

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

Commitment Number: 230044104427
Issuing Agent: Knuppel & Lindner
Issuing Office's
ALTA® Registry ID: 1107690
Property Address: No Common Address
Bluff City, IL
Property Address: No Common Address
Bluff City, IL 62418
Property Address: No Common Address
Bluff City, IL
Property Address: No Common Address
Bluff City, IL 62418
Property Address: No Common Address
Astoria, IL 61501
Property Address: No Common Address
Bluff City, IL 62418
Property Address: No Common Address
Bluff City, IL 62418
Property Address: No Common Address
Bluff City, IL 62418
Property Address: No Common Address
Bluff City, IL 62418

COMMITMENT FORM – SCHEDULE A

1. Commitment Date: December 20, 2023 at 2:27 pm
2. Policy to be issued:
 - a. ☐ 2021 ALTA Owner's Policy
Proposed Insured: TBA


Proposed Amount of Insurance:
 - b. ☐ 2021 ALTA Loan Policy
Proposed Insured: TBA

Proposed Amount of Insurance: To Come
3. The estate or interest in the Land at the Commitment Date is:
Fee Simple

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Issued By:
Knuppel & Lindner
124 West Market Street
Havana, IL 62644
(309) 543-2291

441
Agent No.


Signature of Agent or Authorized Signatory

4. The Title is, at the Commitment Date, vested in:

The Estate of H. Robert Briney, deceased, as to 18% interest;
Carle Health Center for Philanthropy-Greater Peoria a/k/a The Methodist Medical Center Foundation, an Illinois not for profit organization, as to 28.5% interest;
OSF Healthcare Foundation, as to 28.5% interest; and
Cass County Health Department, as to 22%

5. The Land is described as follows:

TRACT 1 - PIN: 10-01-181-001 (PART OF) & 10-01-300-002

A TRACT OF LAND BEING PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A SET IRON ROD MARKING THE CENTER OF SAID SECTION 1; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00 DEGREES 18 MINUTES 57 SECONDS WEST, 313.50 FEET; THENCE LEAVING SAID EAST LINE, NORTH 84 DEGREES 37 MINUTES 54 SECONDS WEST, 1367.33 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 27 MINUTES 53 SECONDS EAST, 807.26 FEET TO A SET IRON ROD ON THE SOUTH RIGHT-OF-WAY (ROW) LINE OF ILLINOIS ROUTE #100; THENCE ALONG SAID SOUTH (ROW) LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 7202.00 FEET, AN ARC LENGTH OF 1044.87 FEET WITH A CHORD BEARING NORTH 80 DEGREES 18 MINUTES 37 SECONDS EAST, 1043.95 FEET TO A SET IRON ROD ON THE WEST (ROW) LINE OF ELEVATOR ROAD; THENCE LEAVING SAID SOUTH (ROW) LINE, ALONG SAID WEST (ROW) LINE, THE FOLLOWING SIX COURSES: SOUTH 29 DEGREES 02 MINUTES 12 SECONDS EAST, 69.28 FEET TO A SET IRON ROD; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 187.01 FEET, AN ARC LENGTH OF 97.92 FEET WITH A CHORD BEARING SOUTH 44 DEGREES 02 MINUTES 11 SECONDS EAST, 96.81 FEET TO A SET IRON ROD; THENCE SOUTH 59 DEGREES 02 MINUTES 12 SECONDS EAST, 62.76 FEET TO A SET IRON ROD; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 108.27 FEET, AN ARC LENGTH OF 89.59 FEET WITH A CHORD BEARING SOUTH 35 DEGREES 19 MINUTES 48 SECONDS EAST, 87.06 FEET TO A SET IRON ROD; THENCE SOUTH 11 DEGREES 37 MINUTES 29 SECONDS EAST, 129.45 FEET TO A SET IRON ROD; THENCE SOUTH 23 DEGREES 06 MINUTES 53 SECONDS EAST, 83.70 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST (ROW) LINE, NORTH 80 DEGREES 08 MINUTES 49 SECONDS EAST, 23.97 FEET TO THE EXISTING CENTERLINE OF SAID ELEVATOR ROAD; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.72 FEET, AN ARC LENGTH OF 113.39 FEET WITH A CHORD BEARING SOUTH 21 DEGREES 26 MINUTES 20 SECONDS EAST, 112.84 FEET TO A SET IRON ROD ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE LEAVING SAID CENTERLINE, ALONG SAID EAST LINE, SOUTH 00 DEGREES 18 MINUTES 57 SECONDS WEST, 259.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 28.55 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF DECEMBER, 2023 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY, AND DULY RECORDED WITH THE SCHUYLER COUNTY RECORDER OF DEEDS ON THE 27TH DAY OF DECEMBER, 2023 AS DOCUMENT NUMBER 20231293.

