## **SCHEDULE A**

1. Effective Date: February 24, 2023 at 8:00 AM

- 2. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
- 3. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Breckenmoore Farms, L.L.C.

4. The land referred to in the Commitment is described as follows:

See Exhibit A attached hereto and made a part hereof.

Authorized Signature or Signatory

## **EXHIBIT "A"**

A tract of land lying in the Northeast Quarter and the Northwest Quarter of Section 6, Township 57 North, Range 25 West, the Southeast Quarter of Section 31, and in the South half of Section 32, in Township 58 North, Range 25 West of the fifth principal meridian, Livingston County, Missouri and being more particularly described as follows: Beginning at an iron rod at the Northeast corner of Section 6, Township 57 North, Range 25 West; thence along the East line of said Section 6, South 00 degrees 02 minutes 46 seconds West, a distance of 1140.84 feet to an iron rod at the centerline of Livingston County Road 400; thence along said centerline the following eleven courses; on an arc of a curve to the left, having a radius of 70.00 feet, for a length of 41.95 feet (chord = N59°12'18"W- 41.33') to an iron rod; thence North 76 degrees 22 minutes 32 seconds West, a distance of 58.05 feet to an iron rod; thence on an arc of a curve to the right, having a radius of 574.98 feet, for a length of 131.45 feet (chord = N69°49'34"W-131.16') to an iron rod; thence North 63 degrees 16 minutes 37 seconds West, a distance of 32.73 feet to an iron rod; thence on an arc of a curve to the left, having a radius of 300.00 feet, for a length of 261.97 feet (chord = N88°17'36"W-253.73') to an iron rod; thence South 66 degrees 41 minutes 24 seconds West, a distance of 88.91 feet to an iron rod; thence on an arc of a curve to the right, having a radius of 599.98 feet, for a length of 408.59 feet (chord = S86°11'57"W-400.74') to an iron rod; thence North 74 degrees 17 minutes 29 seconds West, a distance of 55.84 feet to an iron rod; thence on a arc of curve to the left, having a radius of 137.00 feet, for a length of 80.18 feet (chord = S88°56'30"W-79.04') to an iron rod; thence on a arc of a curve to the right, having a radius of 573.98 feet, for a length of 169.39 feet (chord = S80°37'46"W-168.78') to an iron rod; thence South 89 degrees 05 minutes 02 seconds West, a distance of 34.46 feet to an iron rod; thence leaving said centerline, North 01 degrees 20 minutes 36 seconds West, a distance of 8.67 feet to an iron rod at the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 6; thence along the South line of the Northwest Quarter of said Northeast Quarter, South 89 degrees 33 minutes 13 seconds West, a distance of 1328.10 feet to a point at the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 6; thence along the South line of said Northeast Quarter, South 89 degrees 33 minutes 13 seconds West, a distance of 904.74 feet to an iron rod; thence North 01 degrees 33 minutes 13 seconds East, a distance of 553.00 feet to an iron rod; thence North 22 degrees 50 minutes 25 seconds East, a distance of 563.02 feet to an iron rod; thence North 40 degrees 05 minutes 46 seconds East, 768.08 feet to an iron rod; thence North 01 degrees 09 minutes 19 seconds East, a distance of 412.95 feet to an iron rod; thence North 11 degrees 44 minutes 23 seconds East, a distance of 832.92 feet to an iron rod; thence North 56 degrees 32 minutes 02 seconds East, a distance of 266.30 feet to an iron rod; thence North 76 degrees 31 minutes 14 seconds East, a distance of 395.78 feet to an iron rod on the West line of the East half of the Southeast Quarter of Section 31, Township 58 North, Range 25 West; thence along the West line of the East half of said Southeast Quarter, South 02 degrees 10 minutes 14 seconds West, a distance of 118.91 feet to a point on the centerline of a ditch; thence along said centerline the following sixteen courses, North 80 degrees 53 minutes 37 seconds East, a distance of 142.55 feet; thence North 66 degrees 38 minutes 00 seconds East, a distance of 66.74 feet; thence North 75 degrees 21 minutes 00 seconds East, a distance of 159.55 feet; thence North 71 degrees 56 minutes 06 seconds East, a distance of 212.83 feet; thence North 77 degrees 37 minutes 55 seconds East, a distance of 213.25 feet; thence North 71 degrees 47 minutes 32 seconds East, a distance of 170.90 feet; thence North 78 degrees 56 minutes 26 seconds East, a distance of 113.27 feet; thence North 83 degrees 18 minutes 12 seconds East, a distance of 54.33 feet; thence North 74 degrees 39 minutes 53 seconds East. a distance of 98.33 feet; thence South 89 degrees 35 minutes 39 seconds East, a distance of 141.57 feet to a point on the West line of the Southwest Quarter of Section 32, Township 58 North, Range 25 West; thence North 79 degrees 11 minutes 19 seconds East, a distance of 81.20 feet; thence North 55 degrees 09 minutes 36 seconds East, a distance of 147.95 feet; thence North 83 degrees 34 minutes 05 seconds East, a distance of 208.94 feet; thence North 60 degrees 33 minutes 29 seconds East, a distance of 299.51 feet; thence North 54 degrees 36 minutes 15 seconds East, a distance of 461.81 feet; thence North 67 degrees 47 minutes 45 seconds East, a distance of 349.27 feet to a point on the thread of the Grand River the following six courses; thence along the thread of the Grand River, South 76 degrees 47 minutes 50 seconds East, a distance of 204.71 feet; thence North 88 degrees 36 minutes 38 seconds East, a distance of 842.25 feet; thence South 74 degrees 59 minutes 25 seconds East, a distance of 301.01 feet; thence South 66 degrees 46 minutes 37 seconds East, a distance of 244.44 feet; thence South 57 degrees 58 minutes 37 seconds East, a distance of 444.55 feet; thence South 54 degrees 31 minutes 48 seconds East, a distance of 232.35 feet; thence leaving the thread of the Grand River, along the centerline of a ditch being the old channel of the Grand River the following ten courses. South 60 degrees 30 minutes 08 seconds West, 491,26 feet: thence South 04 degrees 20 minutes 19 seconds West, a distance of 224,71 feet; thence South 27 degrees 47 minutes 37 seconds West, a distance of 233.79 feet; thence South 52 degrees 13 minutes 36 seconds West, a distance of 403.33 feet; thence South 70 degrees 07 minutes 15 seconds West, a distance of

