

Agents National Title Insurance Company

Commitment Number: 23-44935

SCHEDULE A

1. Commitment Date: January 17, 2024 at 08:00 AM
2. Policy (or Policies) to be issued: Amount
 - (a) Owner's Policy (ALTA Own. Policy (07/01/21))
Proposed Insured:
TO BE DETERMINED
 - (b) Loan Policy (ALTA Loan Policy (07/01/21))
Proposed Insured:
TO BE DETERMINED
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by Raindance Farm Estates LLC, a Missouri Limited Liability Company, by virtue of General Warranty Deed recorded as Document No. 2021-13884 on October 15, 2021 of the Cape Girardeau County, Missouri land records..
4. The land referred to in the Commitment is described as follows:
SEE EXHIBIT A ATTACHED HERETO

Reliable Community Title Company LLCBy: Molly A. Olson
Authorized Signature

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(23-44935/23-44935/21)

Agents National Title Insurance Company

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**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. NOTE: This commitment is given for INFORMATIONAL purposes only. We are not asked to issue a final policy, therefore we are making no requirements with regard to matters contained in the exceptions hereof.

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SCHEDULE B - SECTION I
(Continued)

6. The following is provided for INFORMATIONAL purposes only and we assume no liability for the same. The INFORMATION must be verified before using it for proration for closing or for escrow.

PARCEL NO:

11-600-23-00-001.00-0000

2023 COUNTY REAL ESTATE TAX AMOUNT: \$27.88 - PAID

11-600-23-00-001.01-0000

2023 COUNTY REAL ESTATE TAX AMOUNT: \$38.14 - PAID

11-600-23-00-001.02-0000

2023 COUNTY REAL ESTATE TAX AMOUNT: \$2012.51 - PAID

11-600-23-00-001.03-0000

2023 COUNTY REAL ESTATE TAX AMOUNT: \$48.08 - PAID

11-900-26-00-001.00-0000

2023 COUNTY REAL ESTATE TAX AMOUNT: \$37.02 - PAID

11-900-26-00-001.02-0000

2023 COUNTY REAL ESTATE TAX AMOUNT: \$32.69 - PAID

NOTE: Schedule B of the Policy or Policies, if issued, will contain exceptions to the aforesaid requirements unless the same are complied with.

NOTE: PLEASE READ THE EXCEPTIONS AND THE TERMS SHOWN OR REFERRED TO HEREIN CAREFULLY. THE EXCEPTIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS THAT ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

CLOSING INFORMATION NOTE: If the closing for the subject property is to be conducted by Reliable Community Title Company LLC we require all monies due from the purchase to be in the form of Cashiers Check or Wire Transfer. If the sale proceeds of any "payoffs" pursuant to the closing require "Good Funds" then monies received by us for such must be by bank or wire transfer.

The above applies to all closings unless other specific arrangements are made. Due to wide variances in banking practices and lack of control over funds "on the wire" we cannot accept financial responsibility for delays in the clearing of funds.

7. Please be aware that 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.

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**SCHEDULE B - SECTION II
EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

8. Property address shown for informational purposes only - not an insuring provision.
9. Right of Way as disclosed by instrument filed April 26, 1995, recorded in Book 752, at Page 219, granted to Citizens Electric Corporation.
10. Non-exclusive easement as disclosed by instrument filed March 28, 1996, recorded in Book 797 at Page 735.
11. Ingress and egress easement as disclosed by instrument filed July 2, 1997, recorded in Book 879 at Page 146.
12. Non-exclusive roadway easement as disclosed by instrument filed June 8, 1999, recorded in Book 1009 at Page 153 and Book 1009, Page 156.
13. Survey by Frazier Land Surveying Services, Inc. dated January 1, 2024 as Project No. 23-8220.
14. Deed of Trust executed by Raindance Farm Estates LLC, a Missouri Limited Liability Company, to Lender Trustee, LLC, Trustee for First State Community Bank, dated October 15, 2021, filed for record on October 15, 2021, and recorded in Document Number 2021-13885, showing an original principal amount of \$1,200,000.00.