TRACT 2 - PIN: 10-01-181-001 (PART OF) & 10-01-200-008 (PART OF)

A TRACT OF LAND BEING PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A SET IRON ROD MARKING THE CENTER OF SAID SECTION 1; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, NORTH 00 DEGREES 18 MINUTES 57 SECONDS EAST, 259.20 FEET TO A SET IRON ROD ON THE EXISTING CENTERLINE OF ELEVATOR ROAD; THENCE LEAVING SAID EAST LINE, ALONG SAID CENTERLINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.72 FEET, AN ARC LENGTH OF 113.39 FEET WITH A CHORD BEARING NORTH 21 DEGREES 26 MINUTES 20 SECONDS WEST, 112.84 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH 80 DEGREES 08 MINUTES 49 SECONDS WEST, 23.97 FEET TO A SET IRON ROD ON THE WEST RIGHT-OF-WAY (ROW) LINE OF SAID ELEVATOR ROAD; THENCE LEAVING SAID WEST (ROW) LINE, NORTH 09 DEGREES 51 MINUTES 11 SECONDS WEST, 98.22 FEET TO A SET IRON ROD; THENCE NORTH 03 DEGREES 31 MINUTES 30 SECONDS WEST, 232.23 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 05 MINUTES 58 SECONDS WEST, 168.15 FEET TO A SET IRON ROD ON THE SOUTH (ROW) LINE OF ILLINOIS ROUTE #100; THENCE ALONG SAID SOUTH (ROW) LINE, NORTH 75 DEGREES 34 MINUTES 37 SECONDS EAST, 291.66 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 6406.30 FEET, AN ARC LENGTH OF 1065.91 FEET WITH A CHORD BEARING NORTH 70 DEGREES 48 MINUTES 37 SECONDS EAST, 1064.68 FEET; THENCE NORTH 66 DEGREES 10 MINUTES 34 SECONDS EAST, 279.37 FEET TO A SET IRON ROD ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE LEAVING SAID SOUTH (ROW) LINE, ALONG SAID WEST LINE, SOUTH 00 DEGREES 28 MINUTES 04 SECONDS WEST, 170.00 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, NORTH 86 DEGREES 50 MINUTES 15 SECONDS EAST, 78.79

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FEET TO A SET IRON ROD; THENCE NORTH 75 DEGREES 17 MINUTES 47 SECONDS EAST, 202.59 FEET TO A SET IRON ROD; THENCE NORTH 66 DEGREES 53 MINUTES 25 SECONDS EAST, 89.88 FEET TO A SET IRON ROD; THENCE NORTH 23 DEGREES 06 MINUTES 35 SECONDS WEST, 216.00 FEET TO A SET IRON ROD ON THE AFOREMENTIONED SOUTH (ROW) LINE; THENCE ALONG SAID SOUTH (ROW) LINE, NORTH 66 DEGREES 10 MINUTES 34 SECONDS EAST, 716.13 FEET TO A FOUND IRON PIPE; THENCE LEAVING SAID SOUTH (ROW) LINE, SOUTH 00 DEGREES 58 MINUTES 06 SECONDS WEST, 184.96 FEET TO A FOUND IRON PIPE; THENCE NORTH 71 DEGREES 58 MINUTES 09 SECONDS EAST, 503.75 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 37 MINUTES 00 SECONDS WEST, 2038.21 FEET TO A SET IRON ROD ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, NORTH 84 DEGREES 37 MINUTES 54 SECONDS WEST, 2841.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 97.12 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF DECEMBER, 2023 AND IS ***SUBJECT TO THE RIGHTS OF BIG LAKE DRAINAGE AND LEVEE DISTRICT TO MAINTAIN SAID DITCH OR DITCHES***, ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY, AND DULY RECORDED WITH THE SCHUYLER COUNTY RECORDER OF DEEDS ON THE 27TH DAY OF DECEMBER, 2023 AS DOCUMENT NUMBER 20231293.