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# SCHEDULE A (Continued)

592.48 feet; thence South 46 degrees 00 minutes 13 seconds West, a distance of 203.42 feet; thence South 68 degrees 28 minutes 05 seconds West, a distance of 116.10 feet; thence South 09 degrees 52 minutes 36 seconds West, a distance of 320.88 feet; thence South 03 degrees 18 minutes 34 seconds East, a distance of 317.16 feet; thence South 12 degrees 53 minutes 54 seconds East, a distance of 343.26 feet to an iron rod on the South line of the Southwest Quarter of said Section 32; thence along said South line, South 89 degrees 05 minutes 26 seconds West, a distance of 1140.78 feet to the POINT OF BEGINNING, said tract containing 336.3 acres.

### SCHEDULE B

### 1. Requirements

- No requirements at this time as this is an Informational Commitment ONLY.
- Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
  - 1. We are not insuring the total acreage content of the security but are insuring the descriptive value of the tracts described by acreage amounts.
  - 2. The consequence of any past or future change in the location of Grand River, which form certain boudaries of the subject land, or any dispute arising over the location of the old bed of Grand River or any variance between the former boundary of said land as originally conveyed and the present boundary thereof as now used and occupied.
  - 3. Right of the upper and lower riparian owners in and to the free and unobstructed flow of water of the Grand River extending through and around the subject land, without diminution or pollution.
  - 4. The land herein described lies within the boundaries of Public Water Supply District No. 1 of Livingston County, Missouri, and is subject to the regulative authority of said Water District.
  - 5. Water line easement to Public Water Supply District No.1 of Livingston County, Missouri, dated November 28, 1967, recorded in book 370, Page 906.
  - 6. Any portion of the within described property used for Liv 400 right of way.
  - 7. Streets and easements as shown on the survey dated August 21, 2015, recorded September 3, 2015, in Book 2, Page 246.
  - 8. Oil and Gas Lease from Ruben E. Treon and Gladys M. Treon, his wife, to H. H. Birkett dated November 1, 1938, recorded November 16, 1938, in Book L-1, Page 17.
    - a. Assignment of Oil and Gas Lease from H. H. Birkett to H. A. Carey dated Novmeber 12, 1938, recorded November 16, 1938, in Book L-1, Page 311.
    - b. Assignment of Oil and Gas Lease from H. A. Carey to Skelly Oil Company, a corporation, dated November 12, 1938, recorded October 9, 1939, in Book L-3, Page 470.
  - 9. Deed of Trust executed by Breckenmoore Farms, L.L.C. a Missouri Limited Liability Company to Kevin M. Langford, trustee for FCS Financial, FLCA, dated October 19, 2010 and recorded October 19, 2010 in Book 623 at Page 756-760 for an original amount of \$250,000.00.
    - a. This Deed of Trust was Assigned to DELDEE Partnership, L.P., a Colorado Limted Partnership by Instrument Recorded March 23, 2017 in Book 692 at Page 628.

