



Fidelity National Title Insurance Company

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

Issuing Agent: Town & Country Abstract Co. Inc.
 Issuing Office: 541 West Coates, Moberly, Missouri 65270
 Issuing Office's ALTA® Registry ID:
 Loan ID No.:
 Commitment No.: HM&LAS - 15&16
 Issuing Office File No.: HM&LAS - 15&16
 Property Address: County Road #1145, Huntsville, MO 65259
 Revision No.:

SCHEDULE A

1. Commitment Date: October 6, 2025 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Own. Policy 7/01/2021

Proposed Insured: For Informational Purposes Only.
 Proposed Amount of Insurance:
 Premium:
 The estate or interest to be insured: Fee Simple
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: LAS Properties LLC.
5. The Land is described as follows:

SEE EXHIBIT A ATTACHED HERETO

TOWN & COUNTRY ABSTRACT CO. INC.

By: 
 Town & Country Abstract Co. Inc.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B25 Sch. A

ALTA Commitment for Title Insurance (07-01-2021) w-MO Mod

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(HM&LAS - 15&16.PFD/HM&LAS - 15&16/5)



Fidelity National Title Insurance Company

EXHIBIT A

Commitment No.: HM&LAS - 15&16

File No. HM&LAS - 15&16

A tract being part of the Southeast Quarter and part of the Southwest Quarter of Section 16, Township 54 North, Range 15 West, Randolph County, Missouri, being part of the tract described by the deed in Book 246 Page 233 of the Randolph County records and being more particularly described as follows: Starting at the East Quarter corner of said Section 16, thence with the East line of said Section 16 South 00 degrees 56 minutes 15 seconds West 12.30 feet to the point of beginning: Thence from the point of beginning and with the East line of said Section 16 South 00 degrees 56 minutes 15 seconds West 2631.00 feet to the Southeast corner of said Section 16; thence with the South line of said Section 16 North 88 degrees 01 minute 30 seconds West 2669.65 feet to the South Quarter corner of said Section 16; thence with the West line of the Southeast Quarter of said Section 16 North 01 degree 08 minutes 15 seconds East 1333.15 feet; thence leaving said Quarter Section line and with the lines of a tract shown by the Survey in Sleeve 305 B-2 of the Randolph County records North 87 degrees 34 minutes 45 seconds West 257.90 feet; thence North 01 degree 24 minutes 15 seconds East 1272.00 feet; thence leaving the lines of said Survey in Sleeve 305 B-2, thence South 89 degrees 48 minutes 15 seconds East 251.95 feet to a point on the West line of the Southeast Quarter of said Section 16; thence South 88 degrees 18 minutes 00 seconds East 1293.05 feet; thence South 88 degrees 25 minutes 45 seconds East 1367.10 feet to the Point of Beginning.

SCHEDULE B

(Continued)

Commitment No.: HM&LAS - 15&16

File No. HM&LAS - 15&16

SCHEDULE B, PART II - Exceptions

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. 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. Any encumbrance, violation, variation, or adverse circumstance, boundary lines overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.
5. Any lien or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. All assessments and taxes due in 2025 and thereafter.
#06-5.0-16.0-0.0-000-001.001 2024 County taxes \$17.73
#06-5.0-16.0-0.0-000-002.000 2024 County taxes \$221.07
8. Future Advance Deed of Trust executed by HM Sporting Club LLC, a Missouri Limited Liability Company, to Centre Trustee Corp., Trustee for Great Southern Bank, dated February 12, 2021, recorded in Randolph County, Missouri, on February 17, 2021, in Book 926 at page 2686, to secure a note not to exceed \$3,520,000.00; and as assigned to GSB Two, L.L.C, by Assignment of Deed of Trust recorded September 25, 2023, in Book 944 at page 1488.
9. Assignment of Rents between HM Sporting Club LLC and Great Southern Bank, recorded February 17, 2021, in Book 926 at page 2702.
10. Terms and provisions of a Memorandum of Agreement recorded October 28, 1992, in Book 247H at page 261, between Anne W. Elsberry, Richard D. Westlake, Boatmen's Trust Company as Trustee, and W. D. Campbell and Kay A. Campbell.
11. That part used for County Road #1145.
12. Permanent Easement for road purposes with Randolph County, Missouri, recorded May 27, 2008, in Book 694 at page 311.
13. Transmission Line Easement in favor of Central Electric Power Cooperative recorded August 24, 1998, in Book 419 at page 519.
14. Twenty foot wide water line easement to be located as installed in favor of Thomas Hill Public Water Supply District No. 1 of

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27C170B25 Sch. B

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SCHEDULE B

(Continued)

Commitment No.: HM&LAS - 15&16

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Randolph County, Missouri, as provided in easement recorded March 23, 1981, in Book 57M at page 71 (on land in the Southwest Quarter).

15. Coal underlying said land EXCEPTED, along with rights and easements to mine, remove, construct and maintain for coal mining purposes, as reserved by Peabody Coal Company in Corporation Warranty Deed recorded March 30, 1976, in Book 30M at page 924 (on land in the Southeast Quarter).
16. NOTE: This informational commitment is not an abstract or opinion of title, nor is it a commitment to insure title. This commitment is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

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