



TITLE RESOURCES

COMMITMENT FOR TITLE INSURANCE (Form T-7)

Issued by

TITLE RESOURCES GUARANTY COMPANY

We, Title Resources Guaranty Company, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

An Authorized Signature



Title Resources Guaranty Company

By: Paul M. [Signature]
Executive Vice President

Michael P. [Signature]
Secretary

TEXAS TITLE INSURANCE INFORMATION

<p>Title insurance insures you against loss resulting from certain risks to your title.</p> <p>The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.</p>	<p>El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.</p> <p>El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.</p>
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Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

Minerals and Mineral Rights may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- **EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- **EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- **CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-526-8018 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations.

DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

Arbitration is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

SIGNATURE

DATE

FACTS	WHAT DOES INDEPENDENCE TITLE DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Independence Title chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does Independence Title share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
Questions?	Go to www.independencetitle.com	

Who we are

Who is providing this notice?

Independence Title

What we do

How does Independence Title protect my personal information?

To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.

How does Independence Title collect my personal information?

We collect your personal information, for example, when you

- Apply for insurance or pay insurance premiums
- Provide your mortgage information or show your driver's license
- Give us your contact information

We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.

Why can't I limit all sharing?

Federal law gives you the right to limit only

- Sharing for affiliates' everyday business purposes –information about your creditworthiness
- Affiliates from using your information to market to you
- Sharing for nonaffiliates to market to you

State laws and individual companies may give you additional rights to limit sharing.

Definitions**Affiliates**

Companies related by common ownership or control. They can be financial and nonfinancial companies.

- *Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, NRT LLC, Cartus and Title Resource Group.*

Nonaffiliates

Companies not related by common ownership or control. They can be financial and nonfinancial companies.

- *Independence Title does not share with nonaffiliates so they can market to you.*

Joint Marketing

A formal agreement between nonaffiliated financial companies that together market financial products or service to you.

- *Independence Title does not share with nonaffiliated financial companies for joint marketing purposes.*



IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Title Resources Guaranty Company's toll-free telephone number for information or to make a complaint at:

1-800-526-8018

You may also write to Title Resources Guaranty Company at:

Attention: Claims Department
8111 LBJ Freeway, Suite 1200
Dallas, TX 75251

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede llamar al número de teléfono gratuito de Title Resources Guaranty Company's para obtener información o para presentar una queja al:

1-800-526-8018

Usted también puede escribir a Title Resources Guaranty Company:

Attention: Claims Department
8111 LBJ Freeway, Suite 1200
Dallas, TX 75251

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con la compañía primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA:

Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

Introducing... Your Title Commitment

The ABC's of a Title Commitment

Thank you again for working with Independence Title Company on your transaction. Enclosed is your Commitment for Title Insurance. This document is our commitment to insure your transaction and issue a title policy if conditions described in schedule C are met.

Below is a general guide to reading the title commitment. Please contact your escrow officer with any questions about your specific transaction.

Schedule

A

“Actual Facts”

“A” is for “Actual Facts.” In other words, this is the “Who, What, Where and How Much” of the transaction. You’ll see the names of the seller and buyer, a description of the property, the sales price, and the name of the lender, if any.

Schedule

B

“Buyer Notification”

“B” is for “Buyer Notification” of items in which other parties have some interest or control of the use of property. An example would be a utility easement, where the city would have a part of the land reserved for their use, or a building setback requirement that prevents the homeowner from building within a certain distance from the front, side or back of the property. These items are not covered by the title policy.

Schedule

C

“Clear to Close”

“C” is for “Clear in order to Close.” These items must be resolved in order to transfer title to the new owner. This might include such things as a mortgage to be paid off, home improvement liens, unpaid taxes, or a requirement that another person - such as an heir or a former spouse - participate in the sale of the property. All items shown on Schedule C must be resolved before or at the closing.

Schedule

D

“Disclosure”

“D” is for “Disclosure.” This last section outlines all parties who will share any part of the insurance premium, including underwriters, title agents and attorneys.



Independence Title

Explore www.independencetitle.com

We live here, work here, invest here. – We are locally owned and operated in the heart of Texas.