AMERICAN LAND TITLE ASSOCIATION

# SCHEDULE B (Continued)

10. NOTE: Included within matters excluded by Exclusions from Coverage, Paragraph 1(a) are the consequences of any action brought under the Perishable Agricultural Commodities Act of 1930, as amended 7 USCS 499 et seq., the Packers and Stockyard Act of 1921, as amended, 7 U.S.C. 181 et.seq., or any similar federal or state laws.

AMERICAN LAND TITLE ASSOCIATION

Parcel Number	Mailing Name & Address	Owner Name & Address
05-09.00-31-0-00-08.00	BRECKENMOORE FARMS LLC,	BRECKENMOORE FARMS LLC,
	BRECKENMOORE FARMS LLC,	BRECKENMOORE FARMS LLC,
Tax Year	P O BOX 1137	P O BOX 1137
2022 🕶	CHILLICOTHE, MO, 64601-0000	CHILLICOTHE, MO, 64601-0000
Alternate Parcel number	Assessed Value	Acreage
	1,540	59.1000
Land Use	Lot Size	Township
-		MOORESVILLE
Property Class	Tax Code	Tax Status
RURLIMP - Rural	11015 - MOORS R1	Taxable
Net Taxable Value	Tax Rate	Total Tax Pay Tax
1,540	6.9595	\$107.18
Site Address		
MO		

Billing Details	
Tax Billed	\$107.18
Penalty Billed	\$0.00
Cost Billed	\$0.00
Total Billed	\$107.18
Amount Paid	\$107.18
Total Unpaid	\$0.00
Date Paid	11/17/2022
Paid By	BRECKENMOORE FARMS LLC, ,

Tax Due Amounts

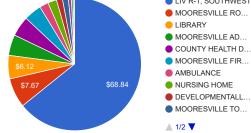
Tax Year	Total Due	Total Paid	Amount Unpaid
2022	\$107.18	\$107.18	\$0.
2021	\$107.15	\$107.15	\$0.
2020	\$107.95	\$107.95	\$0.

Assessments			
Corrected Value	Land	Building	Total
Agriculture	1,540	0	1,540
Commercial	0	0	0
Residential	0	0	0
Total	1,540	0	1,540

<b>O</b> F	Parcel Owner Information				
	Name	Relationship	Status	Document	
0	BRECKENMOORE FARMS LLC,	PARCEL OWNER	CURRENT		

## Taxing Bodies

District	Tax Rate	Extension
LIV R-1, SOUTHWEST	4.4700	\$68.84
MOORESVILLE ROAD & BRIDGE	0.4980	\$7.6
LIBRARY	0.3974	\$6.12
MOORESVILLE ADDED ROAD & BRIDGE	0.3500	\$5.39
COUNTY HEALTH DEPARTMENT	0.3389	\$5.23
MOORESVILLE FIRE DISTRICT	0.2988	\$4.6
AMBULANCE	0.1499	\$2.3
NURSING HOME	0.1495	\$2.3
DEVELOPMENTALLY DISABLED	0.0997	\$1.5
MOORESVILLE TOWNSHIP	0.0996	\$1.5
SENIOR CITIZEN TAX FUND	0.0498	\$0.7
STATE	0.0300	\$0.4
COUNTY	0.0279	\$0.4
TOTAL	6.9595	\$107.1



