

SCHEDULE A
ALTA COMMITMENT

1. Commitment Date: July 17, 2023 at 08:00 AM

2. Policy to be issued:

(a) ALTA Owners Policy (06/17/06)

Proposed Insured: TO BE DETERMINED

Proposed Policy Amount: TBD

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:

BMF2 Properties, LLC, a Missouri limited liability company

5. The Land is described as follows:

A TRACT OF LAND BEING A PART OF A TRACT OF LAND DESCRIBED IN DEED BOOK 333, AT PAGE 8733 OF THE PIKE COUNTY RECORDS, AND ALSO BEING A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 54 NORTH, RANGE 3 WEST, PIKE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, THENCE S89°45'43"W, 365.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, S89°45'43"W, A DISTANCE OF 92.39 FEET TO THE CENTERLINE OF COUNTY ROAD #132; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: THENCE N87°37'45"W, 133.26 FEET; THENCE N79°45'57"W, 153.24 FEET; THENCE N73°32'05"W, 403.55 FEET, TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 333 AT PAGE 5832 OF THE PIKE COUNTY RECORDS; THENCE ALONG THE LINES OF LAST SAID TRACT THE FOLLOWING COURSES: THENCE N03°41'49"E, 725.32 FEET, TO THE CENTERLINE OF THE CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: THENCE N69°16'53"W, 104.48 FEET; THENCE N45°41'35"W, 55.77 FEET; THENCE N40°13'06"E, 66.10 FEET; THENCE N03°14'32"W, 39.62 FEET; THENCE N61°48'18"W, 29.23 FEET; THENCE N86°21'11"W, 35.17 FEET; THENCE N60°50'12"W, 65.41 FEET, TO THE WEST LINE OF SECTION 34; THENCE LEAVING THE LINES OF LAST SAID TRACT ALONG SAID WEST LINE, N00°38'44"E, 896.67 FEET, TO AN IRON PIN AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 332 AT PAGE 8652 OF THE PIKE COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF LAST SAID TRACT, S89°40'26"E, 401.24 FEET, TO AN IRON PIN; THENCE LEAVING SAID SOUTH LINE, S00°19'34"W, 896.30 FEET, TO AN IRON PIN; THENCE S02°57'06"E, 271.75 FEET, TO AN IRON PIN; THENCE S49°41'56"E, 619.98 FEET, TO AN IRON PIN; THENCE S05°23'15"E, 411.88 FEET, TO THE POINT OF BEGINNING. CONTAINING 20.40 ACRES, MORE OR LESS.

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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. 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.
6. Pursuant to §381.412 RSMo., effective August 28, 1996, real estate settlement funds must be in the form of a cashier's check, certified check, teller's check or wire transfer. If this company is preparing a HUD1 Settlement Statement in connection with this commitment, we must receive figures at least 24 hours in advance of closing.
7. Execute and return to this Company the Affidavit by Owner. If any problems are disclosed by said Affidavit or it is not properly executed, this Company reserves the right to make additional requirements and/or exceptions.
8. With respect to BMF2 Properties, LLC, the Company must be furnished for our examination the following:
 1. Articles of Organization;
 2. Certificate executed by the Secretary of State evidencing that the LLC is now in good standing in the State;
 3. Duly executed copy of the Operating Agreement of the LLC and any amendments thereto; and
 4. Current membership roster.Unless the deed is executed by all members or Manager, we must also be furnished evidence satisfactory to the Company that all necessary consents, authorizations, resolutions, notices and actions relating to the the purchase or sale and the execution and delivery of the deed as required under applicable law and the governing documents have been conducted, given or properly waived..
After our examination of the above-mentioned documents, we reserve the right to make additional requirements.

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

Tax locator #06-08-34-000-000-003.000

2022 Assessed Value: \$1,720.00

2022 County Tax: \$59.31 - PAID

Situs: 56.28 ac at 13248 Pike 132, Bowling Green, MO

NOTE: Taxes will not be prorated in the contemplated transaction. This tract will not be split off in the assessor's records until tax year 2024.

No search or information regarding bankruptcy proceedings, notices, judgments, orders or discharges of

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any person or entity has been made. Accordingly, no representation, commitment, opinion or insurance is made regarding the effects, if any, of any such bankruptcy documents on the real property described herein.

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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 2023 and thereafter: None now due and payable.

Special Exceptions

3. Minerals of whatsoever kind, both subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under or that may be produced from the Land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Title to and easements in that portion of the Land within Pike 132 or its right of way.
5. Right of Way easement to Panhandle Eastern Pipeline Company recorded in Book 210 Page 55 and Book 272 Page 580, Pike County Deed Records.
6. Easement to Public Water Supply District #1 of Pike County, Missouri recorded in Book 318 Page 8444, Pike County Deed Records.
7. Easement to Public Water Supply District #1 of Pike County, Missouri recorded in Book 318 Page 8681, Pike County Deed Records.
8. Easement to Rockies Express Pipeline, LLC recorded in Book 329 Page 3381, Pike County Deed Records.

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SCHEDULE B-II

(Continued)

9. Boundary Survey performed by Donald B. Mayhew, P.L.S. #2389-Missouri as File 23-4296 of Allied Engineering Services, LLC, and recorded as Plat 7-942, Pike County Deed Records.
10. 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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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.

 OLD REPUBLIC TITLE		
FACTS		WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information		Does Old Republic Title Share?
For our everyday business purposes - such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus		Yes
For our marketing purposes - to offer our products and services to you		No
For joint marketing with other financial companies		No
For our affiliates' everyday business purposes - information about your transactions and experiences		Yes
For our affiliates' everyday business purposes - information about your creditworthiness		No
For our affiliates to market to you		No
For non-affiliates to market to you		No
		Can you limit this sharing?
		No
		We don't share
		We don't share
		No
		We don't share
		We don't share
		We don't share
Go to www.oldrepublic.com (Contact Us)		

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy .
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law..
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company.</i>
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. <ul style="list-style-type: none"> • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. <ul style="list-style-type: none"> • <i>Old Republic Title doesn't jointly market.</i>

Affiliates Who May be Delivering This Notice				
American First Title and Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company	Old Republic Branch Information Services, Inc.
Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana
Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract and Settlement , LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		