COMMITMENT FOR TITLE INSURANCE T-7

ISSUED BY

TITLE RESOURCES GUARANTY COMPANY

SCHEDULE A

Effective Date: **September 15, 2020, 8:00 am**

GF No. **2054528-BAS**

Commitment No. _____, issued **September 30, 2020**,

1. The policy or policies to be issued are:

- a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount:
PROPOSED INSURED: **City of Bastrop**
- b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount:
PROPOSED INSURED:
- c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
- d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
- e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount:
PROPOSED INSURED:
Proposed Borrower:
- f. OTHER
Policy Amount:
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is: **Fee Simple**

3. Record title to the land on the Effective Date appears to be vested in:
CL Bastrop, L.L.C.

4. Legal description of land:

206.6240 acres of land, more or less, out of the STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 3, Bastrop County, Texas, being a portion of a parcel as described in Document No. 202005532, Official Public Records, Bastrop County, Texas.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct and references to the quantity are for informational purposes only.

SCHEDULE B

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Item No. 1, Schedule B, is hereby deleted.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year **2020**, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year _____ and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- a. **Rights of Parties in Possession. (Owner Policy)**
- b. **Any visible and/or apparent unrecorded easement, public or private, located in, on, over, across or above the insured land, including various unpaved roadways and existing utility lines.**
- c. **Rights of parties in and to portions of the insured land that is within areas used as public roadways, including but no limited to the following public roadways:**
 - (i) **Sayers Road;**
- d. **Rights of tenants under any and all unrecorded leases or rental agreements, including but not limited to the following:**
 - (i) **Clayton Williams Ranch Company and**
 - (ii) **Steiner Ranches, LLC**
- e. **Rights of Dream Finders Home, LLC under Homebuilder Contract as referenced on Exhibit 1 of Second Amended Chapter 11 Plan of Reorganization, as Modified recorded in Document No. 201806561, Official Public Records, Bastrop County, Texas.**
- f. **Easement Deed By Court Order In Settlement Of Landowner Action:**
Recorded: 201509667, Official Public Records, Bastrop County, Texas.
- g. **Amended and Restated Warranty Water Deed, Bill of Sale and Assignment of Permit Rights:**
Recorded: Volume 2317, Page 746 Official Public Records, Bastrop County,
Texas.
- h. **Third Amendment To The Ground Water Rights Purchase Agreement:**
Recorded in: Document No. 201703544, Official Public Records of Bastrop
County, Texas.
- i. **Irrevocable Request and Petition to the City Council of the City of Bastrop, Texas for Voluntary Annexation of Sparsely Occupied Property**
Recorded: Document No. 201402872, Official Public Records of Bastrop
County, Texas.
- j. **Utility Easement and Access Agreement:**
Recorded: Document No. 201703997, Official Public Records, Bastrop County,
Texas.
- k. **Certificate For Order Canvassing Returns and Declaring Results of Confirmation and Director Election:**
Recorded: Volume 2235, Page 648, Volume 2303, Page 674, and Official Public
Records of Bastrop County, Texas.
- l. **Certificate for Order (excluding certain lands from XS Ranch Municipal Utility District:**
Recorded: Volume 2251, Page 502, Official Public Records of Bastrop County,
Texas.
- m. **Public Utility Commission of Texas Notice regarding EX Ranch Municipal Utility District:**
Recorded: Document No. 201602433, Official Public Records of Bastrop
County, Texas.

