

Trustmark Title for First American Title Ins Co

Commitment Number: C17-291

SCHEDULE A

1. Effective Date: November 28, 2017 at 07:00 AM
2. Policy or Policies to be issued: Amount
 - (a) X Owner's Policy (ALTA Own. Policy (06/17/06)) TBD
Proposed Insured:
TBD
 - (b) X Loan Policy (ALTA Loan Policy (06/17/06)) TBD
Proposed Insured:
TBD
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:
Freida Mae Miskovsky Revocable Trust dated April 14, 2004 and Vernon R Straka Trust and June I Straka Trust
5. The land referred to in the Commitment is described as follows:
SEE SCHEDULE C ATTACHED HERETO

Trustmark Title

By:



Charis L. Ward, Trustmark Title Ins. No. 100105967

Trustmark Title for First American Title Ins Co

Commitment Number: C17-291

**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met:

1. Payment of the premiums, fees and charges for the policy.
2. Payment to, or for the account of, the grantors or mortgagors of the full consideration for the estates or interest to be insured.
3. 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 and exceptions.
4. Receipt of proof in affidavit form satisfactory to us that no improvements or repairs were made on the property within 120 days predating the filing for record of the instrument required in Item 6, Schedule B-1, or obtain lien waivers or other appropriate document to confirm that there are no lien claims.
5. This commitment expires if documents are not filed within 180 days from November 18, 2017 at 7:00 AM
6. In the event the proposed insured requires deletion of the general survey exception set forth in Schedule B, Part II, we must be provided the following:
 - 6.1 A satisfactory survey of the subject premises made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, (Effective February 23, 2011) (the Survey Standards) including Items 1, 3, 4, 6b, 7a, 7c, 8, 9, 11a and 14, as set forth in Table A of the Survey Standards. Note: Certain conditions or requirements of other parties to the transaction may require other Items in Table A of the Survey Standards be included in the survey.
 - OR
 - 6.2 Provide satisfactory affidavit establishing that since the date of the existing survey that: (i) no alterations or additions have been made to the improvements located on the subject premises; (ii) no substantial improvement has been made to adjoining properties along the common boundaries with the subject premises; and (iii) that the improvements currently located on the Property are properly depicted on the survey.
7. Payment of taxes and assessments for the tax year 2017 which are ascertainable, due and payable.
8. Proper documents creating the estate or interest to be insured must be executed and duly filed for record to wit:

A deed from Freida Mae Miskovsky Trustee of Freida Mae Miskovsky Revocable Trust dated April 14, 2004, and Vernon R Straka Trustee of the Vernon R Straka Trust and June I Straka Trustee of the June I Straka Trust to TBD.

Note: The State of Oklahoma requires the payment of conveyance tax as a condition precedent to the recordation of any Deed as provided by 68 O.S. 3201, subject to the exemptions provided for by 68 O.S. 3202. A copy of this statute will be provided upon request.

9. Instrument(s) creating the estate or interest to be insured must be approved, properly executed and properly filed for record, to-wit:

Mortgage to TBD, from TBD, and their respective spouses, if any, securing your loan.

SCHEDULE B - SECTION I
REQUIREMENTS
(Continued)

Commitment Number: C17-291

Note: The State of Oklahoma requires the payment of a mortgage tax as a condition precedent to the recordation of any mortgage on the following basis:

Loan Term	Tax per \$100.00
5 or more years	\$00.10
4 years or longer, but under 5 years	\$00.08
3 years or longer, but under 4 years	\$00.06
2 years or longer, but under 3 years	\$00.04
Less than 2 years	\$00.02

10. The subject property appears to be unencumbered by a mortgage. You should inquire with the owner as to the possibility of any unrecorded or mis-indexed mortgage securing the property and return the results of the inquiry for review and possible further requirements.
11. As of the date of closing, obtain a "gap check" of the public records including county land records, UCC Filings and corporate or limited liability company filing office.