### **Disclaimer**

Parcel Number 05-09.00-31-0-00-09.00 Tax Year 2022	Mailing Name & Address  BRECKENMOORE FARMS LLC,  BRECKENMOORE FARMS LLC,  P O BOX 1137  CHILLICOTHE, MO, 64601-0000	Owner Name & Address  BRECKENMOORE FARMS LLC, BRECKENMOORE FARMS LLC, P O BOX 1137  CHILLICOTHE, MO, 64601-0000
Alternate Parcel number	Assessed Value 2,540	<b>Acreage</b> 54.8000
Land Use -	Lot Size	Township MOORESVILLE
Property Class RURLIMP - Rural	Tax Code 11015 - MOORS R1	Tax Status Taxable
Net Taxable Value 2,540	<b>Tax Rate</b> 6.9595	Total Tax \$176.77
Site Address MO	'	
Legal Description SECTION: 31 TOWNSHIP: 58 RANGE	: 25 LEGAL: E1/2 SE1/4 S OF GRAND VACANT	
Section/Township/Range		

Billing Details	
Tax Billed	\$176.77
Penalty Billed	\$0.00
Cost Billed	\$0.00
Total Billed	\$176.77
Amount Paid	\$176.77
Total Unpaid	\$0.00
Date Paid	11/17/2022
Paid By	BRECKENMOORE FARMS LLC, ,

Tax Due Amounts

Payment History			
Tax Year	Total Due	Total Paid	Amount Unpaid
2022	\$176.77	\$176.77	\$0.00
2021	\$176.72	\$176.72	\$0.00
2020	\$178.03	\$178.03	\$0.00
		Show 16 More	

Assessments			
Corrected Value	Land	Building	Total
Agriculture	2,540	0	2,540
Commercial	0	0	0
Residential	0	0	0
Total	2,540	0	2,540

<b>O</b> F	Parcel Owner Information				
	Name	Relationship	Status	Document	
0	BRECKENMOORE FARMS LLC,	PARCEL OWNER	CURRENT		

#### Taxing Bodies District Tax Rate Extension LIV R-1, SOUTHWEST 4.4700 \$113.54 MOORESVILLE ROAD & BRIDGE 0.4980 \$12.65 LIBRARY 0.3974 \$10.09 MOORESVILLE ADDED ROAD & BRIDGE 0.3500 \$8.89 COUNTY HEALTH DEPARTMENT 0.3389 \$8.61 MOORESVILLE FIRE DISTRICT 0.2988 \$7.59 **AMBULANCE** 0.1499 \$3.81 NURSING HOME 0.1495 \$3.80 DEVELOPMENTALLY DISABLED 0.0997 \$2.53 MOORESVILLE TOWNSHIP 0.0996 \$2.53 SENIOR CITIZEN TAX FUND 0.0498 \$1.26 STATE 0.0300 \$0.76 COUNTY 0.0279 \$0.71 TOTAL 6.9595 \$176.77 LIV R-1, SOUTHWEST MOORESVILLE RO... LIBRARY MOORESVILLE AD... COUNTY HEALTH D... MOORESVILLE FIR... AMBULANCE

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NURSING HOMEDEVELOPMENTALL...MOORESVILLE TO...

▲ 1/2 **▼** 

Parcel Number 05-09.00-32-0-00-05.00	Mailing Name & Address  BRECKENMOORE FARMS LLC,  BRECKENMOORE FARMS LLC,	Owner Name & Address  BRECKENMOORE FARMS LLC, BRECKENMOORE FARMS LLC,	
Tax Year 2022 ▼	P O BOX 1137 CHILLICOTHE, MO, 64601-0000	P O BOX 1137 CHILLICOTHE, MO, 64601-0000	
Alternate Parcel number	Assessed Value 5,420	<b>Acreage</b> 135.0000	
Land Use -	Lot Size	Township MOORESVILLE	
Property Class RURLIMP - Rural	Tax Code 11015 - MOORS R1	Tax Status Taxable	
Net Taxable Value 5,420	<b>Tax Rate</b> 6.9595	<b>Total Tax</b> \$377.19	Pay Taxes
Site Address MO			
Legal Description SECTION: 32 TOWNSHIP: 58 RANGE	: 25 LEGAL: SW1/4 S OF RIVER VACANT		
Section/Township/Range			