- n. Rights and interests of parties in and to the mineral estate as evidenced by or set forth in documents listed on the Mineral Addendum attached hereto and incorporated herein.
- o. There is excepted from coverage hereunder any and all matters, rights, interests obligations, ownership and/or liens related to any mobile homes and/or manufactured housing located on the insured land.
- p. Easement and Assignment of Lease Agreement by and between XS Ranch Fund VI, L.P. and Landmark Infrastructure Holding Company, LLC as recorded in Document No. 201312886, Vol. 2267 Page 854, Official Public Records, Bastrop County, Texas.
- q. Pipeline and telephone line easement granted to Texas-Louisiana Pipe Line Corp., recorded in Volume 88, Page 563, Deed Records of Bastrop County, Texas.
- r. Pipeline and telephone line easement granted to Texas-Louisiana Pipe Line Corp., recorded in Volume 88, Page 566, Deed Records of Bastrop County, Texas.
- s. Electric line easement granted to the Lower Colorado River Electric Cooperative, Inc., recorded in Volume 106, Page 479, Deed Records of Bastrop County, Texas.
- t. Telephone line easement granted to Southwestern Bell Telephone Company, recorded in Volume 106, Page 487, Deed Records of Bastrop County, Texas.
- u. Pipeline and telephone line easement granted to United Gas Pipe Line Company, recorded in Volume 106, Page 576, Deed Records of Bastrop County, Texas, as affected by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
- v. Pipeline and telephone line easement granted to United Gas Pipe Line Company, recorded in Volume 106, Page 602, Deed Records of Bastrop County, Texas, as affected by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
- w. Pipeline and telephone line easement granted to United Gas Pipe Line Company, recorded in Volume 106, Page 607, Deed Records of Bastrop County, Texas, as affected by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
- x. Pipeline, telegraph and telephone easement/right of way to United Gas Pipe Line Company, recorded in Volume 107, Page 146, Deed Records of Bastrop County, Texas, as modified by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
- y. Pipeline, telegraph and telephone easement/right of way to United Gas Pipe Line Company, recorded in Volume 107, Page 591, Deed Records of Bastrop County, Texas, as modified by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
- z. Pipeline, telegraph, telephone and electric line easement/right of way granted to United Gas Pipe Line Company, recorded in Volume 139, Page 128, Deed Records of Bastrop County, Texas, as modified by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
- aa. 125' wide electric and telephone line easement granted to Lower Colorado River Authority, recorded in Volume 184, Page 58, Deed Records of Bastrop County, Texas.
- bb. 125' wide electric and telephone line easement granted to the Lower Colorado River Authority, recorded in Volume 185, Page 404, Deed Records of Bastrop County, Texas.

- cc. 125' electric and telephone line easement granted to the Lower Colorado River Authority, recorded in Volume 185, Page 487, Deed Records of Bastrop County, Texas.
- dd. 125' wide electric and telephone line easement granted to the Lower Colorado River Authority, recorded in Volume 193, Page 674, Deed Records of Bastrop County, Texas.
- ee. 125' wide electric and telephone line easement granted to the Lower Colorado River Authority, recorded in Volume 193, Page 908, Deed Records of Bastrop County, Texas, as amended and modified in Volume 1007, Page 606, Official Records of Bastrop County, Texas.
- ff. 30' wide electric and telephone line easement granted to the City of Austin, recorded in Volume 261, Page 669, Deed Records of Bastrop County, Texas.
- gg. 30' wide electric and telephone line easement granted to the City of Austin, recorded in Volume 261, Page 711, Deed Records of Bastrop County, Texas.
- hh. 20' wide transmission line easement awarded to the City of Austin by Final Judgment entered in Cause No. 17, Proceeding in Eminent Domain in the 21st Judicial District Court of Bastrop County, Texas, styled City of Austin vs. T. C. Steiner, dated July 28, 1979, filed in Volume 277, Page 75, Deed Records of Bastrop County, Texas.
- ii. 30' wide transmission line easement awarded to the City of Austin by Final Judgment entered in Cause No. 18, Proceeding in Eminent Domain in the 21st Judicial District Court of Bastrop County, Texas, styled City of Austin vs. Myrtle Denison, et al, dated March 22, 1979, filed in Volume 277, Page 82, Deed Records of Bastrop County, Texas.
- jj. 40' wide pipeline easement granted to Valero Transmission Company, recorded in Volume 324, Page 865, Deed Records of Bastrop County, Texas.
- kk. Pipeline easement granted to Koch Refining Company, recorded in Volume 757, Page 595, Official Records of Bastrop County, Texas.
- ll. 25' x 50' wide pipeline facility easement granted to Koch Refining Company, recorded in Volume 775, Page 539, Official Records of Bastrop County, Texas.
- mm. 30' wide electric and telecommunications line easement granted to Bluebonnet Electric Cooperative, Inc., recorded in Volume 845, Page 400, Official Records of Bastrop County, Texas.
- nn. 30' electric and telecommunications line easement granted to Bluebonnet Electric Cooperative, Inc., recorded in Volume 871, Page 101, Official Records of Bastrop County, Texas.
- oo. 30' wide electric and telecommunications line easement granted to Bluebonnet Electric Cooperative, Inc., recorded in Volume 962, Page 820, Official Records of Bastrop County, Texas.
- pp. 10' wide underground telecommunication line easement granted to Southwestern Bell Telephone Company, recorded in Volume 1060, Page 307, Official Records of Bastrop County, Texas.
- qq. Boundary Line Agreement, dated October 11, 1991, by and between T. C. Steiner and E. O. Beck, recorded in Volume 613, Page 730, Official Records of Bastrop County, Texas.
- rr. Application of Landowner to Condition and Abandoned Well for Fresh Water Production, recorded on May 1, 1996, in Volume 795, Page 334, Official Records of Bastrop County, Texas.
- ss. Application of Landowner to Condition an Abandoned Well for Fresh Water Production, recorded on July 23, 1997, in Volume 859, Page 663, Official Records of Bastrop County, Texas.