Trustmark Title for First American Title Ins Co

Commitment Number: C17-291

**SCHEDULE B - SECTION II
EXCEPTIONS**

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

1. Defects, liens, encumbrances, adverse claims or other matter, if any, first appearing in the public records or attaching subsequent to the effective date hereof but created prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Any discrepancies, conflicts in boundary lines, encroachments, easements, measurements, variations in area or content, party walls and/or other facts which a correct survey and/or a physical inspection of the premises would disclose.
4. In the event this commitment is issued with respect to a construction loan to be disbursed in future periodic installments, then the policy shall contain an additional exception for pending disbursements.
5. Discrepancies in boundary lines due to existing fences.
6. Rights of tenants in possession as tenants only under unrecorded leases.
7. Easements, or claims of easements, not shown by the public records.
8. Rights or claims of parties in possession not shown in the public records.
9. Taxes for the tax year 2017 that not yet due.
10. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records.
11. Water rights, claims or title to water, whether or not shown by the public records.
12. Right of Way agreement in favor of Continental Pipe Line Company recorded May 18, 1956, in Book 257, page 302. (8-2)
13. Report of County Commissioners recorded April 26, 1962 in Book 280, page 69. (10-2)
14. Easement and Right-of-Way in favor of the State of Oklahoma recorded May 24, 1963, in Book 392, page 240. (18)
15. Assignment of Easements, Right-of-Way Surface Rights, and Permits in favor of Combined Resources Corporation recorded May 16, 1991, in Book 2292, page 152; assignment recorded March 27, 2003, in Book 3577, page 1451; assignment recorded April 24, 2006, in Book 4166, page 30. (56, 102, 112)
16. Permanent Easement in favor of the City of Oklahoma City recorded April 10, 1995, in Book 2628, page

SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

Commitment Number: C17-291

198. (59)

17. Assignment and Bill of Sale in favor of Premier Oklahoma Processors I, LLC, and Mit Okla, LLC recorded April 18, 2000, in Book 3155, page 1307. (78)
18. Lindmark Outdoor Advertising Lease recorded January 1, 2008, in Book 3226, page 237; assignment to Courtesy Leasing, Inc. recorded June 15, 2001 in Book 3280, page 710. (85, 87)
19. Declaration of Easement for access and utilities recorded March 21, 2002, in Book 3396, page 995. (92)
20. Avigation and Hazard Easement in favor of the City of Oklahoma City and the Trustees of the Oklahoma City Airport Trust recorded September 16, 2002, in Book 3474, page 1066. (98)
21. Assignment and Bill of Sale and Conveyance in favor of Trey Resources I, LLC, recorded July 22, 2014, in Book 5316, page 1044. (118)
22. Unreleased Mortgage, Security Agreement and Fixture filing dated November 1, 2007, from Lindmark Outdoor Advertising, LLC to Gladstone Business Loan, LLC, recorded November 8, 2007, in Book 4421, page 1424 in the principal amount of \$10,000,000.00; modification of Mortgage, Security Agreement and Fixture Filing dated August 18, 2008, recorded September 17, 2008 in Book 4535, page 823; Assignment, Assumption and Modification of Mortgage, Security Agreement and Fixture Filing and Assignment of Leases dated April 1, 2009, recorded July 2, 2009, in Book 4638, page 355; partial release by Gladstone Capital Corporation dated September 12, 2013, recorded December 5, 2013, in Book 5239, page 444, or determine by survey that such does not affect subject property. (173, 197, 216, 222)
23. Unreleased Assignment of Leases in favor of Gladstone Business Loan, LLC, dated November 1, 2007, recorded November 8, 2007, in Book 4421, page 1471; modification dated August 18, 2008, recorded September 17, 2008, in Book 4535, page 849; Assignment, Assumption and Modification of Mortgage, Security Agreement and Fixture Filing and Assignment of Leases dated April 1, 2009, recorded July 2, 2009, in Book 4638, page 355; partial release by Gladstone Capital Corporation dated September 12, 2013, recorded December 5, 2013, in Book 5239, page 444, or determine by survey that such does not affect subject property. (202, 211, 216, 222)
24. Assignment and Assumption of Lease dated March 30, 2009, recorded June 26, 2009, in Book 4634, page 1232, or determine by survey that such does not affect subject property. (225)
25. Assignment and Assumption of Lease dated March 30, 2009, recorded June 26, 2009, in Book 4634, page 1236, or determine by survey that such does not affect subject property. (229)
26. Unrecorded Lease agreements as evidenced by the Unreleased Mortgage, Security Agreement and Fixture filing dated November 1, 2007, from Lindmark Outdoor Advertising, LLC to Gladstone Business Loan, LLC, recorded November 8, 2007, in Book 4421, page 1424 in the principal amount of \$10,000,000.00 and subsequent related filings as reflected in exceptions numbered 22, 23, 24, and 25.
27. Easement pursuant to the Journal Entry of Judgment Confirming and Settling Condemnation Case in Cleveland County District Court, Case No. CJ-2009-26360BH, recorded December 21, 2011, in Book 4949, page 1. (236)

SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

Commitment Number: C17-291

28. The effect of the document entitled Notice of Surface Rights recorded October 12, 2011, in Book 4921, page 142. (244)
29. Road easement along the North Fifty (50) feet of the NE/4 SE/4 of Section Fourteen (14), Township Ten (10) North, Range (4) West of the Indian Meridian, Cleveland County, Oklahoma. (91)
30. Statutory right-of-way along all section lines.

Trustmark Title for First American Title Ins Co

Commitment Number: C17-291

SCHEDULE C
PROPERTY DESCRIPTION

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

The North Half (N/2) of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Cleveland County, Oklahoma.