The above Deed of Trust contains provisions for future advances under Section 443.055 of the RSMO not to exceed \$1,200,000.00.

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EXHIBIT A
PROPERTY DESCRIPTION

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

Tract 1:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 32 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE EAST LINE OF THE AFORESAID SECTION 26, SOUTH 00 DEGREES 01 MINUTES 29 SECONDS EAST 1330.21 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, SOUTH 89 DEGREES 20 MINUTES 10 SECONDS WEST 1332.92 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, NORTH 00 DEGREES 39 MINUTES 12 SECONDS WEST 335.56 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF THE NORTH THREE FOURTHS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 30 MINUTES 46 SECONDS WEST 714.69 FEET TO FOUND 3 INCH IRON PIPE; THENCE NORTH 01 DEGREES 43 MINUTES 14 SECONDS WEST 74.65 FEET TO A POINT ON THE CENTERLINE OF A PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT; THENCE ALONG THE CENTERLINE OF THE PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: NORTH 57 DEGREES 14 MINUTES 08 SECONDS EAST 123.18 FEET TO A POINT; NORTH 72 DEGREES 41 MINUTES 32 SECONDS EAST 139.50 FEET TO A POINT; NORTH 64 DEGREES 18 MINUTES 51 SECONDS EAST 171.77 FEET TO A POINT; NORTH 44 DEGREES 22 MINUTES 42 SECONDS EAST 55.86 FEET TO A POINT; NORTH 28 DEGREES 35 MINUTES 19 SECONDS EAST 34.11 FEET TO A POINT; NORTH 15 DEGREES 01 MINUTES 24 SECONDS EAST 187.02 FEET TO A POINT; NORTH 16 DEGREES 50 MINUTES 43 SECONDS EAST 152.55 FEET TO A POINT; NORTH 18 DEGREES 07 MINUTES 11 SECONDS EAST 72.56 FEET TO A POINT; NORTH 28 DEGREES 51 MINUTES 48 SECONDS EAST 56.79 FEET TO A POINT; NORTH 35 DEGREES 19 MINUTES 06 SECONDS EAST 117.01 FEET TO A POINT; NORTH 22 DEGREES 19 MINUTES 48 SECONDS EAST 127.55 FEET TO A POINT; NORTH 37 DEGREES 21 MINUTES 08 SECONDS EAST 56.29 FEET TO A POINT; NORTH 50 DEGREES 50 MINUTES 18 SECONDS EAST 34.09 FEET TO A POINT; NORTH 59 DEGREES 32 MINUTES 58 SECONDS EAST 147.01 FEET TO A POINT; NORTH 36 DEGREES 57 MINUTES 22 SECONDS EAST 46.33 FEET TO A POINT; NORTH 11 DEGREES 45 MINUTES 49 SECONDS EAST 56.13 FEET TO A POINT; NORTH 00 DEGREES 46 MINUTES 06 SECONDS WEST 84.98 FEET TO A POINT; NORTH 07 DEGREES 34 MINUTES 21 SECONDS EAST 52.64 FEET TO A POINT; NORTH 18 DEGREES 08 MINUTES 49 SECONDS EAST 72.45 FEET TO A POINT; NORTH 24 DEGREES 30 MINUTES 32 SECONDS EAST 127.47 FEET TO A POINT; NORTH 17 DEGREES 15 MINUTES 38 SECONDS EAST 143.07 FEET TO A POINT; AND NORTH 00 DEGREES 29 MINUTES 43 SECONDS WEST 11.17 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, NORTH 89 DEGREES 30 MINUTES 17 SECONDS EAST 995.12 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID SECTION 23; THENCE ALONG THE EAST LINE OF SAID SECTION 23, SOUTH 00 DEGREES 09 MINUTES 49 SECONDS EAST 680.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 64.5 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING JANUARY OF 2024.

