

**Preliminary Title Work
For Tracts 15 - 28,
42 - 46 & part of
Tracts 8 & 11**

Metropolitan Title Agency

Issuing Title Insurance Policies of:

FATIC - FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment No. 112267

ALTA Plain Language Commitment Form INFORMATION

The Title Insurance Commitment is a legal contract between you and the Company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the policy.

The Company will give you a sample of the Policy form, if you ask.

The Policy contains an arbitration clause. 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 you as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org>.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy. The Commitment is subject to its Requirements, Exceptions, and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT. YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about this Commitment, please contact:

Metropolitan Title Agency, LLC

6277 E. Riverside Boulevard

Rockford, IL 61114

Phone: (815) 394-3200

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AGREEMENT TO ISSUE POLICY

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AGREEMENT TO ISSUE POLICY

We agree to issue policy to you according to the terms of the Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within 6 months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-I.

The Exceptions in Schedule B-II.

The Conditions.

This Commitment is not valid without Schedule A and Sections I and II of Schedule B.

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

Metropolitan Title Agency

6277 E. Riverside Blvd.
Rockford, IL 61114

Phone (815) 394-3200
Fax (815) 394-3203
www.MTARockford.com

AS AGENT FOR

FATIC - FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE A

1. Commitment Effective Date: 10/09/2011 Commitment No. 112267

2. Policy or Policies to be issued

	Amount
ALTA Owner's Policy (2006 Form)	\$
Proposed Insured:	
ALTA Loan Policy (2006 Form)	\$
Proposed Insured: To Be Determined, its successors and/or assigns	

3. The estate or interest in the land described or referred to in this Commitment, and covered herein, is fee simple and title to the estate or interest in said land is at the effective date hereof vested in:

Funderburg Farms, Inc., an Illinois corporation

4. The land referred to in this Commitment is situated in the County of Boone, State of Illinois, and is described as follows:

PART OF TRACT 8 & AND PART OF TRACT 11

(For balance of Tract 8 and Tract 11, see Title Underwriters commitment number _____)

THE EAST HALF (1/2) OF THE WEST HALF (1/2) OF SECTION 21 AND THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 21, ALL IN TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT TWO (2) RODS OFF THE EAST SIDE THEREOF LYING SOUTH OF THE PUBLIC HIGHWAY, AND FURTHER EXCEPTING THERFROM PART OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 21,

TOWNSHIP 43 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION WHICH BEARS NORTH 89 DEGREES 53 MINUTES 04 SECONDS EAST, 862.00 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION; THENCE SOUTH 00 DEGREES 06 MINUTES 56 SECONDS EAST, AT RIGHT ANGLES FROM THE LAST PREVIOUSLY DESCRIBED COURSE, 609.00 FEET TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED TRACT; THENCE SOUTH 69 DEGREES 31 MINUTES 39 SECONDS EAST, 481.93 FEET TO THE EAST LINE OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION; THENCE SOUTH 00 DEGREES 04 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION, 341.42 FEET TO THE CENTERLINE OF REEDS CROSSING ROAD AS NOW LAID OUT AND LOCATED WHICH RUNS NORTHWESTERLY AND SOUTHEASTERLY THROUGH THE NORTHEAST QUARTER (1/4) OF SAID SECTION; THENCE NORTH 69 DEGREES 31 MINUTES 39 SECONDS WEST, ALONG THE CENTERLINE OF REEDS CROSSING ROAD AS AFORESAID, 338.45 FEET; THENCE CONTINUING NORTHWESTERLY ALONG THE CENTERLINE OF REEDS CROSSING ROAD AS AFORESAID AND ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 3600 FEET AND WHOSE CENTER LIES TO THE NORTH, AN ARC DISTANCE OF 262.73 FEET TO A POINT WHICH BEARS SOUTH 20 DEGREES 28 MINUTES 21 SECONDS WEST, 310.42 FEET FROM THE POINT OF BEGINNING (THE CHORD ACROSS THE LAST DESCRIBED CIRCULAR CURVE COURSE BEARS NORTH 67 DEGREES 26 MINUTES 12 SECONDS WEST, 262.68 FEET); THENCE NORTH 20 DEGREES 28 MINUTES 21 SECONDS EAST, 310.42 FEET TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PINS: 08-21-100-003, 08-21-300-003 & 08-21-200-010

