



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY

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 EXTRACTIONAL 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, STEWART TITLE GUARANTY, a Texas 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 six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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File No.: LO-33855-25

010-UN ALTA Commitment for Title Insurance Without Arbitration (07-01-2021)





Karon Watts
Integrity Title Solutions, LLC
3535 Osage Beach Parkway, Suite 304
Osage Beach, MO 65065

*For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a specific designation of a Proposed Insured, and has revised this commitment identifying that Proposed Insured by name. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.



Frederick H. Eppinger
President and CEO



David Hisey
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 countersignature 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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010-UN ALTA Commitment for Title Insurance Without Arbitration (07-01-2021)



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 (INTENTIONALLY DELETED)

STEWART TITLE GUARANTY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty, P.O. Box 2029, Houston, TX 77252.

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010-UN ALTA Commitment for Title Insurance Without Arbitration (07-01-2021)



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Integrity Title Solutions, LLC
Issuing Office: 3535 Osage Beach Parkway, Suite 304, Osage Beach, MO 65065
Issuing Office's ALTA® Registry ID: 1125503
Loan ID No.:
Commitment No.: LO-33855-25
Issuing Office File No.: LO-33855-25
Property Address: Broads Branch Road, Macks Creek, MO 65786

1. **Commitment Date:** January 21, 2025 at 08:01 AM

2. **Policy to be issued:**

Proposed Amount of Insurance:

- a. ALTA Owners Policy (07/01/21)
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A, Item 4*
The estate or interest to be insured: Fee Simple
TBD
- b. ALTA Loan Policy (07/01/21)
Proposed Insured: Lender with contractual obligations under a loan agreement with the Proposed Insured identified at Schedule A, Item 2(a)*, its successors and/or assigns as their respective interests may appear.
The estate or interest to be insured: Fee Simple
TBD

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:**

Rural Acres Group LLC, a Texas Limited Liability Company

5. **The Land is described as follows:**

SEE EXHIBIT A ATTACHED HERETO

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File No.: LO-33855-25

010-UN ALTA Commitment for Title Insurance Without Arbitration Schedule A (07-01-2021)



SCHEDULE A

(Continued)

STEWART TITLE GUARANTY



Karon Watts
Integrity Title Solutions, LLC
3535 Osage Beach Parkway, Suite 304
Osage Beach, MO 65065

*For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a specific designation of a Proposed Insured, and has revised this commitment identifying that Proposed Insured by name. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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010-UN ALTA Commitment for Title Insurance Without Arbitration Schedule A (07-01-2021)



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY

Requirements

File No.: LO-33855-25

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 Deed of Trust to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records
 - a. General Warranty Deed from Rural Acres Group LLC, a Texas Limited Liability Company to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A, Item 4*.
 - b. Deed of Trust from Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A, Item 4* to Trustee(s) for Lender with contractual obligations under a loan agreement with the Proposed Insured identified at Schedule A, Item 2(a)*, securing the principal amount of \$0.00.
5. Execution of Affidavit by Rural Acres Group LLC, to verify there are no outstanding Deeds of Trust on the property insured herein to be executed and delivered to Company prior to closing.
6. Furnish for examination an authentic copy of the operating agreement, and of any amendments thereto, of Rural Acres Group LLC, a Texas Limited Liability Company.
7. In the event that the Limited Liability Company has been in existence for more than one year, the Company must be provided a Certificate of Good Standing from the Secretary of State.
8. Any instrument to be executed by the limited liability company must:
 - a. be executed in the limited liability company's name; Rural Acres Group LLC
 - b. and be signed by all the members if management has been retained by the members, or by such managers or other persons as provided in the operating agreement, if said document creates a lower approval threshold.