Tract 2:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND PART OF THE NORTH

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HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 32 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, NORTH 89 DEGREES 36 MINUTES 37 SECONDS EAST 1355.17 FEET TO A SET IRON ROD; THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 20 MINUTES 51 SECONDS EAST 1964.08 FEET TO A SET IRON ROD; THENCE NORTH 89 DEGREES 30 MINUTES 17 SECONDS EAST 353.76 FEET TO A POINT ON THE CENTERLINE OF A PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT; THENCE ALONG THE CENTERLINE OF THE PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 29 MINUTES 43 SECONDS EAST 11.17 FEET TO A POINT; SOUTH 17 DEGREES 15 MINUTES 38 SECONDS WEST 143.07 FEET TO A POINT; SOUTH 24 DEGREES 30 MINUTES 32 SECONDS WEST 127.47 FEET TO A POINT; SOUTH 18 DEGREES 08 MINUTES 49 SECONDS WEST 72.45 FEET TO A POINT; SOUTH 07 DEGREES 34 MINUTES 21 SECONDS WEST 52.64 FEET TO A POINT; SOUTH 00 DEGREES 46 MINUTES 06 SECONDS EAST 84.98 FEET TO A POINT; SOUTH 11 DEGREES 45 MINUTES 49 SECONDS WEST 56.13 FEET TO A POINT; SOUTH 36 DEGREES 57 MINUTES 22 SECONDS WEST 46.33 FEET TO A POINT; SOUTH 59 DEGREES 32 MINUTES 58 SECONDS WEST 147.01 FEET TO A POINT; SOUTH 50 DEGREES 50 MINUTES 18 SECONDS WEST 34.09 FEET TO A POINT; SOUTH 37 DEGREES 21 MINUTES 08 SECONDS WEST 56.29 FEET TO A POINT; SOUTH 22 DEGREES 19 MINUTES 48 SECONDS WEST 127.55 FEET TO A POINT; SOUTH 35 DEGREES 19 MINUTES 06 SECONDS WEST 117.01 FEET TO A POINT; SOUTH 28 DEGREES 51 MINUTES 48 SECONDS WEST 56.79 FEET TO A POINT; SOUTH 18 DEGREES 07 MINUTES 11 SECONDS WEST 72.56 FEET TO A POINT; SOUTH 16 DEGREES 50 MINUTES 43 SECONDS WEST 152.55 FEET TO A POINT; SOUTH 15 DEGREES 01 MINUTES 24 SECONDS WEST 187.02 FEET TO A POINT; SOUTH 28 DEGREES 35 MINUTES 19 SECONDS WEST 34.11 FEET TO A POINT; SOUTH 44 DEGREES 22 MINUTES 42 SECONDS WEST 55.86 FEET TO A POINT; SOUTH 64 DEGREES 18 MINUTES 51 SECONDS WEST 171.77 FEET TO A POINT; SOUTH 72 DEGREES 41 MINUTES 32 SECONDS WEST 139.50 FEET TO A POINT; AND SOUTH 57 DEGREES 14 MINUTES 08 SECONDS WEST 123.18 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE AND ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2010-09833 OF THE CAPE GIRARDEAU COUNTY, NORTH 01 DEGREES 43 MINUTES 14 SECONDS WEST 283.45 FEET TO A FOUND IRON ROD AND NORTH 27 DEGREES 00 MINUTES 51 SECONDS WEST 1393.31 FEET TO A FOUND 2 INCH IRON PIPE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, NORTH 00 DEGREES 39 MINUTES 32 SECONDS WEST 2041.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 96.2 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING JANUARY OF 2024.

Tract 3:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 32 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 23; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, SOUTH 00 DEGREES 09 MINUTES 49 SECONDS EAST 1961.62 FEET TO A SET IRON ROD; THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 30 MINUTES 17 SECONDS WEST 1348.88 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 20 MINUTES 51 SECONDS WEST 1964.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, NORTH 89 DEGREES 36 MINUTES 37 SECONDS EAST 1355.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.9 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING JANUARY OF 2024.