TRACT 3 - PIN: 26-28-31-300-002 (FULTON COUNTY) & 11-06-100-003 (PART OF - SCHUYLER COUNTY)

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS, PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS, AND PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE FOURTH PRINCIPAL MERIDIAN, FULTON COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON PIPE MARKING THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, SOUTH 00 DEGREES 11 MINUTES 11 SECONDS WEST, 19.54 FEET TO A SET IRON ROD MARKING THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE LEAVING SAID EAST LINE, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, NORTH 84 DEGREES 37 MINUTES 54 SECONDS WEST, 43.82 FEET TO A SET IRON ROD; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 37 MINUTES 00 SECONDS EAST, 2038.21 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 29 MINUTES 46 SECONDS EAST, 240.06 FEET TO A FOUND IRON PIPE ON THE SOUTH RIGHT-OF-WAY (ROW) LINE OF ILLINOIS ROUTE #100; THENCE ALONG SAID SOUTH (ROW) LINE, NORTH 66 DEGREES 10 MINUTES 34 SECONDS EAST, 1835.46 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2904.90 FEET, AN ARC LENGTH OF 393.73 FEET WITH A CHORD BEARING NORTH 62 DEGREES 17 MINUTES 34 SECONDS EAST, 393.45 FEET TO A SET IRON ROD; THENCE LEAVING SAID SOUTH (ROW) LINE, SOUTH 00 DEGREES 07 MINUTES 13 SECONDS WEST, 1324.86 FEET TO A SET IRON ROD; THENCE SOUTH 34 DEGREES 19 MINUTES 13 SECONDS WEST, 1013.77 FEET TO A SET IRON ROD; THENCE SOUTH 58 DEGREES 40 MINUTES 05 SECONDS WEST, 95.53 FEET TO A SET IRON ROD; THENCE SOUTH 89 DEGREES 33 MINUTES 17 SECONDS WEST, 502.10 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 37 MINUTES 00 SECONDS WEST, 977.23 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 35 MINUTES 23 SECONDS WEST, 839.18 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 94.59 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF DECEMBER, 2023 AND IS ***SUBJECT TO THE RIGHTS OF BIG LAKE DRAINAGE AND LEVEE DISTRICT TO MAINTAIN SAID DITCH OR DITCHES***, ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY, AND DULY RECORDED WITH THE SCHUYLER COUNTY RECORDER OF DEEDS ON THE 27TH DAY OF DECEMBER, 2023 AS DOCUMENT NUMBER 20231293, AND A SURVEY DULY RECORDED WITH THE FULTON COUNTY RECORDER OF DEEDS ON THE 29TH DAY OF DECEMBER, 2023 AS DOCUMENT NUMBER 2309759.

TRACT 4 - PIN: 10-12-100-003

FORTY-THREE (43) ACRES, MORE OR LESS, LOCATED IN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼), OF SECTION TWELVE (12), ALL LOCATED IN TOWNSHIP TWO (2) NORTH OF THE BASE LINE, RANGE TWO (2) EAST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF SCHUYLER AND THE STATE OF ILLINOIS, AND DULY RECORDED WITH THE SCHUYLER COUNTY RECORDER OF DEEDS ON THE 27TH DAY OF DECEMBER, 2023 AS DOCUMENT NUMBER 20231293.