TRACT 15 & PART 1 OF 3 OF TRACT 16:

THE SOUTHWEST QUARTER (1/4) OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING: COMMENCING IN THE CENTER OF THE ROAD 56-1/2 RODS NORTHERLY FROM THE SOUTHWEST CORNER OF SAID SECTION 8; RUNNING WEST 8-1/2 RODS; THENCE NORTH 6-1/2 RODS; THENCE EAST TO THE CENTER OF SAID ROAD; THENCE SOUTHERLY ALONG CENTER OF SAID ROAD TO THE PLACE OF BEGINNING; ALSO EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT AN IRON STAKE IN GRANGE HALL ROAD MARKING THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE EASTERLY ALONG THE SOUTH LINE THEREOF 22.55 FEET TO AN IRON STAKE IN THE CENTERLINE OF GRANGE HALL ROAD; RUNNING THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID ROAD, AT AN ANGLE OF 70 DEGREES 00 MINUTES MEASURED COUNTERCLOCKWISE FROM A PROLONGATION OF THE LAST DESCRIBED COURSE, 1389.80 FEET TO AN IRON STAKE FOR A PLACE OF BEGINNING; CONTINUING THENCE NORTHEASTERLY ALONG THE SAME COURSE, BEING ALONG SAID CENTERLINE, 343.70 FEET

TO AN IRON STAKE; RUNNING THENCE NORTHERLY ALONG SAID CENTERLINE AT AN ANGLE OF 202 DEGREES 27 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 249.60 FEET TO AN IRON STAKE; RUNNING THENCE EASTERLY, AT AN ANGLE OF 88 DEGREES 43 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 258.70 FEET TO AN IRON STAKE; RUNNING THENCE SOUTHERLY, AT AN ANGLE OF 91 DEGREES 38 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 577.60 FEET TO AN IRON STAKE; RUNNING THENCE WESTERLY, AT AN ANGLE OF 87 DEGREES 28 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 393.20 FEET TO THE PLACE OF BEGINNING; AND FURTHER EXCEPTING PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION, WHICH BEARS NORTH 00 DEGREES 34 MINUTES 59 SECONDS EAST, 923.75 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION; THENCE NORTH 00 DEGREES 34 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION, 152.25 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 01 SECONDS EAST, AT RIGHT ANGLES FROM THE LAST PREVIOUSLY DESCRIBED COURSE, 413.40 FEET, TO THE CENTERLINE OF GRANGE HALL ROAD AS NOW LAID OUT AND LOCATED WHICH RUNS NORTHEASTERLY AND SOUTHWESTERLY THROUGH THE SOUTHWEST QUARTER (1/4) OF SAID SECTION; THENCE SOUTH 20 DEGREES 32 MINUTES 39 SECONDS WEST, ALONG THE CENTERLINE OF GRANGE HALL ROAD AS AFORESAID, 161.98 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 01 SECONDS WEST, AT RIGHT ANGLES FROM THE WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION, 358.10 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF THE FOLLOWING WHICH LIES WITHIN THE BOUNDARIES OF THE ABOVE DESCRIBED TRACT; BEGINNING IN THE CENTERLINE OF GRANGE HALL ROAD AS AFORESAID 932.25 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID SECTION 8; RUNNING WEST 140.25 FEET; THENCE NORTH 107.25 FEET; THENCE EAST TO THE CENTERLINE OF GRANGE HALL ROAD AS AFORESAID; THENCE SOUTHERLY ALONG THE CENTERLINE OF GRANGE HALL ROAD AS AFORESAID TO THE PLACE OF BEGINNING; SUBJECT TO THE RIGHTS OF THE PUBLIC AND THE STATE OF ILLINOIS IN AND TO THOSE PORTIONS THEREOF TAKEN, USED OR DEDICATED FOR PUBLIC ROAD PURPOSES; SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 06-08-300-009

PART 2 OF 3 OF TRACT 16:

THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 7, IN TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 06-07-400-003

PART 3 OF 3 OF TRACT 16 AND PART 1 OF 2 OF TRACT 17:

PART OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 7, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE QUARTER (1/4) POST STANDING ON THE SECTION LINE BETWEEN SECTIONS 7 AND 8 AND RUNNING THENCE WEST 80 RODS; THENCE NORTH 70 RODS AND 19 LINKS, MORE OR LESS, TO THE CENTER OF THE HIGHWAY; THENCE IN A GENERALLY EASTERLY DIRECTION ALONG THE CENTER OF THE HIGHWAY TO THE EAST LINE OF SAID SECTION 7; THENCE SOUTH ALONG SAID SECTION LINE, 65 RODS AND 23 LINKS, MORE OR LESS, TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 06-07-200-004

PART 2 OF 2 OF TRACT 17 AND ALL OF TRACT 18 & PART 1 OF 2 OF TRACT 19

PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE CENTER OF SAID SECTION 8 AND RUNNING THENCE WEST ON THE QUARTER (1/4) SECTION LINE, 160 RODS, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 8; THENCE NORTH ON THE SECTION LINE 81 RODS AND 16 LINKS; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID QUARTER (1/4) SECTION 160 RODS, MORE OR LESS, TO THE EAST LINE OF SAID QUARTER (1/4) SECTION; THENCE SOUTH ON SAID LINE, 81 RODS AND 16 LINKS TO THE PLACE OF BEGINNING; ALSO PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING 19 CHAINS AND 59 LINKS SOUTH AND 4 CHAINS AND 36 LINKS EAST OF THE NORTHWEST CORNER OF SAID SECTION 8; RUNNING THENCE NORTH 1 CHAIN AND 55 LINKS; THENCE EAST 3 CHAINS AND 35 LINKS TO THE CENTER OF THE ROAD; THENCE SOUTH 1 CHAIN AND 55 LINKS; THENCE WEST 3 CHAINS AND 35 LINKS TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM ALL THAT PART OF THE WEST 4.36 CHAINS OF SAID TRACT WHICH LIES NORTH OF THE CENTER OF THE ROAD, SAID EXCEPTION INCLUDING SO MUCH OF THE CEMETERY LOT AS LIES IN THE SOUTH 81 RODS AND 16 LINKS OF SAID QUARTER (1/4) SECTION AND A SURVEY OF SAID EXCEPTION BY HOMER J. YAW, COUNTY SURVEYOR HAVING BEEN PLACED OF RECORD; ALSO EXCEPTING THEREFROM THE FOLLOWING TRACT: COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF GRANGE HALL ROAD AND WOODSTOCK ROAD IN THE NORTHWEST QUARTER (1/4) OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF WOODSTOCK ROAD 225.7 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID SECTION 8, 271.9 FEET; THENCE SOUTHEASTERLY 221.1 FEET TO THE CENTERLINE OF GRANGE HALL ROAD; THENCE SOUTHERLY ALONG THE CENTERLINE OF

GRANGE HALL ROAD TO THE PLACE OF BEGINNING;SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 06-08-100-008

PART 2 OF 2 OF TRACT 19 & PART 1 OF 2 OF TRACT 20:

PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE CENTER OF SECTION 8 IN TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND RUNNING THENCE NORTH ON THE QUARTER (1/4) SECTION LINE 75 RODS; THENCE EAST 160 RODS, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 8; THENCE SOUTH ON SAID LINE 75 RODS TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (1/4) OF SECTION 8; THENCE WEST ON THE QUARTER (1/4) SECTION LINE 160 RODS, MORE OR LESS, TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 06-08-200-004

PART 2 OF 2 OF TRACT 20:

PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 8, IN TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 8 WHICH IS 15 RODS SOUTH OF THE NORTHEAST CORNER THEREOF; AND RUNNING THENCE SOUTH 70 RODS; THENCE WEST 93 RODS; THENCE NORTH 85 RODS TO THE SECTION LINE; THENCE EAST 85 RODS; THENCE SOUTH 15 RODS; THENCE EAST 8 RODS TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 06-08-200-002

