

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

Issuing Agent: **Best Homes Title Agency, LLC**  
Issuing Office: **4949 Plainfield Avenue NE, Grand Rapids, MI 49525**  
Issuing Office's ALTA® Registry ID:  
Loan ID Number:  
Commitment Number: **BH-264774**  
Property Address: **4630 West Hickory Road, Hickory Corners, MI 49060**  
Revision Number:

**SCHEDULE A**

- 1. Commitment Date: **February 27, 2026**
- 2. Policy to be issued: Proposed Policy Amount
  - a. 2021 ALTA® Owner's Policy

Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified as Item 4 below.**

- 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:  
**Hop Head Farms LLC, a Delaware Limited Liability Company**
- 5. The Land is described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Best Homes Title Agency, LLC**



Authorized Signatory



Best Homes Title Agency, LLC  
Company Name

Farmington Hills, MI  
City, State

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Situated in the Township of Barry, County of Barry, State of Michigan

Part of the Northwest quarter of Section 28, Town 1 North, Range 9 West, Barry Township, Barry County, Michigan described as: Commencing at the North quarter post of said Section 28; thence South 00°14'25" West along the North and South quarter line of said Section, 910.02 feet; thence North 89°23'50" West, along the South line of the Consumers Power Company Right-of-Way, 226.53 feet to the true place of beginning; thence South 00°14'25" West, 516.23 feet; thence South 89°22'09" East, 28.53 feet; thence South 00°14'25" West, 963.05 feet to a point which lies 251.45 feet North of the East and West quarter line of said Section 28; thence North 89°22'09" West, parallel with said quarter line, 330.14 feet; thence South 00°12'27" West, 251.46 feet; thence North 89°22'09" West, along said East and West quarter line, 66.00 feet; thence North 00°12'27" East, 251.46 feet; thence North 89°22'09" West, parallel with said quarter line, 362.84 feet to a point which is 366.32 feet East of the West line of the East half of the Northwest quarter of said Section; thence North 00°08'42" West, 315.64 feet; thence North 89°25'08" West, 363.70 feet to said West line; thence North 00°19'49" East, along said West line, 753.28 feet to the South line of the North half of said Northwest quarter; thence North 89°23'09" West, along said South line, 387.75 feet; thence North 00°19'49" East, 410.06 feet to said South line of Consumer's Power Company Right-of-Way; thence South 89°23'50" East, along said South line, 1482.20 feet to the place of beginning.

TOGETHER WITH a 20 foot wide easement for ingress and egress described as: Part of the Northwest quarter of Section 28; Town 1 North, Range 9 West, Barry Township, Barry County, Michigan, described as: Commencing at the North quarter post of said Section 28; thence South 00°14'25" West along the North and South quarter line of said Section, 910.02 feet to the true place of beginning; thence North 89°23'50" West, along the South line of the Consumer's Power Company Right-of-Way, 226.53 feet; thence South 00°14'25" West, 20.00 thence South 89°23'50" East, 226.53 feet; thence North 00°14'25" East, 20.00 feet to the place of beginning.

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AMERICAN  
LAND TITLE  
ASSOCIATION



**SCHEDULE B, PART I—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. REQUIREMENT: The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistently therewith when the final amounts are approved. Additional requirements will be added, or exceptions taken, when the names of the Proposed Insured(s) have been determined and the Commitment is updated.
6. REQUIREMENT: For removal of standard exception No. 1 through No. 5 identified on Schedule B, Part II of this commitment, from the policy or policies to be issued: Submit a fully completed Affidavit by Owner and/or acceptable Survey or Survey Affidavit. Additional requirements may be added or exceptions taken for matters disclosed therein. In the event the subject property is new construction, or construction was performed within the last 120 days, a final Sworn Statement and full Unconditional Waivers must be submitted and approved for deletion of standard exception No. 5.

The Company reserves the right to make additional requirements or add additional items or exceptions after reviewing the requested documentation.