- tt. Utility, pipeline and right of way easements reserved by the United States of America, in Deed recorded in Volume 178, Page 181, Deed Records of Bastrop County, Texas.
- uu. Rights and/or privileges of parties arising from location of graves and/or grave stones on the insured land and/or for which rights of access across the insured land may exist in fact or in law.
- vv. Easement/right of way to United Gas Pipe Line Company, recorded in Volume 106, Page 555 of the Deed Records of Bastrop County, Texas, as modified by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
- ww. Easement/right of way to United Gas Pipe Line Company, dated February 2, 1942, recorded in Volume 106, Page 601 of the Deed Records of Bastrop County, Texas.
- xx. Easement/right of way to United Gas Pipe Line Company, recorded in Volume 107, Page 56 of the Deed Records of Bastrop County, Texas, as modified by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
- yy. Easement/right of way to United Gas Pipe Line Company, recorded in Volume 138, Page 558 of the Deed Records of Bastrop County, Texas, as modified by Volume 1886, Page 766, Official Public Records of Bastrop County, Texas.
- zz. Easement executed by Henry N. Bell, Jr., to Lower Colorado River Authority, dated March 20, 1968, recorded in/under Volume 184, Page 439 of the Deed Records of Bastrop County, Texas.
- aaa. Easement recovered from Henry N. Bell, III and Pamela Bell, by City of Austin, by virtue of Final Judgment dated July 28, 1979, in Eminent Domain Cause No. 7, Bastrop County Court, as recorded in/under Volume 277, Page 33, of the Deed Records of Bastrop County, Texas.
- bbb. Easement/right of way to Koch Refining Company, L.P., dated June 24, 1995, recorded in Volume 763, Page 348 of the Official Records of Bastrop County, Texas.
- ccc. Easement and Assignment of Lease Agreement by and between XS Ranch Fund VI, L.P., a Delaware limited partnership, as Grantor, and Landmark Infrastructure Holding Company LLC, a Delaware limited liability company, as Grantee, dated August 22, 2013, recorded in Volume 2267, Page 854, Official Public Records of Bastrop County, Texas.
- ddd. 1/16 being 1/2 of 1/8 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 484, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- eee. Undivided 1/16 being 1/2 of 1/8 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 485, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- fff. Undivided 1/32 being 1/4 of 1/8 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 533, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- ggg. 1/32 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 540, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- hhh. Undivided 1/4 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 574, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced

- subsequent to the date of the above cited instrument.
- iii. Undivided 1/2 interest in royalty in minerals as set out in instrument recorded in Volume 7, Page 629, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- jjj. One half interest in royalty in minerals as set out in instrument recorded in Volume 9, Page 154, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- kkk. Undivided (1/4) one fourth interest in royalty in minerals as set out in instrument recorded in Volume 9, Page 346, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- III. Undivided one-half interest in royalty in minerals as set out in instrument recorded in Volume 45, Page 382, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- mmm. Undivided one-thirty-second (1/32nd), (One-fourth of One-eighth) interest in royalty in minerals as set out in instrument recorded in Volume 45, Page 403, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- nnn. Undivided one-half interest in royalty in minerals as set out in instrument recorded in Volume 53, Page 218, and ratified in Volume 126, Page 552, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- ooo. Undivided one-thirty second (1/32) (being 1/4 of 1/8) interest in royalty in minerals as set out in instrument recorded in Volume 66, Page 596, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- ppp. Undivided One-sixty Fourth (1/64) (being 1/8 of 1/8) interest in royalty in minerals as set out in instrument recorded in Volume 67, Page 104, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- qqq. Undivided one-half interest in royalty in minerals as set out in instrument recorded in Volume 71, Page 81, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- rrr. Undivided one-thirty second 1/32) (being 1/4 of 1/8) interest in royalty in minerals as set out in instrument recorded in Volume 71, Page 91, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- sss. Undivided 1/32 interest in royalty in minerals as set out in instrument recorded in Volume 71, Page 99, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- ttt. Undivided 1/32 interest in royalty in minerals as set out in instrument recorded in Volume 71, Page 100, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- uuu. Undivided one-sixteenth (1/16th) interest in royalty in minerals as set out in instrument recorded in Volume 99, Page 480, Deed Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.

- vvv. Undivided One-Half (1/2) interest in royalty in minerals as set out in instrument recorded in Volume 108, Page 137, Deed Records of Bastrop County, Texas, as affected by instrument recorded in Volume 54, Page 376, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.**
- www. One half (1/2) interest in royalty in minerals as set out in instrument recorded in Volume 108, Page 422, Deed Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.**
- xxx. One-half (1/2) interest in royalty in minerals as set out in instrument recorded in Volume 109, Page 125, Deed Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.**
- yyy. Interest in royalty in minerals as set out in instrument recorded in Volume 116, Page 456, Deed Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.**
- zzz. One-half interest in royalty in minerals as set out in instrument recorded in Volume 125, Page 534, as affected by Volume 134, Page 282, Deed Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.**
- aaaa. One sixteenth (1/16) interest in royalty in minerals as set out in instrument recorded in Volume 129, Page 131, Deed Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.**
- bbbb. Undivided one-half (1/2) non-participating interest in royalty in minerals as set out in instrument recorded in Volume 152, Page 418, Deed Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.**
- cccc. One-half (1/2) interest in royalty in minerals as set out in instrument recorded in Volume 197, Page 93, Deed Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.**
- dddd. One-half interest in royalty in minerals as set out in instrument recorded in Volume 199, Page 563, Deed Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.**
- eeee. Undivided one-half (1/2) interest in royalty in minerals as set out in instrument recorded in Volume 357, Page 329, Official Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.**
- ffff. Undivided one-half (1/2) interest in royalty in minerals as set out in instrument recorded in Volume 357, Page 330, Official Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.**
- gggg. One-half interest in royalty in minerals as set out in instrument recorded in Volume 507, Page 248, Official Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.**
- hhhh. All oil, gas, and other minerals, as set out in Judgment Deleting Mineral Estate, entered on December 18, 1943, in Cause No. 119, in the Western District Court-Austin Division, styled The United States of America vs. 52,162.12 acres of land in Bastrop County, Texas, et al, recorded in Volume 165, Page 493, Deed Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.**