Billing Details	
Tax Billed	\$377.19
Penalty Billed	\$0.00
Cost Billed	\$0.00
Total Billed	\$377.19
Amount Paid	\$377.19
Total Unpaid	\$0.00
Date Paid	11/17/2022
Paid By	BRECKENMOORE FARMS LLC, ,

Tax Due Amounts

Payment History	Payment History			
Tax Year	Total Due	Total Paid	Amount Unpaid	
2022	\$377.19	\$377.19	\$0.00	
2021	\$377.08	\$377.08	\$0.00	
2020	\$379.88	\$379.88	\$0.00	
	Show 16 More			

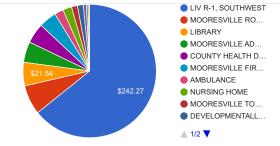
Assessments			
Corrected Value	Land	Building	Total
Agriculture	5,420	0	5,420
Commercial	0	0	0
Residential	0	0	0
Total	5,420	0	5,420

<b>O</b> F	Parcel Owner Information			
	Name	Relationship	Status	Document
0	BRECKENMOORE FARMS LLC,	PARCEL OWNER	CURRENT	

#### Taxing Bodies District Tax Rate Extension LIV R-1, SOUTHWEST 4.4700 \$242.27 MOORESVILLE ROAD & BRIDGE 0.4980 \$26.99 LIBRARY 0.3974 \$21.54 MOORESVILLE ADDED ROAD & BRIDGE 0.3500 \$18.97 COUNTY HEALTH DEPARTMENT 0.3389 \$18.37 MOORESVILLE FIRE DISTRICT 0.2988 \$16.19 **AMBULANCE** 0.1499 \$8.12 NURSING HOME 0.1495 \$8.10 MOORESVILLE TOWNSHIP 0.0996 \$5.40 DEVELOPMENTALLY DISABLED 0.0997 \$5.40 SENIOR CITIZEN TAX FUND 0.0498 \$2.70 STATE 0.0300 \$1.63 COUNTY 0.0279 \$1.51

6.9595

\$377.19



#### **Disclaimer**

TOTAL

Parcel Number	Mailing Name & Address	Owner Name & Address		
12-03.00-06-0-00-01.00	BRECKENMOORE FARMS LLC, ,	BRECKENMOORE FARMS LLC, ,		
Гах Year	BRECKENMOORE FARMS LLC, , PO BOX 1137	BRECKENMOORE FARMS LLC, , PO BOX 1137		
2022 🔻	CHILLICOTHE, MO, 64601-0000	CHILLICOTHE, MO, 64601-0000		
	CHILLIGOTHE, MO, 04001-0000	GITIELICOTTIE, MC, 04001-0000		
Alternate Parcel number	Assessed Value	Acreage		
	1,110	36.9000		
Land Use	Lot Size	Township		
-		MOORESVILLE		
Property Class	Tax Code	Tax Status		
RURLIMP - Rural	11015 - MOORS R1	Taxable		
Net Taxable Value	Tax Rate	Total Tax	Day Taya	
1,110	6.9595	\$77.26	Pay Taxes	
Site Address				
MO				
Legal Description				
SECTION: 6 TOWNSHIP: 57 RANGE:	25 LEGAL: E1/2 NE & 3 AC IN SW COR NE SE N OF CREEP	<		
Section/Township/Range				

Billing Details	
Tax Billed	\$77.26
Penalty Billed	\$0.00
Cost Billed	\$0.00
Total Billed	\$77.26
Amount Paid	\$77.26
Total Unpaid	\$0.00
Date Paid	11/17/2022
Paid By	BRECKENMOORE FARMS LLC, ,

Tax Due Amounts

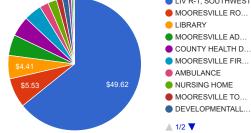
Tax Year	Total Due	Total Paid	Amount Unpaid
2022	\$77.26	\$77.26	\$0.00
2021	\$77.24	\$77.24	\$0.00
2020	\$77.81	\$77.81	\$0.00

<ul> <li>Assessments</li> </ul>			
Corrected Value	Land	Building	Total
Agriculture	1,110	0	1,110
Commercial	0	0	0
Residential	0	0	0
Total	1,110	0	1,110

