

<b>MORGAN COUNTY ABSTRACT COMPANY</b>  <b>A WEST STATE TITLE COMPANY</b>	<b>ALTA Commitment for Title Insurance</b>
	Issued by <b>First American Title Insurance Company</b>
<b>Exhibit A</b>	

Commitment File No.: 36550

The Land is described as follows:

**TRACT I:**

Lot Two (2) in the Northwest Fractional Quarter of Section Nineteen (19) in Township Fourteen (14) North and Range Nine (9) West of the Third Principal Meridian, Morgan County, Illinois.

**TRACT II:**

The Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty-nine (29) and the South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty-nine (29) in Township Fourteen (14) North and Range Nine (9) West of the Third Principal Meridian, Morgan County, Illinois.

**TRACT III:**

The East Half (E $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Sixteen (16) in Township Fourteen (14) North and Range Eight (8) West of the Third Principal Meridian, Morgan County, Illinois.

**TRACT IV:**

The East Half (E $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Fourteen (14) in Township Fourteen (14) North and Range Nine (9) West of the Third Principal Meridian, in Morgan County, Illinois, excepting therefrom the following described parcel of real estate, to-wit: Commencing at an iron pin at the Northeast corner of the East Half (E $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section Fourteen (14); thence South 89°13'0" West, Two Hundred Forty-three and thirty-six hundredths (243.36) feet to the point of beginning; thence South 0°47'0" East, Four Hundred twenty-five (425) feet to an iron pin; thence South 89°13'0" West, Three Hundred Fifteen (315) feet to an iron pin; thence North 0°47'0" West, Four Hundred Twenty-five (425) feet to the North line of the East Half (E $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section Fourteen (14); thence North 89°13'0" East, Three Hundred Fifteen (315) feet to the point of beginning; as shown on Plat of Survey dated December 29, 1994 and made by John W. Garrison, Jr., registered Professional Land Surveyor No.1564, State of Illinois, and filed in the Morgan County Recorder's Office on January 5, 1995 as Document #444290.

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 	<b>ALTA Commitment for Title Insurance</b>
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<b>Schedule B-I</b>	

Commitment File No.: 36550

**SCHEDULE B - PART I  
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or the interest to be insured.
3. Pay the premiums, fees and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. If **Morgan County Abstract Company** is acting as closing agent on behalf of the Proposed Insureds, the following additional requirements must be satisfied at or prior to closing:
  - (a) Each Seller must provide a valid forwarding address and social security number to be submitted to the IRS for 1099 purposes.
  - (b) 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.
  - (c) Pursuant to the "Good Funds" section of the Illinois Title Insurance Act all funds brought to closing must be in the form of wire transfer, certified or cashier's check provided that funds in excess of \$50,000.00 must be received by wire transfer. Please contact the Company for more information on the application of this requirement to your transaction.
  - (d) Pursuant to Illinois law, Closing Protection Letters shall be issued by First American Title Insurance Company to the parties to the transaction if it is closed by First American Title Insurance Company or its approved title insurance agent. The following charges shall be added to the Settlement Statement: \$25.00 for Lender coverage, \$25.00 for Buyer coverage and \$50.00 for Seller coverage. A refinance transaction will be \$50.00 for Borrower coverage plus Lender coverage as shown above.

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7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
9. The Company should be provided a statement from the Borrower(s) relative to any mortgage shown on Schedule B disclosing whether the Borrower(s) have entered into any forbearance or loan modification agreement with the lender relative to delayed or postponed payments or other restructuring of the debt secured by the mortgage.
10. We should be furnished a properly executed ALTA statement and, unless the Land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation may be shown as an exception to Title on the Policy, when and if issued.

End of Schedule B – Part I

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<b>Schedule B-II</b>	

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**SCHEDULE B - PART II  
EXCEPTIONS**

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements, not shown by the Public Records.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting Title that would be disclosed by an accurate survey of the Land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin. Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
4. 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.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
7. No search has been made for filings under the Uniform Commercial Code except for the County or Counties where the Land is located and we find none of record unless shown on Schedule B. (NOTE: We do not search for State UCC filings.)
8. Rights of the Public, the State of Illinois, the County, the Township and the municipality in and to that part of the premises in question taken, used or dedicated for roads or highways.

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9. All assessments and taxes for the year 2022 and all subsequent years which are a lien although not yet due and payable.

Taxes for the year 2021 in the amount of \$3,438.02 are as follows:

- 1st installment in the amount of \$1,719.01 paid.
- 2nd installment in the amount of \$1,719.01 paid.
- Tax I.D. #14-19-100-001 Tract I.

Taxes for the year 2021 in the amount of \$786.00 are as follows:

- 1st installment in the amount of \$393.00 paid.
- 2nd installment in the amount of \$393.00 paid.
- Tax I.D. #14-29-100-003 Tract II.

Taxes for the year 2021 in the amount of \$1,668.82 are as follows:

- 1st installment in the amount of \$834.41 paid.
- 2nd installment in the amount of \$834.41 paid.
- Tax I.D. #14-29-300-001 Tract II.

Taxes for the year 2021 in the amount of \$3,023.98 are as follows:

- 1st installment in the amount of \$1,511.99 paid.
- 2nd installment in the amount of \$1,511.99 paid.
- Tax I.D. #15-16-300-002 Tract III.

Taxes for the year 2021 in the amount of \$3,599.24 are as follows:

- 1st installment in the amount of \$1,799.62 paid.
- 2nd installment in the amount of \$1,799.62 paid.
- Tax I.D. #14-14-300-004 Tract IV.

10. Rights of way for drainage ditches, drain tile, feeders, laterals and underground pipes, not shown of record.

**NOTE:** Drainage assessments and drainage taxes are included in the General Exceptions herein before shown on Schedule B and should be considered when dealing with the Land.

11. Easement granted to Scott-Morgan-Greene Water Cooperative dated January 15, 2002 and recorded January 24, 2002 as Document [#509099](#). (Affects Tract I).

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12. Easement granted to Scott-Morgan-Greene Water Cooperative dated March 1, 2013 and recorded March 18, 2013 as Document [#594994](#). (Affects Tract I).
13. Transmission Easement granted to Ameren Transmission Company of Illinois dated May 19, 2015 and recorded June 12, 2015 as Document [#606884](#). (Affects Tract I).
14. Memorandum of Agreement with Lincoln Land Wind, LLC, a Delaware limited liability company, dated March 27, 2018 and recorded May 3, 2018 as Document [#621820](#). (Affects Tracts I - IV).
15. Easement granted to Illinois Rural Electric Co. dated November 30, 1976 and recorded December 3, 1976 in Miscellaneous Drawer 2 at Card 4867 as Document [#211942](#). (Affects Tract IV).
16. Easement granted to Scott-Morgan-Greene Water Cooperative dated September 16, 2019 and recorded October 2, 2019 as Document [#628318](#). (Affects Tract IV).
17. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
18. Upon a conveyance of the land, a copy of proper resolutions passed by the authorized representative(s) of the party in title authorizing the execution of the deed of conveyance, and the executed Affidavit of LLC provided with this commitment should be furnished.

End of Schedule B – Part II

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