TRACT 5 - PIN: 10-12-200-004

SIXTY-THREE AND 50/100 (63.5) ACRES, MORE OR LESS, LOCATED IN THE SOUTHEAST QUARTER (SE ¼) OF THE

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NORTHEAST QUARTER (NE ¼), AND THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWELVE (12), TOWNSHIP TWO (2) NORTH OF THE BASE LINE, RANGE TWO (2) EAST OF THE FOURTH PRINCIPAL MERIDIAN, ALL SITUATED IN THE COUNTY OF SCHUYLER AND THE STATE OF ILLINOIS, AND DULY RECORDED WITH THE SCHUYLER COUNTY RECORDER OF DEEDS ON THE 27TH DAY OF DECEMBER, 2023 AS DOCUMENT NUMBER 20231293.

TRACT 6 - PIN: 10-12-200-008 (PART OF)

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON MARKING THE NORTHEAST CORNER OF SAID SECTION 1; THENCE ALONG THE EAST LINE OF SAID QUARTER, SOUTH 00 DEGREES 37 MINUTES 00 SECONDS WEST, 269.21 FEET TO A SET IRON ROD ON THE NORTH RIGHT-OF-WAY (ROW) LINE OF ILLINOIS ROUTE #100; THENCE LEAVING SAID EAST LINE, ALONG SAID NORTH (ROW) LINE, THE FOLLOWING SIX COURSES: SOUTH 66 DEGREES 10 MINUTES 34 SECONDS WEST, 93.13 FEET; THENCE SOUTH 69 DEGREES 50 MINUTES 40 SECONDS WEST, 156.30 FEET; THENCE SOUTH 60 DEGREES 27 MINUTES 56 SECONDS WEST, 100.50 FEET; THENCE SOUTH 66 DEGREES 10 MINUTES 34 SECONDS WEST, 600.00 FEET; THENCE SOUTH 69 DEGREES 02 MINUTES 18 SECONDS WEST, 400.50 FEET; THENCE SOUTH 63 DEGREES 41 MINUTES 11 SECONDS WEST, 230.20 FEET TO A SET IRON ROD ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE LEAVING SAID NORTH (ROW) LINE, ALONG SAID WEST LINE, NORTH 00 DEGREES 28 MINUTES 04 SECONDS EAST, 955.23 FEET TO A FOUND IRON ROD MARKING THE EAST SIXTEENTH CORNER OF SAID NORTHEAST QUARTER; THENCE LEAVING SAID WEST LINE, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 87 DEGREES 43 MINUTES 36 SECONDS EAST, 1444.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 20.27 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF DECEMBER, 2023 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY, AND DULY RECORDED WITH THE SCHUYLER COUNTY RECORDER OF DEEDS ON THE 27TH DAY OF DECEMBER, 2023 AS DOCUMENT NUMBER 20231293.

TRACT 7 - PIN: 11-06-100-003 (PART OF)

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON PIPE MARKING THE CENTER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF SAID QUARTER, NORTH 89 DEGREES 35 MINUTES 23 SECONDS WEST, 1828.72 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 37 MINUTES 00 SECONDS EAST, 977.23 FEET TO A SET IRON ROD; THENCE NORTH 89 DEGREES 33 MINUTES 17 SECONDS EAST, 502.10 FEET TO A SET IRON ROD; THENCE NORTH 58 DEGREES 40 MINUTES 05 SECONDS EAST, 95.53 FEET TO A SET IRON ROD; THENCE NORTH 34 DEGREES 19 MINUTES 13 SECONDS EAST, 1013.77 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 07 MINUTES 13 SECONDS WEST, 871.90 FEET TO A SET IRON ROD; THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS EAST, 664.80 FEET TO A SET IRON ROD ON THE EAST LINE OF SAID QUARTER; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 00 MINUTES 17 SECONDS WEST, 1009.49 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 47.72 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF DECEMBER, 2023 AND IS **SUBJECT TO THE RIGHTS OF BIG LAKE DRAINAGE AND LEVEE DISTRICT TO MAINTAIN SAID DITCH OR DITCHES**, ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY, AND DULY RECORDED WITH THE SCHUYLER COUNTY RECORDER OF DEEDS ON THE 27TH DAY OF DECEMBER, 2023 AS DOCUMENT NUMBER 20231293.

