

**SCHEDULE A**  
**ALTA COMMITMENT**

1. Commitment Date: January 13, 2023 at 08:00 AM
2. Policy to be issued:
  - (a) INFORMATIONAL REPORT  
Proposed Insured: NA  
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE.
4. The Title is, at the Commitment Date, vested in:  
  
Bowling Green, LLC(Tract I) and North Fork Property Co., LLC(Tract II)
5. The Land is described as follows:  
  
SEE EXHIBIT A ATTACHED HERETO

*This page is only part of a 2016 ALTA Commitment for Title Insurance. 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.*

## **SCHEDULE B-I ALTA COMMITMENT**

### **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 2021 and 2022 Real Estate Taxes
6. Notice: Due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

For informational purposes only, we submit the following tax information. We assume no liability for the correctness of same.

Tax locator #14-04-20-000-000-004.010(Bowling Green, LLC-Tract I)  
2023 Assessed Value: \$1,950.00  
2022 County Tax: \$101.48 & 2021 County Tax: \$100.81- NOW DUE  
Situs: 93.1 acres, Highway 54, Bowling Green, MO 63334

For informational purposes only, we submit the following tax information. We assume no liability for the correctness of same.

Tax locator #14-04-20-000-000-004.000(North Fork Property Co, LLC-Tract II)  
2023 Assessed Value: \$1,030.00  
2022 County Tax: \$53.61 & 2021 County Tax: \$53.26- NOW DUE  
Situs: 30 acres, Highway 54, Bowling Green, MO 63334

NOTE: This is NOT a commitment to insure and has been issued as a report to the status of title only, and as such should not be relied upon for a Real Estate Transaction. No insurance is provided by this Commitment, nor is the Company liable for errors or omissions in this report.

If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company, and this Company will then issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may then be necessary.

Consequences of any allegation or determination that the transfer to the insured is a preference, fraudulent transfer or otherwise avoidable, under bankruptcy or insolvency laws. (Note: No search has been made in the Federal Courts or Bankruptcy Courts for pending bankruptcy proceedings.)

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## **SCHEDULE B-II ALTA COMMITMENT**

### **Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions 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.

### **Standard Exceptions**

2.
  - (a) Rights or claims of parties in possession not shown by the public records.
  - (b) Easements, or claims of easements, not shown by the public records.
  - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
  - (d) 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.
  - (e) General taxes for the year 2021 and thereafter, now due and payable.

### **Special Exceptions**

TRACT I: BOWLING GREEN LLC

3. Right of Way easement to Missouri Edison Company recorded in Book 198 Page 68, Pike County Deed Records.
4. Tree trimming permit to Missouri Edison Company recorded in Book 316 Page 1533, Pike County Deed Records.
5. Easement to Public Water Supply District #1 of Pike County, Missouri recorded in Book 318 Page 9421, Pike County Deed Records.
6. Easement to Clarence Cannon Wholesale Water Commission of Northeast Missouri, recorded in Book 330 Page 3577, Pike County Deed Records.
7. 50' roadway easement for the benefit of 58.7 acre tract as shown on Boundary Survey #2020-006251-1 and 2020-006251-2 performed by Jason D. Janes, Professional Land Surveyor #2004017826-Missouri during September 2020.
8. 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.

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## SCHEDULE B-II

(Continued)

### TRACT II: NORTH FORK PROPERTY CO, LLC

9. Right of Way easement to Missouri Edison Company recorded in Book 198 Page 68, Pike County Deed Records.
10. Tree trimming permit to Missouri Edison Company recorded in Book 316 Page 1533, Pike County Deed Records.
11. Easement to Public Water Supply District #1 of Pike County, Missouri recorded in Book 318 Page 9421, Pike County Deed Records.
12. Easement to Clarence Cannon Wholesale Water Commission of Northeast Missouri, recorded in Book 330 Page 3577, Pike County Deed Records.
13. 50' roadway easement as shown on Boundary Survey #2020-006251-1 and 2020-006251-2 performed by Jason D. Janes, Professional Land Surveyor #2004017826-Missouri during September 2020. (30 acre tract)
14. 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.