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Legal for Warranty Deed:

Tract 1:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 32 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE EAST LINE OF THE AFORESAID SECTION 26, SOUTH 00 DEGREES 01 MINUTES 29 SECONDS EAST 1330.21 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, SOUTH 89 DEGREES 20 MINUTES 10 SECONDS WEST 1332.92 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, NORTH 00 DEGREES 39 MINUTES 12 SECONDS WEST 335.56 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF THE NORTH THREE FOURTHS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 30 MINUTES 46 SECONDS WEST 714.69 FEET TO FOUND 3 INCH IRON PIPE; THENCE NORTH 01 DEGREES 43 MINUTES 14 SECONDS WEST 74.65 FEET TO A POINT ON THE CENTERLINE OF A PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT; THENCE ALONG THE CENTERLINE OF THE PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: NORTH 57 DEGREES 14 MINUTES 08 SECONDS EAST 123.18 FEET TO A POINT; NORTH 72 DEGREES 41 MINUTES 32 SECONDS EAST 139.50 FEET TO A POINT; NORTH 64 DEGREES 18 MINUTES 51 SECONDS EAST 171.77 FEET TO A POINT; NORTH 44 DEGREES 22 MINUTES 42 SECONDS EAST 55.86 FEET TO A POINT; NORTH 28 DEGREES 35 MINUTES 19 SECONDS EAST 34.11 FEET TO A POINT; NORTH 15 DEGREES 01 MINUTES 24 SECONDS EAST 187.02 FEET TO A POINT; NORTH 16 DEGREES 50 MINUTES 43 SECONDS EAST 152.55 FEET TO A POINT; NORTH 18 DEGREES 07 MINUTES 11 SECONDS EAST 72.56 FEET TO A POINT; NORTH 28 DEGREES 51 MINUTES 48 SECONDS EAST 56.79 FEET TO A POINT; NORTH 35 DEGREES 19 MINUTES 06 SECONDS EAST 117.01 FEET TO A POINT; NORTH 22 DEGREES 19 MINUTES 48 SECONDS EAST 127.55 FEET TO A POINT; NORTH 37 DEGREES 21 MINUTES 08 SECONDS EAST 56.29 FEET TO A POINT; NORTH 50 DEGREES 50 MINUTES 18 SECONDS EAST 34.09 FEET TO A POINT; NORTH 59 DEGREES 32 MINUTES 58 SECONDS EAST 147.01 FEET TO A POINT; NORTH 36 DEGREES 57 MINUTES 22 SECONDS EAST 46.33 FEET TO A POINT; NORTH 11 DEGREES 45 MINUTES 49 SECONDS EAST 56.13 FEET TO A POINT; NORTH 00 DEGREES 46 MINUTES 06 SECONDS WEST 84.98 FEET TO A POINT; NORTH 07 DEGREES 34 MINUTES 21 SECONDS EAST 52.64 FEET TO A POINT; NORTH 18 DEGREES 08 MINUTES 49 SECONDS EAST 72.45 FEET TO A POINT; NORTH 24 DEGREES 30 MINUTES 32 SECONDS EAST 127.47 FEET TO A POINT; NORTH 17 DEGREES 15 MINUTES 38 SECONDS EAST 143.07 FEET TO A POINT; AND NORTH 00 DEGREES 29 MINUTES 43 SECONDS WEST 11.17 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, NORTH 89 DEGREES 30 MINUTES 17 SECONDS EAST 995.12 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID SECTION 23; THENCE ALONG THE EAST LINE OF SAID SECTION 23, SOUTH 00 DEGREES 09 MINUTES 49 SECONDS EAST 680.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 64.5 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING JANUARY OF 2024.

