OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Form 548 (9/73)
Commitment, Schedule A
Rev. 1/10/89

SCHEDULE A

1. Effective Date: May 25, 2017 8:00 a.m. Commitment No. OR400 Premium: $TBD

2. Policy or Policies to be issued: Amount

   (a) ALTA Owner's Policy $TBD

   Proposed Insured: To Be Determined

   (b) ALTA Loan Policy

   Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is Fee in Surface, and title to said estate, or interest is at the effective date hereof vested in: Coastal Forest Resources Company by virtue of a Confirmatory Deed from Coastal Forest Resources Company, as successor of Coastal Lumber Company, Inc., a Virginia corporation, dated April 27, 2015, and of record in the Office of the Clerk of the County Commission of Wetzel County, West Virginia in Deed Book 444, at Page 105.

4. The land referred to in this Commitment is situate on an unnamed tributary of the Ohio River adjoining the town of Paden City, and on West Virginia Secondary Routes 1/8 and ¼, in Lincoln District, Tyler County and partly in Magnolia District, Wetzel County, West Virginia, and being more particularly described as follows:

   Beginning at a ½''rebar found, a corner to the City of Paden City's 19.25 acres and Lot 34 of the Town of Paden City, from which a gas well head bears S 34° 53' 40'' W at 158.35', thence leaving said Lot 34 and with said 19.25 acres for a line

S 28° 23′ 10″ E 869.06′ to a 1″x 30″ rebar with a 2-1/2″ aluminum cap (1″rebar hereafter) set for a stake called for, a corner to Sammy Billiter's 9 acres, from which a 6″ x 2″ x 4″ set stone found, a corner to said 9 acres, bears N 42° 00′ 40″ E at 729.19′, thence leaving said 19.25 acres and with said 9 acres for two lines

S 25° 19′ 20″ W 140.99′ to a 1″ rebar set for a stake called for, thence

S 22° 41′ 10″ E 264.02′ to a 1″ rebar for a stone called for, set on a line of Lonnie Billiter's 65 acres, thence leaving said 9 acres and with said 65 acres, Lloyd and Lottie Cross's 50 acres and Carl Nolan's 95.4 acres for part of a line, and with Floyd Bungard's 107 acres for its remainder

S 55° 52′ 40″ W at 2494.36′ passing a 1″ rebar set on line of the northern right-of-way limits of West Virginia Secondary Route No. ¼, 15′ from centerline, in all 3066.96′ to a point on the southwestern side of West Virginia Secondary Route No. 1/8, a corner to said 107 acres, thence with said 107 acres for a line

N 74° 07′ 20″ W 164.65′ to a point, a corner to Ruth and Howard Dunn's 78-1/3 acres, thence leaving said 95.4 acres and with said 78-1/3 acres for seven lines

S 88° 45′ 30″ W 159.78′ to a point of curvature of a curve concave to the northeast, having a radius of 529.30′, a chord bearing N 77° 20′ 40″ W and a chord length of 256.81′, thence along said curve

259.40′ to a point, thence

N 63° 18′ 20″ W 185.12′ to a point of curvature of a curve concave to the northeast, having a radius of 494.45′, a chord bearing of N 55° 50′ 10″ W and chord length of 128.52′, thence along said curve

128.89′ to a point, thence

N 48° 22′ 10″ W 271.89′ to a point of curvature of a curve concave to the east, having a radius of 174.11′, a chord bearing of N 17° 04′ 30″ W and a chord length of 180.88′, thence along said curve

190.19′ to a point, a corner to a 49.97 acre tract of land now or formerly owned by Ronald Hassig and also Charles Hayes′ 3.8 acres, thence leaving said limits, said 78-1/3 acres and said Hassig, and with said 3.8 acres for part of a line and with Charles Hayes′ 3.62 acres for its remainder

N 65° 38′ 50′′ E at 41.78′ passing a 1′′ rebar set on the southeastern right-of-way limits of said Route 1/8, 15′ from centerline, and at 855.10′ passing a 1′′ rebar set for a stone called for, a corner to said 3.8 acres and said 3.62 acres, in all 1226.17′ to a 1′′ rebar set for a stake by a locust called for, a corner to B.F. Belford Estate′s 3.62 acres, thence leaving said 3.8 acres and with said 3 acres for two lines

S 16° 52′ 20′′ E at 69′ crossing an unnamed drain and at 158.2′ crossing another unnamed drain, in all 197.67′ to a 1′ x 2′ x 4′′ cone-shaped rock with a drill hole in its top in a small drain found for a stone called for, thence

N 73° 02′ 40′′ E 392.74′ to a lead plug set in a small 6′ x 3′ rock ledge on the south side of a small road or path, a corner to G.P. and Patti Casteel′s 1 acre tract, thence leaving said 3 acres and with said 1 are for a line

N 60° 15′ 50′′ E 591.55′ to a 1′′ rebar set, a corner to Lloyd Lewis Sr.′s 1.35 acre, thence leaving said 1 acre and with said 1.35 acres for part of a line and with Lloyd Lewis Sr.′s 2 acres for its remainder

