



Fidelity National Title Insurance Company

SCHEDULE A

Title Officer:
Escrow Officer:
Escrow No.:
Loan No.:

Title No.: TM22-337

1. Effective date: September 13, 2022 at 08:30 AM
2. Policy or Policies to be issued:
 - (a) Owner's Policy ()
Policy Amount
Proposed Insured: TBD
 - (b) Loan Policy ()
Policy Amount
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is:
fee simple
4. Title to the fee simple estate or interest in the land is at the Effective Date vested in:
Maple Grove, LLC, a Virginia limited Liability company
5. The land referred to in this Commitment is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Countersigned: Ruby L. Martin
Ruby L. Martin

Trademark Title Services Inc.
P.O. Box 39
Victoria, VA 23974
(434)676-9191

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.



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SCHEDULE B - SECTION I REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed, delivered and recorded.
4. 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. Furnish copies of all instruments in this transaction for review by the company prior to closing. This commitment is subject to such addition requirements and/or exceptions as may be deemed necessary by the Company upon review of said instruments and upon full disclosures of all facts of this transaction.
6. Purchasers must be adversed for judgments in favor of the United States, or any other instrumentality thereof, for a period of twenty (20) years prior to the recordation of the documents proposed to the insured. Fidelity National Title Insurance Company must be provided with certification that there are no judgments in favor of the United States, or any instrumentality thereof, against the purchaser.
7. Receipt of satisfactory executed "Owners (Sellers) Affidavit as to Mechanic's Liens and Possession."
8. Run PACER report on Current owners/buyers/borrowers to determine if a bankruptcy has been filed. If any party is in bankruptcy, the Company must receive a satisfactory, final and non-appealable Court order (a) authorizing he transaction to be insured, or (b) declaring the property exempt. In a Chapter 7 Bankruptcy. The Trustee may give written notice that the real estate is abandoned. Additional requirement or exceptions may be made upon review.
9. Receipt of satisfactory executed INDEMNITY & UNDERTAKING AGREEMENT (GAP).
10. Notice: 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.
11. Payment of delinquent taxes - County taxes - \$303.34
12. The Company must be provided with the following for Maple Grove, LLC
 - a) Articles of Organization, and any amendments thereto;
 - b) Operating Agreement, if any, and any amendments thereto;
 - c) Certificate of Organization from the state where the limited liability company originated; and
 - d) a Certificate of Fact from the state of origin as evidence that the limited liability company is in good standing at the time of execution and delivery of the document(s) to be insured.NOTE: All members of the limited liability company, or the managing member(s) designated in the Operating Agreement, must join in the execution of any instrument(s) required herein. In lieu thereof, such instrument(s) must be executed by the member(s) designated and authorized to act on behalf of the limited liability company as set forth in a satisfactory resolution signed by all members; the resolution shall be provided to the Company prior to closing.

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27S107 (6/06)

ALTA Commitment Schedule BI-06

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(TM22-337.PFD/TM22-337/2)