TOGETHER WITH PROPERTY DESCRIPTION PROPOSED 40-FOOT-WIDE ACCESS AND UTILITY EASEMENT A STRIP OF LAND 40 FEET WIDE BEING PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 32 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI AND THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN ALUMINUM MONUMENT AT THE SOUTHEAST

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CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE EAST LINE OF THE AFORESAID SECTION 26, SOUTH 00 DEGREES 01 MINUTES 29 SECONDS EAST 1330.21 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, SOUTH 89 DEGREES 20 MINUTES 10 SECONDS WEST 1332.92 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, NORTH 00 DEGREES 39 MINUTES 12 SECONDS WEST 335.56 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF THE NORTH THREE FOURTHS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 30 MINUTES 46 SECONDS WEST 714.69 FEET TO FOUND 3 INCH IRON PIPE; THENCE NORTH 01 DEGREES 43 MINUTES 14 SECOND WEST 74.65 FEET TO THE ACTUAL POINT OF BEGINNING OF THE CENTERLINE OF THE PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT DESCRIBED HEREIN; THENCE ALONG THE CENTERLINE OF THE PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: NORTH 57 DEGREES 14 MINUTES 08 SECONDS EAST 123.18 FEET TO A POINT; NORTH 72 DEGREES 41 MINUTES 32 SECONDS EAST 139.50 FEET TO A POINT; NORTH 64 DEGREES 18 MINUTES 51 SECONDS EAST 171.77 FEET TO A POINT; NORTH 44 DEGREES 22 MINUTES 42 SECONDS EAST 55.86 FEET TO A POINT; NORTH 28 DEGREES 35 MINUTES 19 SECONDS EAST 34.11 FEET TO A POINT; NORTH 15 DEGREES 01 MINUTES 24 SECONDS EAST 187.02 FEET TO A POINT; NORTH 16 DEGREES 50 MINUTES 43 SECONDS EAST 152.55 FEET TO A POINT; NORTH 18 DEGREES 07 MINUTES 11 SECONDS EAST 72.56 FEET TO A POINT; NORTH 28 DEGREES 51 MINUTES 48 SECONDS EAST 56.79 FEET TO A POINT; NORTH 35 DEGREES 19 MINUTES 06 SECONDS EAST 117.01 FEET TO A POINT; NORTH 22 DEGREES 19 MINUTES 48 SECONDS EAST 127.55 FEET TO A POINT; NORTH 37 DEGREES 21 MINUTES 08 SECONDS EAST 56.29 FEET TO A POINT; NORTH 50 DEGREES 50 MINUTES 18 SECONDS EAST 34.09 FEET TO A POINT; NORTH 59 DEGREES 32 MINUTES 58 SECONDS EAST 147.01 FEET TO A POINT; NORTH 36 DEGREES 57 MINUTES 22 SECONDS EAST 46.33 FEET TO A POINT; NORTH 11 DEGREES 45 MINUTES 49 SECONDS EAST 56.13 FEET TO A POINT; NORTH 00 DEGREES 46 MINUTES 06 SECONDS WEST 84.98 FEET TO A POINT; NORTH 07 DEGREES 34 MINUTES 21 SECONDS EAST 52.64 FEET TO A POINT; NORTH 18 DEGREES 08 MINUTES 49 SECONDS EAST 72.45 FEET TO A POINT; NORTH 24 DEGREES 30 MINUTES 32 SECONDS EAST 127.47 FEET TO A POINT; NORTH 17 DEGREES 15 MINUTES 38 SECONDS EAST 143.07 FEET TO A POINT; AND NORTH 00 DEGREES 29 MINUTES 43 SECONDS WEST 11.17 FEET TO THE TERMINATION OF THE CENTERLINE DESCRIBED HEREIN; THE NORTH AND SOUTH EDGES ARE TO EXTEND TO OR TERMINATE AT THE WEST LINE OF TRACTS 1 AND TRACT 3.

TOGETHER WITH PROPERTY DESCRIPTION PROPOSED 30' WIDE UTILITY EASEMENT FOR TRACT 1 A 30 FEET WIDE STRIP OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 32 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI AND THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID SECTION 23, SOUTH 89 DEGREES 26 MINUTES 44 SECONDS WEST 1289.62 FEET TO A POINT; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 23, NORTH 41 DEGREES 08 MINUTES 20 SECONDS WEST 35.77 FEET TO THE ACTUAL POINT OF BEGINNING OF THE CENTERLINE OF THE 30 FOOT WIDE PROPOSED UTILITY EASEMENT DESCRIBED HEREIN; THENCE ALONG SAID CENTERLINE, NORTH 41 DEGREES 08 MINUTES 20 SECONDS WEST 191.45 FEET TO AN EXISTING UTILITY POLE AND THE TERMINATION OF THE CENTERLINE DESCRIBED HEREIN.

