of Carl Hillis Road and running thence along the southwest right-of-way of Rocky River Road South 46 degrees 32 minutes 29 seconds East 1,963.95 feet to an iron pin; thence leaving said right-of-way run South 17 degrees 54 minutes 55 seconds West 5,532.25 feet to a railroad rail in Hughes' north line; thence along Hughes' North 82 degrees 39 minutes 06 seconds West 6,819.75 feet to a metal post on the northeast right-of-way of State Highway 8 and POINT OF BEGINNING.

Said property is conveyed subject to a 30-foot wide ingress-egress easement extending from the northwest right-of-way of Carl Hillis Road to the east line of Hillis as shown on said survey.

The conveyance above is made expressly subject to all reservations, exclusions, exceptions and encumbrances as set forth in the deed from J.M. Huber Corporation to Southern Pine Plantations of Florida, Inc., in Book 8, page 552, Register's Office, Van Buren County, Tennessee, including, but not limited to, the permitted encumbrances on Exhibit "B" to the same, all of which reservations, exclusions, exceptions and encumbrances are incorporated herein by reference as if fully copied herein verbatim.

There is assigned and conveyed herein, however, by the Grantor, all rights assigned and conveyed to the Grantor by the J. M. Huber Corporation, at Deed Book 8, page 552, Register's Office, Van Buren County, Tennessee, including all rights assigned and conveyed to grantor by J. M. Huber Corporation as set forth in the "Assignment of Lessor's Rights under Mining Lease," the same being Exhibit "C" to the aforementioned deed, all terms, provisions and exhibits of said deed relevant to said right being incorporated herein by reference as if fully copied herein verbatim, but notwithstanding any provision herein to the contrary, the rights contemplated above are assigned and conveyed by the Grantor herein only to the extent that the Mining Lease referenced above affects the real property conveyed by this instrument.

ALSO INCLUDED HEREIN BUT EXPRESSLY EXCLUDED IS THE FOLLOWING PROPERTY:

1. An out conveyance of 135.71 acres to Walter L. Hills, et ux., in Book 10, page 435 and Book 10, page 571. Register's Office of Van Buren County, TN.
2. An out conveyance of 40 acres to Kendall Morgan in Book 10, page 439, Register's Office of Van Buren County, TN; and
3. An out conveyance of 431.92 acres to Christopher L. Mason in Book 14, page 147, Register's Office of Van Buren County, Tennessee.

Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in

the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A. This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

Note:

Continued on back page

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By

President

Attest

Secretary

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.
You may review a copy of the arbitration rules at: <http://www.alta.org/>.