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File No.: LO-33855-25

010-UN ALTA Commitment for Title Insurance Without Arbitration Schedule BI (07-01-2021)



SCHEDULE B PART I

(Continued)

9. The certificate of authority of Rural Acres Group LLC, a Texas limited liability company to do business in Missouri issued by the Secretary of State should be produced, and in default thereof, our Owner Policy will contain the following exception:
Consequences, if any, which may result because of the failure of the party in title to the estate or interest in the land described in Schedule A to comply with the applicable "doing business" laws of the State of Missouri.
10. Furnish to the Company prior to closing evidence authorizing the sale or other transfer of interest in the subject real property and evidence establishing the person or persons empowered to execute the documents necessary to effect the sale or other transfer of interest in the subject real property.
11. Execution of Owner's Title Affidavit in a form satisfactory to the Company.
12. Execution of Survey Affidavit in lieu of survey in a form satisfactory to the Company.
13. Payment in full at closing of all taxes, charges, assessments, levied, assessed and currently due against the subject premises.
14. If any portion of the proceeds of the Deed of Trust to be insured hereunder are to be used for new construction, rehab construction, or renovation on the property described on Schedule A of this Commitment the Company must be notified and hereby reserves the right to add additional requirements and exceptions to this Commitment.
15. NOTE: Closings wherein this Company will be acting as Settlement and Disbursing Agent, will require that funds be placed on deposit with us in the form of either a Cashier's Check or Wired Funds prior to disbursement.

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010-UN ALTA Commitment for Title Insurance Without Arbitration Schedule BI (07-01-2021)



SCHEDULE B PART I

(Continued)

16. Instruments recorded in connection with this file are to be recorded in Camden County, Missouri. Effective September 1, 2003, Recording fees as follows:

REAL ESTATE: \$24.00 FOR THE FIRST PAGE AND \$3.00 FOR EACH ADDITIONAL PAGE

UCC FILING FEES: \$24.00 FOR THE FIRST PAGE AND \$3.00 FOR EACH ADDITIONAL PAGE

a. Documents which do not comply with the new recording statutes may be recorded for an additional \$25.00 charge.

b. If a document assigns or releases more than one instrument, an additional charge of \$5.00 will be assessed for each such document listed.

c. BE AWARE THAT, if it is necessary for this Company to attach a cover sheet to a document in order to conform that document to recording requirements, the Recorder will assess an additional \$3.00 recording charge for that cover sheet.

17. Real Property Information: The following information is provided as a courtesy to assist persons using this commitment. As such, this information is not warranted for use by third party users of this commitment for the purpose of determining real estate taxes due and owing at closing.

Tax ID: 17 5.0 16.0 000.0 000 001.000 (Tract 1 - Parent Parcel)
2024 County Real Property Taxes in the amount of \$333.58 were paid.

Tax ID: 17 5.0 16.0 000.0 000 001.001 (Tract 2)
2024 County Real Property Taxes in the amount of \$67.12 were paid.

New Tax ID for 2025: 17 5.0 16.0 000.0 000 001.002 (Tract 1)

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY

Exceptions

File No.: LO-33855-25

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. Standard Exceptions:
 - 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. Any encroachments, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete land survey of the Land.
 - 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. Taxes or special assessments which are not shown as existing liens by the Public Records.

Special Exceptions:

3. Taxes 2025 and subsequent years.
4. Consequences, if any, of the failure of the county assessor to assess real property taxes against improvements located on the insured real estate.
5. Subject to Rights and Easements, if any, for the Right-of-Way known as "Broads Branch Road".
6. Subject to the Rules and Regulations of "Camden County Subdivision Regulations" filed of record at Book 567, page 243; and "Camden County Master Plan" filed of record at Book 567, page 244; and "Camden County Unified Land-Use Code" filed of record at Book 583, page 829; and "Revocation of Camden County Subdivision Regulations and Camden County Master Plan" filed of record at Book 572, page 534, Camden County Recorder's Office.

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010-UN ALTA Commitment for Title Insurance Without Arbitration Schedule BII (07-01-2021)



SCHEDULE B PART II

(Continued)

7. There has been one conveyance of title in the past Twenty-Four Months.
Rural Acres Group LLC, a Texas Limited Liability Company, acquired title from Norma Sue Rogers and David McConnell, wife and husband, by General Warranty Deed, recorded 12/30/2024, in Book 907, at Page 489, in the land records of Camden County, Missouri.