Tract 2:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND PART OF THE NORTH

EXHIBIT A
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HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 32 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, NORTH 89 DEGREES 36 MINUTES 37 SECONDS EAST 1355.17 FEET TO A SET IRON ROD; THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 20 MINUTES 51 SECONDS EAST 1964.08 FEET TO A SET IRON ROD; THENCE NORTH 89 DEGREES 30 MINUTES 17 SECONDS EAST 353.76 FEET TO A POINT ON THE CENTERLINE OF A PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT; THENCE ALONG THE CENTERLINE OF THE PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 29 MINUTES 43 SECONDS EAST 11.17 FEET TO A POINT; SOUTH 17 DEGREES 15 MINUTES 38 SECONDS WEST 143.07 FEET TO A POINT; SOUTH 24 DEGREES 30 MINUTES 32 SECONDS WEST 127.47 FEET TO A POINT; SOUTH 18 DEGREES 08 MINUTES 49 SECONDS WEST 72.45 FEET TO A POINT; SOUTH 07 DEGREES 34 MINUTES 21 SECONDS WEST 52.64 FEET TO A POINT; SOUTH 00 DEGREES 46 MINUTES 06 SECONDS EAST 84.98 FEET TO A POINT; SOUTH 11 DEGREES 45 MINUTES 49 SECONDS WEST 56.13 FEET TO A POINT; SOUTH 36 DEGREES 57 MINUTES 22 SECONDS WEST 46.33 FEET TO A POINT; SOUTH 59 DEGREES 32 MINUTES 58 SECONDS WEST 147.01 FEET TO A POINT; SOUTH 50 DEGREES 50 MINUTES 18 SECONDS WEST 34.09 FEET TO A POINT; SOUTH 37 DEGREES 21 MINUTES 08 SECONDS WEST 56.29 FEET TO A POINT; SOUTH 22 DEGREES 19 MINUTES 48 SECONDS WEST 127.55 FEET TO A POINT; SOUTH 35 DEGREES 19 MINUTES 06 SECONDS WEST 117.01 FEET TO A POINT; SOUTH 28 DEGREES 51 MINUTES 48 SECONDS WEST 56.79 FEET TO A POINT; SOUTH 18 DEGREES 07 MINUTES 11 SECONDS WEST 72.56 FEET TO A POINT; SOUTH 16 DEGREES 50 MINUTES 43 SECONDS WEST 152.55 FEET TO A POINT; SOUTH 15 DEGREES 01 MINUTES 24 SECONDS WEST 187.02 FEET TO A POINT; SOUTH 28 DEGREES 35 MINUTES 19 SECONDS WEST 34.11 FEET TO A POINT; SOUTH 44 DEGREES 22 MINUTES 42 SECONDS WEST 55.86 FEET TO A POINT; SOUTH 64 DEGREES 18 MINUTES 51 SECONDS WEST 171.77 FEET TO A POINT; SOUTH 72 DEGREES 41 MINUTES 32 SECONDS WEST 139.50 FEET TO A POINT; AND SOUTH 57 DEGREES 14 MINUTES 08 SECONDS WEST 123.18 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE AND ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2010-09833 OF THE CAPE GIRARDEAU COUNTY, NORTH 01 DEGREES 43 MINUTES 14 SECONDS WEST 283.45 FEET TO A FOUND IRON ROD AND NORTH 27 DEGREES 00 MINUTES 51 SECONDS WEST 1393.31 FEET TO A FOUND 2 INCH IRON PIPE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, NORTH 00 DEGREES 39 MINUTES 32 SECONDS WEST 2041.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 96.2 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING JANUARY OF 2024.