TRACT 8 - PIN: 10-03-200-004

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND IRON ROD MARKING THE CENTER OF SAID SECTION 3; THENCE ALONG THE WEST LINE OF SAID QUARTER, NORTH 00 DEGREES 42 MINUTES 50 SECONDS EAST, 2485.67 FEET TO A SET IRON ROD MARKING THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE LEAVING SAID WEST LINE, ALONG THE NORTH LINE OF SAID QUARTER, SOUTH 88 DEGREES 05 MINUTES 51 SECONDS EAST, 1027.92 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 39 MINUTES 45 SECONDS WEST, 2435.59 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF SAID QUARTER; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 06 MINUTES 51 SECONDS WEST, 1030.29

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FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 58.12 ACRES, TOGETHER WITH AN INGRESS/EGRESS EASEMENT AS SHOWN BY A PLAT OF SURVEY, RECORDED AS DOCUMENT NUMBER 20160973, IN THE SCHUYLER COUNTY, ILLINOIS, RECORDER'S OFFICE, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF DECEMBER, 2023 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY, AND DULY RECORDED WITH THE SCHUYLER COUNTY RECORDER OF DEEDS ON THE 27TH DAY OF DECEMBER, 2023 AS DOCUMENT NUMBER 20231293.

TRACT 9 - PIN: 10-03-200-003

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE FOURTH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND STONE MARKING THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SAID QUARTER, SOUTH 89 DEGREES 06 MINUTES 51 SECONDS WEST, 1040.38 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 40 MINUTES 01 SECONDS EAST, 2394.41 FEET TO THE NORTH LINE OF SAID QUARTER; THENCE ALONG SAID NORTH LINE, SOUTH 88 DEGREES 05 MINUTES 51 SECONDS EAST, 875.44 FEET TO A SET IRON ROD; THENCE LEAVING SAID NORTH LINE, SOUTH 02 DEGREES 33 MINUTES 42 SECONDS WEST, 778.86 FEET TO A FOUND IRON ROD; THENCE SOUTH 26 DEGREES 46 MINUTES 04 SECONDS EAST, 421.17 FEET TO A FOUND IRON ROD ON THE EAST LINE OF SAID QUARTER; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 50 MINUTES 12 SECONDS WEST, 1195.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINING 52.64 ACRES, TOGETHER WITH AND SUBJECT TO AN INGRESS/EGRESS EASEMENT AS SHOWN BY A PLAT OF SURVEY, RECORDED AS DOCUMENT NUMBER 20160973, IN THE SCHUYLER COUNTY, ILLINOIS, RECORDER'S OFFICE, IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY THE JONES SURVEYING AND ENGINEERING CORPORATION, DURING THE MONTH OF DECEMBER, 2023 AND IS SUBJECT TO ALL ROAD RIGHT-OF-WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY, AND DULY RECORDED WITH THE SCHUYLER COUNTY RECORDER OF DEEDS ON THE 27TH DAY OF DECEMBER, 2023 AS DOCUMENT NUMBER 20231293.

COMMITMENT FORM – SCHEDULE B

Commitment No.: 230044104427

Commitment Date: December 20, 2023 at 2:27 pm

State Issued: IL

File Name:

**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.
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. The following additional requirements must be satisfied at or prior to the closing:
 - a. The borrower and seller must bring a valid government issued photo ID bearing their signature to the closing.
 - b. Each seller must provide a valid forwarding address and social security number to be submitted to the IRS for 1099 purposes.
 - c. Payoff letters must be current and not subject to additional terms. We reserve the right to verify payoff figures prior to disbursement. Any additional funds required to satisfy a lien in full must be deposited by the parties involved immediately.
 - d. All funds brought to closing must be in the form of wire transfer, certified check, or cashier's check.
6. If the Property is Commercial and Extended Coverage over the five General Exceptions is requested, the Company should be furnished with the following:
 - a. A current ALTA/NSPS or Illinois Land Title Survey Certified to Attorneys' Title Guaranty Fund, Inc.;
 - b. A Properly executed ALTA Statement;Matters disclosed by the above documentation will be shown specifically on Schedule B.
NOTE: There will be an additional charge for this coverage.
7. The Good Funds provision of the Illinois Title Insurance Act (215 ILCS 155/26) became effective January 1, 2010. This law imposes stricter rules on the type of funds that can be accepted for real estate closings and requires wired funds in many circumstances. Contact your settlement agent to confirm the type of funds that are required for your transaction.
8. Per Illinois law, for closings on or after January 1, 2011, the Company will issue Closing Protection Letters to the parties to the transaction if it is closed by the Company or its approved title insurance agent.
9. If you are a lender, your Company Closing Protection Letter will be valid only if you receive it in one of the following two ways, (1) as an email from the domain "@advocustitle.com" or (2) as a fax from fax number 312.372.9509 or 217.403.7401.

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Issued By:

Knuppel & Lindner
124 West Market Street
Havana, IL 62644
(309) 543-2291

441

Agent No.



Signature of Agent or Authorized Signatory

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:

Standard Exceptions

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment that would be disclosed by an inspection or an accurate and complete land title survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law, and not shown by the Public Records; and
5. Taxes or special assessments that are not shown as existing liens by the Public Records.

Special Exceptions

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the Commitment 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. Any Loan Policy issued pursuant to this Commitment will be subject to the following exceptions (a) and (b), in the absence of the production of the data and other matters contained in the ALTA Statement form or an equivalent form:
 - a. Any lien, or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law, and not shown by the Public Records;
 - b. Consequences of the failure of the lender to pay out properly the whole or any part of the loan secured by the mortgage described in Schedule A, as affecting: (i) the validity of the lien of said mortgage; and (ii) the priority of the lien over any other right, claim, lien, or encumbrance that has or may become superior to the lien of said mortgage before the disbursement of the entire proceeds of the loan.
3. The lien of taxes assessed for the year 2022 and thereafter:

First installment 2022 taxes in the amount of \$151.69 is PAID.
Second installment 2022 taxes in the amount of \$151.69 is PAID.
Taxes for the year 2023 are not yet due and payable.
**No exemptions*
Permanent Index No. 10-01-300-002 (Affects part of Tract 1)
4. The lien of taxes assessed for the year 2022 and thereafter:

First installment 2022 taxes in the amount of \$507.44 is PAID.
Second installment 2022 taxes in the amount of \$507.44 is PAID.
Taxes for the year 2023 are not yet due and payable.
**No exemptions*
Permanent Index No. 10-01-181-001 (Affects part of Tract 1)
5. The lien of taxes assessed for the year 2022 and thereafter:

First installment 2022 taxes in the amount of \$1,860.75 is PAID.
Second installment 2022 taxes in the amount of \$1,860.75 is PAID.
Taxes for the year 2023 are not yet due and payable.
**No exemptions*
Permanent Index No. 10-01-200-008 (Affects Tracts 2 & 6)
6. The lien of taxes assessed for the year 2022 and thereafter:

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First installment 2022 taxes in the amount of \$1,443.54 is PAID.
Second installment 2022 taxes in the amount of \$1,443.54 is PAID.
Taxes for the year 2023 are not yet due and payable.

**No exemptions*

Permanent Index No. 11-06-100-003 (Affects part of Tract 3 and all of Tract 7; Schuyler County)

7. The lien of taxes assessed for the year 2022 and thereafter:

First installment 2022 taxes in the amount of \$129.13 is PAID.
Second installment 2022 taxes in the amount of \$129.13 is PAID.
Taxes for the year 2023 are not yet due and payable.

**No exemptions*

Permanent Index No. 26-28-31-300-002 (Affects part of Tract 3; Fulton County)

8. The lien of taxes assessed for the year 2022 and thereafter:

First installment 2022 taxes in the amount of \$133.42 is PAID.
Second installment 2022 taxes in the amount of \$133.42 is PAID.
Taxes for the year 2023 are not yet due and payable.