7. REQUIREMENT REGARDING MORTGAGE PAYOFF STATEMENTS: All statements furnished to us must contain the amount necessary to pay the mortgage in full INCLUDING ANY AMOUNTS DEFERRED DUE TO A FORBEARANCE OR MODIFICATION AGREEMENT. If the borrower entered into a forbearance agreement and the deferred amounts ARE NOT CONTAINED IN THE PAYOFF STATEMENT, the contact information for the entity servicing any deferred amounts is required to obtain a separate payoff statement.

In the event the loan is secured by a mortgage purported to allow for advances of a credit line, please be advised that IT IS A REQUIREMENT that the Mortgagor of said mortgage MUST AUTHORIZE THE LENDER TO FREEZE THE REFERENCED CREDIT LINE UPON ISSUANCE OF THE PAYOFF and PROVIDE WRITTEN AUTHORIZATION TO CLOSE SAID CREDIT LINE ACCOUNT to the Lender when the mortgage is being paid off through the Company or other Settlement/Escrow Agent.

8. REQUIREMENT: The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistently therewith when the final amounts are approved. Additional requirements will be added, or exceptions taken, when the names of the Proposed Insured(s) have been determined and the Commitment is updated.
9. REQUIREMENT: Submit to the Company documentary evidence issued by the appropriate office in its state of domicile that Hop Head Farms LLC, a Delaware Limited Liability Company is a duly registered legal entity

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in good standing.

NOTE: The above must be submitted to the Company for review before closing.

The Company reserves the right to make additional requirements or add additional items or exceptions after reviewing the requested documentation.

10. REQUIREMENT: Submit to the Company the Operating Agreement, including any amendments thereto, of Hop Head Farms LLC, a Delaware Limited Liability Company.

NOTE: The above must be submitted to the Company for review before closing. If the operating agreement discloses, or it is disclosed otherwise, as a sole member limited liability company, further requirements and exceptions may be made upon review of a General Index Search of the single member.

The Company reserves the right to make additional requirements or add additional items or exceptions after reviewing the requested documentation.

11. REQUIREMENT: Record deed executed by Hop Head Farms LLC, a Delaware Limited Liability Company to the proposed insured purchaser(s).

12. REQUIREMENT: Record satisfaction or release of the following or it shall appear as an exception on the policy to be issued.

Mortgage in the amount of \$10,964,000.00 executed by Rabo AgriFinance, LLC, a Delaware Corporation, to Hop Head Farms LLC, a Delaware Limited Liability Company, dated July 9, 2018 recorded August 1, 2018 in Document No. 2018-007442, (Covers additional land).

13. REQUIREMENT: Pay any unpaid property taxes.

PARCEL NUMBER: 08-03-028-019-60 TAX YEAR: 2025  
TAX TYPE: Summer  
AMOUNT: \$1,890.30 - STATUS: Paid

TAX TYPE: WINTER  
AMOUNT: \$3,790.36 - STATUS: Paid  
SEV / NET VALUATIONS: \$200,300.00 PRE: 100% (Qualified Agricultural)

Payment of taxes should be by current tax bill which sets forth interest and penalties, if any. The company assumes no liability for tax increases occasioned by retroactive revaluation, changes in the land usage or loss of any principal residence exemption status for the insured premises.

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**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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
4. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
5. Any lien, or right to a lien, for services, labor, or material, heretofore or hereafter furnished, imposed by law and not shown by Public Records.
6. Any and all oil, gas, mineral, mining rights and/or reservations thereof.
7. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead exemption status for the insured premises.
8. Terms, covenants and conditions as set forth in instrument recorded in Liber 443, Page 110 and the rights of others to use the easement therein.
9. Any rights, title, interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
10. Affidavit of Qualified Agricultural Property recorded in Document number 2015-007889 and Document number 2015-002166.
11. Easement for Underground Electric Line and Gas Pipelines recorded in Document number 1137140.
12. Terms, covenants and conditions as set forth in Easement Agreement recorded in Document number 201202150001634.
13. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and 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.

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14. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.
15. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas, and minerals in and under and that may be produced from the captioned Land.
16. Rights of tenant(s) now in possession of the land under unrecorded leases or otherwise.

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