TOGETHER WITH PROPERTY DESCRIPTION PROPOSED 40-FOOT-WIDE ACCESS AND UTILITY EASEMENT A STRIP OF LAND 40 FEET WIDE BEING PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 32 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI AND THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE EAST LINE OF THE AFORESAID SECTION 26, SOUTH 00 DEGREES 01 MINUTES 29 SECONDS EAST 1330.21 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, SOUTH 89 DEGREES 20 MINUTES 10 SECONDS WEST 1332.92 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, NORTH 00 DEGREES 39 MINUTES 12 SECONDS WEST 335.56 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF THE NORTH THREE FOURTHS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 30 MINUTES 46

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SECONDS WEST 714.69 FEET TO FOUND 3 INCH IRON PIPE; THENCE NORTH 01 DEGREES 43 MINUTES 14 SECOND WEST 74.65 FEET TO THE ACTUAL POINT OF BEGINNING OF THE CENTERLINE OF THE PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT DESCRIBED HEREIN; THENCE ALONG THE CENTERLINE OF THE PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: NORTH 57 DEGREES 14 MINUTES 08 SECONDS EAST 123.18 FEET TO A POINT; NORTH 72 DEGREES 41 MINUTES 32 SECONDS EAST 139.50 FEET TO A POINT; NORTH 64 DEGREES 18 MINUTES 51 SECONDS EAST 171.77 FEET TO A POINT; NORTH 44 DEGREES 22 MINUTES 42 SECONDS EAST 55.86 FEET TO A POINT; NORTH 28 DEGREES 35 MINUTES 19 SECONDS EAST 34.11 FEET TO A POINT; NORTH 15 DEGREES 01 MINUTES 24 SECONDS EAST 187.02 FEET TO A POINT; NORTH 16 DEGREES 50 MINUTES 43 SECONDS EAST 152.55 FEET TO A POINT; NORTH 18 DEGREES 07 MINUTES 11 SECONDS EAST 72.56 FEET TO A POINT; NORTH 28 DEGREES 51 MINUTES 48 SECONDS EAST 56.79 FEET TO A POINT; NORTH 35 DEGREES 19 MINUTES 06 SECONDS EAST 117.01 FEET TO A POINT; NORTH 22 DEGREES 19 MINUTES 48 SECONDS EAST 127.55 FEET TO A POINT; NORTH 37 DEGREES 21 MINUTES 08 SECONDS EAST 56.29 FEET TO A POINT; NORTH 50 DEGREES 50 MINUTES 18 SECONDS EAST 34.09 FEET TO A POINT; NORTH 59 DEGREES 32 MINUTES 58 SECONDS EAST 147.01 FEET TO A POINT; NORTH 36 DEGREES 57 MINUTES 22 SECONDS EAST 46.33 FEET TO A POINT; NORTH 11 DEGREES 45 MINUTES 49 SECONDS EAST 56.13 FEET TO A POINT; NORTH 00 DEGREES 46 MINUTES 06 SECONDS WEST 84.98 FEET TO A POINT; NORTH 07 DEGREES 34 MINUTES 21 SECONDS EAST 52.64 FEET TO A POINT; NORTH 18 DEGREES 08 MINUTES 49 SECONDS EAST 72.45 FEET TO A POINT; NORTH 24 DEGREES 30 MINUTES 32 SECONDS EAST 127.47 FEET TO A POINT; NORTH 17 DEGREES 15 MINUTES 38 SECONDS EAST 143.07 FEET TO A POINT; AND NORTH 00 DEGREES 29 MINUTES 43 SECONDS WEST 11.17 FEET TO THE TERMINATION OF THE CENTERLINE DESCRIBED HEREIN; THE NORTH AND SOUTH EDGES ARE TO EXTEND TO OR TERMINATE AT THE WEST LINE OF TRACTS 1 AND TRACT 3.

Tract 3:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 32 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 23; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, SOUTH 00 DEGREES 09 MINUTES 49 SECONDS EAST 1961.62 FEET TO A SET IRON ROD; THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 30 MINUTES 17 SECONDS WEST 1348.88 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 20 MINUTES 51 SECONDS WEST 1964.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, NORTH 89 DEGREES 36 MINUTES 37 SECONDS EAST 1355.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.9 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING JANUARY OF 2024.