- iiii. Undivided 1/4th interest in and to all oil, gas, and other minerals, in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, conveyed by Clabon Stanly and Mary Stanly to T. E. Nelson and Chas H. Houston by Deed dated January 2, 1929, recorded in Volume 20, Page 361, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- jjjj. Undivided 1/64th interest in and to all oil, gas, and other minerals, in, on, under, or that may be produced from the herein described property, together with all rights relating thereto, express or implied, conveyed by Clabon Stanly and Mary Stanly to E. B. Germany by Deed dated January 5, 1929, recorded in Volume 20, Page 401, Oil and Gas Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument.
- kkkk. Undivided 1/2 interest in and to all oil, gas, and other minerals, in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, excluding lignite and any other minerals or substances that may be strip mined, as reserved unto the grantor in Deed executed by Steiner & Sons, Ltd. to XS Ranch Fund VI, L.P., dated December 19, 2006, recorded in Document No. 1701, Page 145, Official Records of Bastrop County, Texas. Said mineral interest not traced subsequent to the date of the above cited instrument. NOTE: For informational purposes only (and is not intended, and should not be construed as affirmative insurance.) This document provides a Waiver of the Surface Rights.
- IIII. Undivided one-half (1/2) interest in and to all oil, gas, and other minerals, in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, reserved unto the grantor in Deed executed by Bastrop Beck Investments, Ltd, to XS Ranch Fund VI, L.P., dated June 4, 2007, recorded in Volume 1747, Page 407, Official Public Records of Bastrop County, Texas. Corrected in Document No. 201510209, Official Public Records of Bastrop County, Texas. (Waiver of Surface Rights contained therein) Said mineral interest not traced subsequent to the date of the above cited instrument.
- mmmm. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

SCHEDULE C

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. **Chapter 11 Bankruptcy:**
Case No. 16-31367-RE-11 in the United States Bankruptcy Court for the Northern District of California
Debtor: XS Ranch Fund VI, LP
Requirements: Company requires an acceptable Court Order authorizing the sale of the subject property. Bankruptcy Rules 8001 and 8002 allow an interested party 14 days to appeal from the entry on the docket of a judgment, order or decree. Bankruptcy Rule 6004 (h) automatically "stays" a bankruptcy order for sale for a period of 14 days. Said sale should not be completed until the stay and appeal period have expired.
6. **Vendor's Lien retained in Deed executed by Steiner & Sons Ltd., a Texas limited partnership, to XS Ranch Fund VI, L.P., a Delaware limited partnership, dated December 19, 2006, filed for record on December 20, 2006, under Document No. 200619026 Official Public Records, Bastrop County, Texas, together with vendor's lien retained in deed executed by Robert I. Steiner and spouse, Joleen Steiner, to XS Ranch Fund VI, L.P., a Delaware limited partnership, dated December 19, 2006 filed of record on December 20, 2006 under Document No. 200619025, Official Public Records, Bastrop County, Texas, both vendor's liens securing the payment of a note of even date therewith in the principal sum of \$10,000,000.00, payable to Steiner & Sons, Ltd., a Texas limited partnership, together with Deed of Trust of even date therewith to Frank B. Brown, IV, Trustee, filed of record on December 20, 2006, under Document No. 200619027 Official Public Records, Bastrop County, Texas, as assigned to KLDI Investments, Ltd. by Assignment dated 01/13/2013 recorded in Document No. 200903549 Official Public Records, Bastrop County, Texas, as assigned to Steiner & Sons, Ltd. by Assignment dated 09/06/2013 recorded in Document No. 201311827 Official Public Records, Bastrop County, Texas, together with all modifications thereof, including those filed in Document No. 201311828, Document No. 201503397, Document No. 201516185, and Document No. 201608523, all in the Official Public Records, Bastrop County,**

Texas. (Partial Release recorded in Document No. 201714043, Official Public Records of Bastrop County, Texas)

7. Deed of Trust:

Recorded: Document No. 201311964, Official Public Records, Bastrop County, Texas
Grantor: XS Ranch Fund VI, L.P.
Trustee: Frank B. Brown IV
Beneficiary: Steiner & Sons, Ltd.
Amount: \$1,500,000.00
Dated: 9/6/2013
Together with: Modifications

Recorded: Document No. 201503398, Document No. 201516184, and Document No. 201608528, all in the Official Public Records, Bastrop County, Texas.

(Partial Release recorded in Document No. 201714042, Official Public Records of Bastrop County, Texas)

8. In regards to CL Bastrop, LLC, company must be furnished the following in order to determine the identity of the person(s) with authority to sign documents:

- a) Copy of the Articles of Formation (formerly Organization), and all amendments thereto.
- b) Copy of the Rules and Regulations or Operating Agreement.
- c) Copy of proof of registration and evidence of good standing in entity's state or nation of domicile.

9. Requirement is made that satisfactory documentation be provided as to the authority, authorization and capacity of the person(s)/entity(ies) executing documents on behalf of the City of Bastrop

10. Company reserves the right to make additional exceptions and/or requirements upon review of a survey acceptable to underwriting practices of this company, up to and including the issuance of the Policy.