Norma Sue Rogers, a single person and David McConnell, a single person, acquired title from Bank of Macks Creek, by Corporation Warranty Deed, recorded 07/07/2009, in Book 680, at Page 773, in the land records of Camden County, Missouri.

Norma Sue Rogers, a single person and David McConnell, a single person, acquired title from Norma Sue Rogers, a single person, by Quit Claim Deed, recorded 05/21/2020, in Book 832, at Page 261, in the land records of Camden County, Missouri. (Includes additional land.)

NOTE: Company finds Marriage License recorded for David Paul McConnell and Norma Sue Rogers recorded 07/01/1994, in Book 15, at Page 440, in the land records of Camden County, Missouri.

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010-UN ALTA Commitment for Title Insurance Without Arbitration Schedule BII (07-01-2021)



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT A

ISSUED BY
STEWART TITLE GUARANTY

EXHIBIT A

The Land is described as follows:

TRACT I

A part of a tract of land recorded at Book 832, Page 261, at the Camden County Recorder's Office, as located in part of the East Half of the Northeast Quarter of Section 16, Township 37 North, Range 18 West, in Camden County, Missouri and being more particularly described as follows:

Beginning at an existing ½ inch iron pin marking the East Quarter corner of Section 16, Township 37 North, Range 18 West and running North 87 degrees 51 minutes 32 seconds West (record plat = North 87 degrees 51 minutes 30 seconds West) along and with the South line of the Northeast Quarter of said Section 16 a distance of 1,316.95 feet to an iron pin marking the Southwest corner of the East Half of the said Northeast Quarter; thence departing the said South line North 01 degree 55 minutes 33 seconds East along and with the West line of the said East Half of the Northeast Quarter a distance of 1,075.11 feet to an iron pin; thence continuing along and with the said West line North 01 degree 55 minutes 33 seconds East a distance of 16.36 feet to a point located on the Southerly right-of-way of a 40 feet wide road known as Broads Branch Road; thence departing the said Southerly right-of-way continuing North 01 degree 55 minutes 33 seconds East along and with the said West line a distance of 20.42 feet to an iron pin located in the centerline of said Broads Branch Road; thence departing the said West line along and with the said centerline the following eight (8) bearings and distances: (1) South 76 degrees 29 minutes 05 seconds East a distance of 74.93 feet to an iron pin marking the P.C. of a 22 degree 55 minute 04 second degree curve to the left having a radius of 250.01 feet, (2) thence along and with the said curve in an Easterly direction a distance of 92.65 feet to an iron pin making the P.T. of the said curve, (3) thence departing the said curve North 82 degrees 16 minutes 55 seconds East a distance of 211.06 feet to the P.C. of a 6 degree 49 minute 44 second degree curve to the right having a radius of 839.02 feet, (4) thence along and with the said curve in an Easterly direction a distance of 149.00 feet to the P.T. of the said curve, (5) thence departing the said curve South 87 degrees 32 minutes 36 seconds East a distance of 155.57 feet to the P.C. of a 18 degree 01 minute 00 second degree curve to the right having a radius of 318.02 feet, (6) thence along and with the said curve in a Southeasterly direction a distance of 84.27 feet to an iron pin marking the P.T. of the said curve, (7) thence departing the said curve South 72 degrees 21 minutes 37 seconds East a distance of 155.12 feet to an iron pin and (8) South 84 degrees 23 minutes 58 seconds East a distance of 405.31 feet to an iron pin located on the East line of the said Northeast Quarter of Section 16; thence departing the said centerline South 01 degree 47 minutes 35 seconds West (record plat = South 01 degree 47 minutes 50 seconds West) a distance of 20.00 feet to an existing iron pin located on the said Southerly right-of-way of Broads Branch Road; thence departing the said Southerly right-of-way continuing South 01 degree 47 minutes 35 seconds West along and with the said East line a distance of 1,046.10 feet, returning to the point of beginning.