<b>O</b> F	Parcel Owner Information			
	Name	Relationship	Status	Document
0	BRECKENMOORE FARMS LLC, ,	PARCEL OWNER	CURRENT	

## Taxing Bodies

District	Tax Rate	Extension
LIV R-1, SOUTHWEST	4.4700	\$49.62
MOORESVILLE ROAD & BRIDGE	0.4980	\$5.5
LIBRARY	0.3974	\$4.4
MOORESVILLE ADDED ROAD & BRIDGE	0.3500	\$3.89
COUNTY HEALTH DEPARTMENT	0.3389	\$3.7
MOORESVILLE FIRE DISTRICT	0.2988	\$3.3
AMBULANCE	0.1499	\$1.6
NURSING HOME	0.1495	\$1.6
MOORESVILLE TOWNSHIP	0.0996	\$1.1
DEVELOPMENTALLY DISABLED	0.0997	\$1.1
SENIOR CITIZEN TAX FUND	0.0498	\$0.5
STATE	0.0300	\$0.3
COUNTY	0.0279	\$0.3
TOTAL	6.9595	\$77.2



### **Disclaimer**

Parcel Number 12-03.00-06-0-00-02.00	Mailing Name & Address  BRECKENMOORE FARMS LLC,	Owner Name & Address  BRECKENMOORE FARMS LLC ,
Tax Year 2022 🔻	BRECKENMOORE FARMS LLC, P O BOX 1137 CHILLICOTHE, MO, 64601-0000	BRECKENMOORE FARMS LLC, P O BOX 1137 CHILLICOTHE, MO, 64601-0000
Alternate Parcel number	Assessed Value 4,710	<b>Acreage</b> 114.6000
Land Use -	Lot Size	Township MOORESVILLE
Property Class RURLIMP - Rural	Tax Code 11015 - MOORS R1	Tax Status Taxable
Net Taxable Value 4,710	<b>Tax Rate</b> 6.9595	Total Tax \$327.82
Site Address MO		
Legal Description SECTION: 6 TOWNSHIP: 57 RANGE:	25 LEGAL: N1/2 NW	
Section/Township/Range		

Billing Details	
Tax Billed	\$327.82
Penalty Billed	\$0.00
Cost Billed	\$0.00
Total Billed	\$327.82
Amount Paid	\$327.82
Total Unpaid	\$0.00
Date Paid	11/17/2022
Paid By	BRECKENMOORE FARMS LLC, ,

Tax Due Amounts

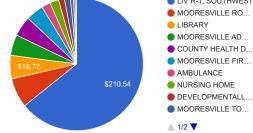
Payment History						
Tax Year	Total Due	Total Paid	Amount Unpaid			
2022	\$327.82	\$327.82	\$0.00			
2021	\$327.73	\$327.73	\$0.00			
2020	\$330.13	\$330.13	\$0.00			
	Show 16 More					

<ul><li>Assessments</li></ul>					
Corrected Value	Land	Building	Total		
Agriculture	3,950	0	3,950		
Commercial	0	0	0		
Residential	760	0	760		
Total	4,710	0	4,710		

<b>O</b> F	Parcel Owner Information						
	Name	Relationship	Status	Document			
0	BRECKENMOORE FARMS LLC ,	PARCEL OWNER	CURRENT				

## Taxing Bodies

District	Tax Rate	Extension
LIV R-1, SOUTHWEST	4.4700	\$210.54
MOORESVILLE ROAD & BRIDGE	0.4980	\$23.45
LIBRARY	0.3974	\$18.72
MOORESVILLE ADDED ROAD & BRIDGE	0.3500	\$16.49
COUNTY HEALTH DEPARTMENT	0.3389	\$15.97
MOORESVILLE FIRE DISTRICT	0.2988	\$14.07
AMBULANCE	0.1499	\$7.00
NURSING HOME	0.1495	\$7.05
DEVELOPMENTALLY DISABLED	0.0997	\$4.70
MOORESVILLE TOWNSHIP	0.0996	\$4.69
SENIOR CITIZEN TAX FUND	0.0498	\$2.35
STATE	0.0300	\$1.42
COUNTY	0.0279	\$1.3
TOTAL	6.9595	\$327.82



### **Disclaimer**