**SCHEDULE B - SECTION II
EXCEPTIONS**

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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date 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. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
3. Power line and telephone easements of record.
4. Any encroachment, incumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachment on the Land of existing improvements located on adjoining land.
5. Such other matters as a careful physical examination of the property and a recent survey of the same might disclose.
6. Easement to Virginia Electric and Power Company dated July 22, 1946, of record in Deed Book 86, page 350.
7. Easement 15' wide along west line reserved in deed to Kenbridge Industries, Inc. for the benefit of ingress and egress to vegetable garden of estate of E.M. Bridgeforth, deceased.
8. Terms and conditions in deed dated June 7, 1962, of record in Deed Book 104, page 425 as to maintenance of J. W. Bridgeforth Road to Brunswick Avenue.
9. Easement to Virginia Electric and Power Company dated May 9, 1956, of record in Deed Book 98, page
10. Easement to the Town of Kenbridge for the purpose of connecting the water mains and line dated August 7, 1956, and recorded in Deed Book 98, page 321.
11. Matters shown on an unrecorded plat dated August 11, 1993, entitled "Plat Showing 20.791 acres owned by Commonwealth Tobacco Company DB 118 P133 Located in the Town of Kenbridge, Lunenburg County, VA depicts the following:
 - a) As to Parcel 6: overhead electric lines with utility poles, fire hydrants and water meters, access road and overhead telephone lines located on the property, Warehouse 4,5, and 6 located on the property and a wire fence back and forth across southeast boundary line and parallel to northeast boundary line; and
 - b) As to Parcel 7, overhead electric lines with utility poles, overhead telephone lines and fire hydrant and water meter, and access roads located on the property, office (mobile) located in north portion of the property and Warehouse 1, 2, 3 and 15 located on property, and access road located northwest of Warehouse 1 encroaches onto the adjoining 25 foot strip of land northwest of the insured premises;
 - c) As to Parcel 8: overhead electric lines with utility poles, overhead telephone lines, and access road crossing the insured premises. Warehouse 16 located on the property, a portion of the Sidney Seay Bridgeforth driveway encroaches onto the northeast portion of Parcel 8, and a wire fence back and forth across west and south boundary liens;
 - d) Notes (1) 25 ft strip of land being part of a closed portion of Brunswick Ave as shown on PB 1 P 122
2) Private road 20' wide described as J.W. Bridgeforth Road in DB 104 P 425; subject to a maintenance agreement
3) 15' easement for ingress and egress to E.M. Bridgeforth in DB 104 P 393. (noted at southwest corner of Parcel 7
4) easements to Virginia Electric and Power Co. in DB 91 P502 and DB 98 P 86.
5 Three are a number of drain pipes, culverts and ditches serving this property; an exception is made for rights of

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SCHEDULE B - SECTION II

EXCEPTIONS

(Continued)

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others in and to said ditches and drains.

12. Matters as shown on plat made by James E. Nash dated September 24, 2019 recorded in Plat Cabinet 5, folder 192.20' private road between Parcels C & D; an exception made for the rights of others in and to the use of said private road
b) access easement for Parcel A & B crossing a portion of north boundary of Parcel C
c) Notes from Plat: 1. May not reflect all underground utility easements, right of ways, and other encumbrances to the property 2. J.W. Bridgeforth Road is subject to a maintenance agreement recorded in Deed Book 104, page 425, and access easement recorded in Deed Book 153, page 476, and and later revised in Deed Book 156, page 303; 3. No attempt to identify any wetlands 4. Parcels C & D conveyed to Maple Grove LLC
13. Subject to access easement for Parcels A & B as shown on p

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27S108 (6/06)

ALTA Commitment Schedule BII-06

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LEGAL DESCRIPTION

EXHIBIT "A"

The land referred to herein below is situated in the County of Lunenburg, State of Virginia, and is described as follows:

All those certain tracts or parcels of land lying and being in the Town of Kenbridge, Lunenburg County, Virginia, and designated as Parcel C, containing 3.51 acres, and Parcel D, containing 5.73 acres, as shown on a plat made by James E. Nash, Land Surveyor, dated September 24, 2019, of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia in Plat Cabinet 5, Folder 192.

SUBJECT TO the nonexclusive easement for ingress and egress over the shaded area as shown on aforesaid plat, depicted as "Access Easement to Serve Parcels A and B," conveyed to Windy Hills Investments, LLC, a Virginia limited liability company, by deed from Bailey Storages, LLC, a Virginia limited liability company, dated October 4, 2019, of record in the Clerk's Office aforesaid in Deed Book 411, Page 413A, and to Kenbridge Real Estate, LLC, a Virginia limited liability company, by deed from Bailey Storages, LLC, a Virginia limited liability company, dated October 4, 2019, of record in the Clerk's Office aforesaid in Deed Book 411, Page 411.

Being the same property conveyed to Maple Grove LLC, a Virginia limited liability company, by deed from Bailey Storages, LLC, a Virginia limited liability company, dated October 4, 2019, of record in the Clerk's Office aforesaid in Deed Book 411, Page 408.

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