N 38° 25′ 30′′ E at 498.30′ passing a 1′′ x 5′ high iron pipe, in all 571.65′ to a 1′′ rebar set in a line of Lloyd Lewis Sr.′s 2-1/2 acres and with said 2-1/2 acres for five lines

S 47° 53′ 10′′ E 211.09′ to a 1′′ rebar set, thence

N 21° 45′ 10′′ E 515.62′ to a 1′′ rebar set within the limits of a 100′ Allegheny Power Right-of-Way, thence

N 47° 52′ 50′′ W at 225.82′ passing a 1′′ rebar set, in all 243.83′ to a point in the centerline of an access road, thence with said centerline for two lines

S 09° 58′ 50′′ W 76.48′ to a point, thence

S 19° 28′ 50′′ W 54.57′ to point, a corner to Mary Lewis′ 2.34 acres, thence leaving said 2-1/2 acres and with said 2.34 acres for a line

N 11° 50′ 20′′ W at 44.98′ passing a 1′′ rebar set on line, in all 230.09′ to a 1′′ rebar set on the Paden City Corporation Limits and on the west side of an undeveloped alley, thence leaving said 2.34 acres and with said corporation limits for five lines

N 54° 39′ 40′′ E at 25.20′ passing a roofbolt found, a corner to Lot 34 of the Town of Paden City, in all 190.66′ to a 1′′ rebar set, a corner to Lot 34, thence leaving said Lot 34 and with Allegheny Power Company's 0.287 acres for three lines

S 27° 58′ 30″ E 75.00′ to a 1″ rebar set, thence

N 62° 01′ 30″ E 148.00′ to a 1″ rebar set, thence

N 27° 58′ 30″ W 94.12′ to a 1″ rebar set, thence leaving said 0.287 acres and with said Town of Paden City

N 54° 39′ 40″ E at 165.73′ passing a ½″ ID iron pipe, at 316.89′ passing another ½″ ID iron pipe, in all 486.11′ to the Point of Beginning, containing 70.91 acres, excepting therefrom 1.46 acres within the right-of-way limits of West Virginia Secondary Route Nos. 1/8 and 1/4, leaving a net area of 69.45 acres, as surveyed by Allegheny Surveys, Inc., of Weston, West Virginia, from November 2003 through April 2004, and also in the Summer of 2007, and shown on a plat entitled "Plat of Survey For Coastal Timberlands Company" of record in the Office of the Clerk of the County Commission of Tyler County, West Virginia in Plat Book 566, at Page 580, and in the Office of the Clerk of the County Commission of Wetzel County, West Virginia in Plat Book 6, at Page 73.

THERE IS EXCEPTED AND RESERVED from the above-described 69.45 acres, a tract of land situate on an unnamed tributary of the Ohio River and on West Virginia Secondary Route Nos. 1/8 and 1/4 in Lincoln District, Tyler County, West Virginia, and being more particularly described as follows:

Beginning at a point, a corner to Floyd Bungard's 107 acres, from which a point on the centerline of a ridge and West Virginia Secondary Route No. 1/4, a corner to Lot 1 of Diagram D of the Partition of the John D. Ankrom Estate, bears S 59° 34′ 20′′ W at 1610.56′, thence with said 107 acres for a line

N 74° 07′ 20′′ W 164.63′ to a point, a corner to Ruth and Howard Dunn's 78-1/3 acres, thence leaving said 107 acres and with said 78-1/3 acres for a line

S 88° 45′ 30″ W 80.40′ to a point on the southwestern side of West Virginia Secondary Route No. 1/8, a new division corner to Coastal Timberlands Company's 70.91 acres of which this tract is a part, thence crossing said Route No. 1/8 and through said 70.91 acres for eleven lines

N 06° 46′ 30″ E 43.16′ to a point in the southeastern right-of-way limits of West Virginia Secondary Route No. 1/8, a new division corner to said 70.29 acres, thence through said 70.29 acres and with said limits for ten new division lines

N 23° 40′ 20″ E 19.67′ to a point, thence

N 41° 50′ 10″ E 14.25′ to a point, thence

N 50° 27′ 30″ E 22.49′ to a point, thence

N 64° 41′ 00″ E 27.42′ to a point, thence

N 74° 54′ 10″ E 76.28′ to a point, thence

N 85° 33′ 10″ E 147.35′ to a point, thence

N 79° 08′ 20″ E 190.35′ to a point, thence

N 69° 23′ 10″ E 103.89′ to a point, thence

N 65° 38′ 40″ E 69.64′ to a point, thence

N 72° 43′ 40″ E 17.89′ to a point on a line of said 107 acres, thence leaving said limits and with said 107 acres for a line

S 55° 52′ 40″ W 496.66′ to the Point of Beginning, containing 1.32 acres, as surveyed on the magnetic meridian by Allegheny Surveys, Inc., of West Virginia in July, 2007.

BUSCH, ZURBUCH & THOMPSON, PLLC

By: Jennifer L. Morgan
Authorized Signatory

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Valid Only if Schedule B and Cover are Attached

Form 548 (9/73)
Commitment, Schedule B-1

SCHEDULE B-Section 1 No. OR400

Requirements

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

Item (c) Payment for all premiums, fees, and charges for title insurance.