TOGETHER WITH PROPERTY DESCRIPTION PROPOSED 40-FOOT-WIDE ACCESS AND UTILITY EASEMENT A STRIP OF LAND 40 FEET WIDE BEING PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 32 NORTH, RANGE 14 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CAPE GIRARDEAU COUNTY, MISSOURI AND THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE EAST LINE OF THE AFORESAID SECTION 26, SOUTH 00 DEGREES 01 MINUTES 29 SECONDS EAST 1330.21 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, SOUTH 89 DEGREES 20 MINUTES 10 SECONDS WEST 1332.92 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26;

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THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, NORTH 00 DEGREES 39 MINUTES 12 SECONDS WEST 335.56 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF THE NORTH THREE FOURTHS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 30 MINUTES 46 SECONDS WEST 714.69 FEET TO FOUND 3 INCH IRON PIPE; THENCE NORTH 01 DEGREES 43 MINUTES 14 SECOND WEST 74.65 FEET TO THE ACTUAL POINT OF BEGINNING OF THE CENTERLINE OF THE PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT DESCRIBED HEREIN; THENCE ALONG THE CENTERLINE OF THE PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: NORTH 57 DEGREES 14 MINUTES 08 SECONDS EAST 123.18 FEET TO A POINT; NORTH 72 DEGREES 41 MINUTES 32 SECONDS EAST 139.50 FEET TO A POINT; NORTH 64 DEGREES 18 MINUTES 51 SECONDS EAST 171.77 FEET TO A POINT; NORTH 44 DEGREES 22 MINUTES 42 SECONDS EAST 55.86 FEET TO A POINT; NORTH 28 DEGREES 35 MINUTES 19 SECONDS EAST 34.11 FEET TO A POINT; NORTH 15 DEGREES 01 MINUTES 24 SECONDS EAST 187.02 FEET TO A POINT; NORTH 16 DEGREES 50 MINUTES 43 SECONDS EAST 152.55 FEET TO A POINT; NORTH 18 DEGREES 07 MINUTES 11 SECONDS EAST 72.56 FEET TO A POINT; NORTH 28 DEGREES 51 MINUTES 48 SECONDS EAST 56.79 FEET TO A POINT; NORTH 35 DEGREES 19 MINUTES 06 SECONDS EAST 117.01 FEET TO A POINT; NORTH 22 DEGREES 19 MINUTES 48 SECONDS EAST 127.55 FEET TO A POINT; NORTH 37 DEGREES 21 MINUTES 08 SECONDS EAST 56.29 FEET TO A POINT; NORTH 50 DEGREES 50 MINUTES 18 SECONDS EAST 34.09 FEET TO A POINT; NORTH 59 DEGREES 32 MINUTES 58 SECONDS EAST 147.01 FEET TO A POINT; NORTH 36 DEGREES 57 MINUTES 22 SECONDS EAST 46.33 FEET TO A POINT; NORTH 11 DEGREES 45 MINUTES 49 SECONDS EAST 56.13 FEET TO A POINT; NORTH 00 DEGREES 46 MINUTES 06 SECONDS WEST 84.98 FEET TO A POINT; NORTH 07 DEGREES 34 MINUTES 21 SECONDS EAST 52.64 FEET TO A POINT; NORTH 18 DEGREES 08 MINUTES 49 SECONDS EAST 72.45 FEET TO A POINT; NORTH 24 DEGREES 30 MINUTES 32 SECONDS EAST 127.47 FEET TO A POINT; NORTH 17 DEGREES 15 MINUTES 38 SECONDS EAST 143.07 FEET TO A POINT; AND NORTH 00 DEGREES 29 MINUTES 43 SECONDS WEST 11.17 FEET TO THE TERMINATION OF THE CENTERLINE DESCRIBED HEREIN; THE NORTH AND SOUTH EDGES ARE TO EXTEND TO OR TERMINATE AT THE WEST LINE OF TRACTS 1 AND TRACT 3.