**Drainage Exemption*

Permanent Index No. 10-12-100-003 (Affects Tracts 4)

9. The lien of taxes assessed for the year 2022 and thereafter:

First installment 2022 taxes in the amount of \$95.96 is PAID.
Second installment 2022 taxes in the amount of \$95.96 is PAID.
Taxes for the year 2023 are not yet due and payable.

**Drainage Exemption*

Permanent Index No. 10-12-200-004 (Affects Tracts 5)

10. The lien of taxes assessed for the year 2022 and thereafter:

First installment 2022 taxes in the amount of \$398.79 is PAID.
Second installment 2022 taxes in the amount of \$398.79 is PAID.
Taxes for the year 2023 are not yet due and payable.

**No Exemptions*

Permanent Index No. 10-03-200-004 (Affects Tracts 8)

11. The lien of taxes assessed for the year 2022 and thereafter:

First installment 2022 taxes in the amount of \$359.80 is PAID.
Second installment 2022 taxes in the amount of \$359.80 is PAID.
Taxes for the year 2023 are not yet due and payable.

**Drainage Exemption*

Permanent Index No. 10-03-200-003 (Affects Tracts 9)

12. Big Lake Drainage assessment for the year 2024 in the amount of \$549.30 UNPAID and is DUE as follows:

First Installment: January 15, 2024 in the amount of \$183.10
Second Installment: June 15, 2024 in the amount of \$183.10
Third Installment: September 15, 2024 in the amount of \$183.10
(Affects Tract 1)

13. Big Lake Drainage assessment for the year 2024 in the amount of \$845.76 UNPAID and is DUE as follows:

First Installment: January 15, 2024 in the amount of \$281.92
Second Installment: June 15, 2024 in the amount of \$281.92
Third Installment: September 15, 2024 in the amount of \$281.92
(Affects Tract 4)

14. Big Lake Drainage assessment for the year 2024 in the amount of \$1,253.16 UNPAID and is DUE as follows:

First Installment: January 15, 2024 in the amount of \$417.72
Second Installment: June 15, 2024 in the amount of \$417.72
Third Installment: September 15, 2024 in the amount of \$417.72
(Affects Tract 5)

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15. Land lies in the Big Lake Drainage District and may derive benefits therefrom.
16. Rights of the public, State of Illinois, and the municipality in and to that part of the premises in question taken, used or dedicated for roads, streets, alleys, or highways.
17. Drainage tiles, laterals, feeders, and underground pipes, if any.
18. Easement to construct, reconstruct, enlarge, relocate, and improve the levee of Big Lake Drainage and Levee District from Harold and Lois M. Briney to Big Lake Drainage and Levee District, recorded June 20, 1941 as Document No. 139699 in Book Q, Page 249, Schuyler County Records. (Affects Tract 2, 3, 7)
19. Right of Way recorded July 26, 1989 as Document No. 238076 in Book 38, Page 137, Schuyler County Records, for a 40 foot easement from Roger Briney to Central Illinois Public Services Company. (Affects Tracts 1 and 2)
20. Easement for Ingress and Egress as shown on Plat of Survey filed for record in the Recorder's Office of Schuyler County, Illinois on August 18, 1994 in Plat Envelope 9 as Document No. 248178, from Roger Briney, a married person whose spouse has not interest, to Rogelio Lin and Kathleen Connie Lynn, recorded August 31, 1994 as Document No. 248267 in Book 106, Page 99, Schuyler County Records. (Affects Tract 9)
21. Grant of Conservation Right and Easement recorded June 8, 2000 as Document No. 260709 in Book 228, Page 283, Schuyler County Records, from Roger Briney to Schuyler County SWCD. (Affects Tract 3 and 7)
22. Easement for ingress and egress recorded August 11, 1982 as Document No. 221489 in Book NN, Page 994, Schuyler County Records, from Roger Briney to Hickory Township. (Affects Tracts 2, 3, 6, 7)
23. Easement for utilities recorded July 15, 1963 as Document No. 189661 in Book DD, Page 319, Schuyler County Records, from Roger Briney and Jean Briney to General Telephone Company of Illinois. (Affects Tract 2 and 6)
24. Subject to provisions of Plat of Survey dated December 18, 2023 and recorded December 27, 2023, as Document No. 20231294, Schuyler County Records. (Affects Tracts 8 and 9)
25. Subject to provisions of Plat of Survey dated December 18, 2023 and recorded December 27, 2023, as Document No. 20231293, Schuyler County Records. (Affects Tracts 1, 2, 3, 6, 7)
26. The property described herein does not have public road access but for its common ownership with adjacent property. This commitment and any policy issued therefrom does not insure access to the tract described herein in the event ownership is severed.
27. A satisfactory table of the heirship and proof of the death, testacy or intestacy, and of the value of the estate of H. Robert Briney, deceased, should be furnished, and this Commitment is subject to such further exceptions, if any, as may then be deemed necessary.
28. Claims against the estate of H. Robert Briney, deceased.
29. Federal and Illinois Estate Taxes, that may be charged against the estate of H. Robert Briney.
30. Statutory rights, powers and duties of the personal representative of the decedent if and when appointed.
31. The certificate of good standing for Carle Health Center for Philanthropy-Greater Peoria a/k/a The Methodist Medical Center Foundation issued by the Secretary of State should be produced, and in default thereof, the policy or policies to be issued will contain the following exception:

"Consequences, if any, that may result because of the failure of the party in title to the estate or interest in the land described in Schedule A to comply with the applicable 'doing business' laws of the State of Illinois."
32. Upon a conveyance or mortgage of the land provide a certified copy of proper resolutions, passed by the stockholders and directors of the party in title, authorizing the execution of the deed of conveyance or mortgage.
33. Franchise tax in favor of the State of Illinois against Carle Health Center for Philanthropy-Greater Peoria a/k/a The Methodist Medical Center Foundation, a corporation existing under the laws of the State of Illinois.
34. The certificate of good standing for OSF Healthcare Foundation issued by the Secretary of State should be produced, and in default thereof, the policy or policies to be issued will contain the following exception:

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"Consequences, if any, that may result because of the failure of the party in title to the estate or interest in the land described in Schedule A to comply with the applicable 'doing business' laws of the State of Illinois."

35. Upon a conveyance or mortgage of the land provide a certified copy of proper resolutions, passed by the stockholders and directors of the party in title, authorizing the execution of the deed of conveyance or mortgage.
36. Franchise tax in favor of the State of Illinois against OSF Healthcare Foundation, a corporation existing under the laws of the State of Illinois.
37. Any instrument conveying the subject property that is exempt from the transfer tax must have the appropriate municipal transfer tax form, transfer tax stamp, if required, and grantor/grantee statement, with the appropriate exemption language, affixed to the instrument prior to recording.
38. The certificate of good standing for Cass-Schuyler Area Hospice, a not for profit 501(c)3 organization, a service of Cass County Illinois Health Department issued by the Secretary of State should be produced, and in default thereof, the policy or policies to be issued will contain the following exception:

"Consequences, if any, that may result because of the failure of the party in title to the estate or interest in the land described in Schedule A to comply with the applicable 'doing business' laws of the State of Illinois."

39. Upon a conveyance or mortgage of the land provide a certified copy of proper resolutions, passed by the board members of the party in title, authorizing the execution of the deed of conveyance or mortgage.
40. Any instrument conveying the subject property that is exempt from the transfer tax must have the appropriate municipal transfer tax form, transfer tax stamp, if required, and grantor/grantee statement, with the appropriate exemption language, affixed to the instrument prior to recording.
41. Effective January 1, 2018 the Illinois Department of Revenue (IDOR) began utilizing a central registry for maintaining notices of tax liens filed or released that are enforced by the IDOR. The notices and releases will no longer be filed with the county recorder's offices.

In order to complete the title search for any possible judgments and liens against parties with an interest in the insured land, we must be furnished with an Illinois State Lien Registry Information form (Form 4235) for each seller and buyer, and this commitment is subject to such further exceptions, if any, as may then be deemed necessary.

End of Schedule B

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