Item (d) Proper execution and delivery of Owner's Affidavit. (Attached)

Item (e) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. Proper execution and recordation of a General Warranty deed from Coastal Forest Resources Company to To Be Determined, for subject real estate.

2. Review by Busch, Zurbuch & Thompson, PLLC, of the above-proposed deed.

NOTE: The Company must be provided certified Corporate Resolutions, Partnership Agreements, By-laws, and any amendments thereto and a current certified original Certificate of Good Standing from the West Virginia Secretary of State authorizing the sale and execution and delivery of this deed.

NOTE: The Company reserves the right to make additional requirements and/or exceptions as further details of this transaction are revealed.

Form 548 (9/73)
Commitment, Schedule B-2

SCHEDULE B-Section 2 No. OR400

Exceptions

The policy or policies to be issued will contain exceptions to the following 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 of record for value the estate or interest or mortgage thereon covered by this commitment

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

3. Any encroachment, encumbrance, violation, 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 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 by 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. All assessments and taxes for tax year 2017 and all subsequent years. Real estate taxes for tax year 2017 constitute a lien, but ARE NOT YET DUE OR PAYABLE.

   The property is assessed on the Land Books of Wetzel County, West Virginia, in Magnolia District, for tax year 2016, as follows:

''Ticket No. 28102; Coastal Forest Resources Co.; Tax Map 15, Parcel 12; 39.42 Ac O R Hill; Value of Minerals- $3,550.'' Taxes are $40.52 per half year.

8. This commitment does not reflect the status of minerals underlying subject real estate. The surface may be subject to rights of mineral owners.

9. Past due and unpaid utilities.

10. Oil, gas, coal and other mineral interests, together with the rights appurtenant thereto, whether created by deed, lease, grant, reservation, severance, sufferance or exception.

11. Roads, ways, streams or easements, if any, not shown of record, riparian rights and the title to any filled-in lands.

12. Accuracy of area content is hereby not insured.

13. Easement to Mountain State Telephone Company dated October 16, 1981, and of record in Miscellaneous Book 52, at Page 90.

14. Right of way for pipelines, meters, etc. to Hope Natural Gas Company dated December 19, 1939, and of record in Miscellaneous Book 14, at Page 421.

15. Right of way for pipelines, meters, etc. to Hope Natural Gas Company dated January 2, 1919, and of record in Miscellaneous Book 6, at Page 296.

16. Right of way for pipelines, meters, etc. to Hope Natural Gas Company dated December 30, 1925, and of record in Miscellaneous Book 10A, at Page 81.

17. Affidavit dated February 19, 1986, executed by Richard H. Evans, of record in Miscellaneous Book 55, at Page 389, for the purpose of determining the appropriate assessment of real estate on the Lands Books of Tyler and Wetzel Counties.

18. Right of way to Friendly Public Service District dated March 17, 1997, of record in Right of Way Book 74, at Page 251.

Exceptions numbered None are hereby omitted.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

OLD REPUBLIC
National Title Insurance Company

OWNERS AFFIDAVIT
RESIDENTIAL PROPERTY

(to Induce Sale and/or Loan on Premises and Title Insurance Coverage)

STATE OF _____,

COUNTY OF _____, to-wit:

The undersigned owners being first duly sworn on oath, deposes and *says*, that they are the owners of property known as:

69.45 acres, LESS 1.32 acres, situate in Lincoln District, Tyler County, and partly in Magnolia District, Wetzel County, West Virginia

MECHANICS LIEN	That no time within 120 days of the date hereof has any work, services, or labor been done, or any fixtures, apparatus or material been furnished, in connection with, or to, the said premises, except such material, fixtures, work, apparatus, labor or services as have been fully and completely paid for; that there is no claim or indebtedness to anyone for any labor, fixtures, apparatus, material services, or work done to, upon, or in connection with, the said premises; that there is no claim or indebtedness; that there is no mechanics lien claim against said premises, whether of record or otherwise;
CONTRACTS & CONVEYANCE	That no agreement or contract for conveyance, or deed, conveyance, written lease, or writing whatsoever, is in existence, adversely affecting the title to said premises, except that in connection with which this affidavit is given;
POSSESSION	That there are no parties in possession of said premises other than the undersigned;
MARITAL STATUS	That the undersigned are single/married (if married spouse must join herein);
JUDGMENTS	That there are no judgments affecting the premises;
BANKRUPTCY	That protection under applicable Bankruptcy laws has not been applied for by the undersigned or any party in interest in the property.
TAXES & ASSESSMENTS	That there are no unpaid or delinquent real estate taxes or assessments against said premises;
WATER & SEWER	That there are no unpaid or delinquent water or sewer service charges against said premises;

OLD REPUBLIC
National Title Insurance Company

This affidavit is made to induce the Purchase of and/or a Loan secured by premises described herein and insurance of the Lien thereof.

COASTAL FOREST RESOURCES COMPANY

By _____

Its _____

Subscribed and sworn to before me a notary public in and for the County and State aforesaid this _____ day of _____, 20_17_.

My Commission expires: _____

_____
Notary Public