11. NOTICE: Title Company is unwilling to issue the Title Policy without the general mineral exception(s) set out in Schedule B hereof pursuant to Procedural Rule P-5.1. Optional endorsements (T19.2 and T19.3) insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase upon request of the Proposed Insured. Neither this Policy, nor the optional endorsements, insure that the purchaser has title to the mineral rights related to the surface estate. The promulgated cost for said endorsement is \$50 per policy.

12. Secure copies of any leases.

13. Payment of any and all ad valorem taxes which may be due and payable on the subject property.

14. Company requires Owner, Seller and/or Borrower to complete an Affidavit of Debts and Liens prior to the issuance of the Title Insurance Policy.

15. Good Funds in an amount equal to all disbursements must be received and deposited before any funds may be disbursed. Partial disbursements prior to the receipt and deposit of good funds are not permitted. Good Funds means cash, wire transfer, certified checks, cashier's checks and teller checks. Company reserves the right to require wired transfer of funds in accordance with Procedural Rule P-27 where immediate disbursement is requested.

16. ARBITRATION: The Owner Policy of Title Insurance (Form T-1) and the Loan Policy of Title Insurance (Form T-2) contain an arbitration provision. It allows the Insured or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If the insured wants to retain the right to sue the Company in case of a dispute over a claim, the Insured must request deletion of the arbitration provision before the Policy is issued. The Insured may do this by signing the Deletion of Arbitration Provision form and returning it to the Company at or before the closing of the real estate transaction or by writing to the Company. {The Arbitration Provision may not be deleted on the Texas Residential Owner Policy of Title Insurance (Form T-1R).}]

Countersigned
Independence Title

By *Bonnie Carroll*

COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

GF No. **2054528-BAS**

Effective Date: **September 15, 2020, 8:00 am**

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

Title Resources Guaranty Company, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% or more of said corporation, directors, and officers are listed below:

Shareholders:

Title Resource Group LLC.

Directors:

Donald J. Casey; Michael P. Gozdan; Sriram Someshwara; J. Scott McCall; Thomas N. Rispoli; Donald W. Evans, Jr.; Marilyn J. Wasser

Officers:

J. Scott McCall-President/CEO, E. Paul McNutt, Jr-EVP, Jason Bragg-SVP; Michael P. Gozdan- Secretary, Charlotte C. Simonelli -Treasurer

2. The following disclosures are made by the Title Insurance Agent Secured Land Transfers, LLC dba Independence Title issuing this commitment:
 - (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
TRG Maryland Holdings LLC
 - (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.
Title Resource Group LLC
 - (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent are as follows:

Scott Storck, President; Donald J. Casey, Chief Executive Officer; Sriram Someshwara, Senior Vice President and Chief Financial Officer; Michael P. Gozdan, Senior Vice President and Secretary; Marilyn J. Wasser, Executive Vice President and Assistant Secretary; Donald W. Evans, Jr., Senior Vice President ; Robert Fitzpatrick, Senior Vice President; Lynette K. Gladdis, Senior Vice President and Assistant Secretary; Timothy B. Gustavson, Senior Vice President; Deborah Higgins, Senior Vice President; Thomas N. Rispoli, Senior Vice President and Assistant Secretary; Seth I. Truwit, Senior Vice President and Assistant Secretary; Walter Patrick Mullen, Senior Vice President; Brian Alan Pitman, Vice President; Jay Fitzgerald, Vice President.
 - (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive is disclosed in paragraph 3.
 - (e) For purposes of this paragraph 2, "having, owning, or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	<u>\$0.00</u>
Loan Policy	<u>\$0.00</u>
Endorsement Charges	<u>\$0.00</u>
Other	<u>\$0.00</u>
Total	<u>\$0.00</u>

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<u>Amount</u>	<u>To Whom</u>	<u>For Services</u>
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" The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

Title Resources Guaranty Company

Premium Amount	Rate Rules	Property Type	County Code	Liability at Reissue Rate	6	7	8
1	2	3	4 21	5			