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**EXHIBIT A**  
**ALTA COMMITMENT**

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

**TRACT I: BOWLING GREEN, LLC**

A TRACT OF LAND LYING IN THE WEST HALF OF SECTION 20, TOWNSHIP 53 NORTH, RANGE 3 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A FOUND STONE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 03 DEGREES, 08 MINUTES AND 49 SECONDS EAST 1322.56 FEET TO A 5/8" IRON PIN ON THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE NORTH 89 DEGREES, 37 MINUTES AND 42 SECONDS WEST ALONG SAID EAST-WEST CENTERLINE 91.32 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES, 48 MINUTES AND 44 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF 1636.43 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 33 MINUTES AND 34 SECONDS WEST LEAVING SAID EAST LINE AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF U.S. ROUTE #54 A DISTANCE OF 1352.35 FEET TO A 5/8" IRON PIN ON THE WEST LINE OF SAID SECTION; THENCE NORTH 01 DEGREE, 10 MINUTES AND 50 SECONDS EAST ALONG SAID WEST LINE 2995.20 FEET TO A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 87 DEGREES, 54 MINUTES AND 21 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 1333.39 FEET TO THE POINT OF BEGINNING, CONTAINING 93.1 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO AND HAVING THE RIGHT-OF-USE OF A 50.00 FEET WIDE ROADWAY EASEMENT LYING 50.00 FEET WEST AND NORTH OF AND COINCIDENT WITH THE FOLLOWING DESCRIBED LINE TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES, 48 MINUTES AND 44 SECONDS EAST 41.91 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE NORTH 00 DEGREES, 48 MINUTES AND 44 SECONDS EAST 1598.25 FEET; THENCE NORTH 08 DEGREES, 06 MINUTES AND 37 SECONDS WEST 124.57 FEET; THENCE NORTH 20 DEGREES, 38 MINUTES AND 02 SECONDS WEST 90.41 FEET; THENCE NORTH 18 DEGREES, 09 MINUTES AND 39 SECONDS WEST 31.89 FEET; THENCE NORTH 03 DEGREES, 14 MINUTES AND 00 SECONDS EAST 67.16 FEET; THENCE NORTH 11 DEGREES, 17 MINUTES AND 11 SECONDS EAST 329.55 FEET; THENCE NORTH 00 DEGREES, 48 MINUTES AND 44 SECONDS EAST 374.07 FEET, THENCE SOUTH 89 DEGREES, 37 MINUTES AND 42 SECONDS EAST 91.32 FEET TO THE POINT OF TERMINATION OF SAID LINE. ALSO, WITH THE ABOVE DESCRIBED BEING SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2020-006251-1 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2020.

ALSO:

**TRACT II: NORTH FORK PROPERTY CO., LLC**

A TRACT OF LAND LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 53 NORTH, RANGE 3 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 01 DEGREE, 10 MINUTES AND 50 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 39.48 FEET TO A FOUND CONCRETE MONUMENT ON THE NORTH RIGHT-OF-WAY OF U.S. ROUTE #54 MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH CONTINUE NORTH 01 DEGREE, 10 MINUTES AND 50 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID SECTION 964.51 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 33 MINUTES AND 34 SECONDS EAST LEAVING SAID WEST LINE AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF U.S. ROUTE #54 A DISTANCE OF 1352.35 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES, 48 MINUTES AND 44 SECONDS WEST 964.45 FEET TO A FOUND IRON PIPE ON SAID RIGHT-OF-WAY; THENCE NORTH 89 DEGREES, 33 MINUTES AND 34 SECONDS WEST LEAVING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY 1358.55 FEET TO THE POINT OF BEGINNING, CONTAINING 30.0 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO A 50.00 FEET WIDE ROADWAY EASEMENT LYING 50.00 FEET WEST OF AND COINCIDENT WITH THE FOLLOWING DESCRIBED LINE TO-WIT: BEGINNING

**EXHIBIT A**

(Continued)

AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 00 DEGREES, 48 MINUTES AND 44 SECONDS EAST 964.45 FEET TO THE POINT OF TERMINATION OF SAID LINE. ALSO, WITH THE ABOVE DESCRIBED BEING SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2020-006251-2 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2020.

# **Pike County Title Company - Privacy Policy**

## ***We Are Committed to Safeguarding Customer Information***

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

## ***Applicability***

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

## ***Types of Information***

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- \* Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- \* Information about your transactions with us, our affiliated companies, or others; and
- \* Information we receive from a consumer-reporting agency.

## ***Use of Information***

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

## ***Former Customers***

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

## ***Confidentiality and Security***

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.