Subject to the 40 feet wide right-of-way of Broads Branch Road.

The above legal description was prepared by Ricky L. Wilson, License Number 2638.

TRACT II

A part of a tract of land located in part of the West Half of the Northeast Quarter of Section 16, Township 37 North, Range 18 West, Camden County, Missouri and being more particularly described as follows:

Commencing at an existing ½ inch iron pin marking the East Quarter corner of Section 16, Township 37 North, Range 18 West and running North 87 degrees 51 minutes 32 seconds West (record plat = North 87 degrees 51 minutes 30 seconds West) along and with the South line of the Northeast Quarter of said Section 16 a distance of 1,316.95 feet to an iron pin marking the Southeast corner of the West Half of the said Northeast Quarter, for the POINT OF BEGINNING; thence continuing North 87 degrees 51 minutes 32 seconds West along and with the said South line of the Northeast Quarter a distance of 1,316.95 feet to an existing ½ inch iron pin marking the center section corner of said Section 16; thence departing the said South line North 01 degree 57 minutes 10 seconds East along and with the West line of the said Northeast Quarter a distance of 1,365.14 feet to an iron pin

EXHIBIT A

(Continued)

located on the Southerly right-of-way of a 40 feet wide known as Broads Branch Road; thence departing the said Southerly right-of-way continuing North 01 degree 57 minutes 10 seconds East along and with the said West line a distance of 20.09 feet to an iron pin located in the centerline of said Broads Branch Road, located on a 22 degree 43 minute 51 second degree curve to the right having a radius of 252.06 feet; thence departing the said West line along and with the said centerline the following eight (8) bearings and distances: (1) thence along and with the said curve in a Southeasterly direction a distance of 64.31 feet to an iron pin marking the P.T. of the said curve and being the P.C. of a second 11 degree 40 minute 24 second degree curve to the left, said first curve having a chord bearing and distance of South 75 degrees 29 minutes 49 seconds East 64.13 feet, (2) thence departing the said first curve along and with the said second curve in a Southeasterly direction a distance of 109.04 feet to an iron pin marking the P.T. of the said curve, said curve having a chord bearing and distance of South 74 degrees 33 minutes 08 seconds East 108.82 feet, (3) thence departing the said curve South 80 degrees 55 minutes 00 seconds East a distance of 138.12 feet to an iron pin, (4) South 72 degrees 20 minutes 13 seconds East a distance of 108.05 feet to an iron pin, (5) South 79 degrees 32 minutes 54 seconds East a distance of 402.45 feet to an iron pin marking the P.C. of a 3 degree 51 minute 44 second degree curve to the right having a radius of 1,483.53 feet, (6) thence along and with the said curve in a Southeasterly direction a distance of 295.34 feet to an iron pin, (7) thence departing the said curve South 68 degrees 07 minutes 31 seconds East a distance of 97.82 feet to an iron pin and (8) South 76 degrees 29 minutes 05 seconds East a distance of 133.81 feet to an iron pin located on the East line of the said West Half of the Northeast Quarter of Section 16; thence departing the said centerline South 01 degree 55 minutes 33 seconds West along and with the said East line a distance of 20.42 feet to a point located on the said Southerly right-of-way of Broads Branch Road; thence departing the said Southerly right-of-way continuing South 01 degree 55 minutes 33 seconds West along and with the said East line a distance of 16.36 feet to an iron pin; thence continuing South 01 degree 55 minutes 33 seconds West along and with the said East line a distance of 1,075.11 feet, returning to the point of beginning.

Subject to the 40 feet wide right-of-way of Broads Branch Road.

The above legal description was prepared by Ricky L. Wilson, License Number 2638.

NOTE: "TRACT I" and "TRACT II" are for identification purposes only and are not a part of the above legal descriptions.