PART 1 OF 2 OF TRACT 21:

THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 06-09-100-001

PART 2 OF 2 OF TRACT 21, ALL OF TRACT 22 & PART 1 OF 2 OF TRACT 23:

THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) AND THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4), EXCEPT THE NORTH THIRTY (30) ACRES THEREOF, ALL IN SECTION 5, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PINS: 06-05-400-001 & 06-05-400-003

PART 2 OF 2 OF TRACT 23:

THE NORTH 30 ACRES OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 5, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 06-05-400-002

TRACT 24:

THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 5, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 06-05-200-010

TRACT 25:

LOT NUMBER ONE (1) IN THE NORTHWEST QUARTER (1/4) OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION; THENCE NORTH 89 DEGREES 56 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION, 328.34 FEET; THENCE SOUTH 00 DEGREES 7 MINUTES 23 SECONDS EAST, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION, 398 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 29 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION, 328.34 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION; THENCE NORTH 00 DEGREES 7 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION, 398 FEET TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS;

PIN: 06-04-100-009

TRACT 26 & PART 1 OF 2 OF TRACT 27

PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 6, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF SECTION 6; THENCE EAST 149.2 RODS, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (1/4); THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (1/4), 53.7 RODS; THENCE WEST 149.2 RODS, MORE OR LESS, TO THE WEST LINE OF SAID SECTION; THENCE ALONG SAID NORTH LINE, 53.7 RODS TO THE PLACE OF BEGINNING; EXCEPTING ALL THAT TRACT OF LAND LYING EAST OF THE ROAD IN THE SOUTHWEST CORNER OF SAID PARCEL, BEING A PIECE OF LAND ABOUT 440 FEET NORTH AND SOUTH ON THE WEST LINE OF SAID PARCEL AND ABOUT 246 FEET EAST AND WEST ON THE SOUTHERLY LINE OF SAID PARCEL AND WHOSE NORTHEASTERLY LINE IS ABOUT 504.10 FEET; AND FURTHER EXCEPTING A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF THE NORTHWEST QUARTER (1/4) OF SECTION 6, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD

PRINCIPAL MERIDIAN, 2680.16 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (1/4); THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER (1/4) SECTION, 184.5 FEET TO AN IRON PIN; THENCE SOUTH AND PARALLEL WITH SAID WEST QUARTER (1/4) SECTION LINE, 112.5 FEET TO AN IRON PIN; THENCE WEST 184.5 FEET IN A DIRECT LINE TO A POINT IN THE WEST QUARTER (1/4) SECTION LINE, 115.8 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH ALONG SAID LAST QUARTER (1/4) LINE, 115.8 FEET TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 06-06-300-002

PART 2 OF 2 OF TRACT 27:

PART OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 6, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 6; RUNNING THENCE WEST 80 RODS; THENCE SOUTH 60 RODS; THENCE EAST 80 RODS; THENCE NORTH 60 RODS TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 06-06-400-001

TRACT 28:

THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 6, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 06-06-200-004

TOGETHER WITH:

THE SOUTH TWENTY-NINE AND FIFTY-FIVE ONE HUNDREDTHS (29.55) ACRES OF THE EAST FIFTY-FOUR AND FIFTY-FIVE ONE HUNDREDTHS ACRES OF LOT ONE (1) OF THE NORTHWEST QUARTER (1/4) OF SECTION 6, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN; SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 06-06-100-011

TOGETHER WITH

A STRIP OF LAND TWO (2) RODS WIDE, FROM AND EXTENDING ACROSS THE ENTIRE SOUTH END OF THE WEST TWENTY (20) ACRES OF LOT ONE (1) OF THE NORTHWEST QUARTER (1/4) OF SECTION 6, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ; SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 06-06-200-008

TOGETHER WITH

PART OF LOT ONE (1) OF THE NORTHWEST QUARTER (1/4) OF SECTION 6, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE

WEST LINE OF THE NORTHWEST QUARTER (1/4) OF SECTION 6, 2615.86 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (1/4); THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER (1/4) SECTION, 652.4 FEET TO A POST; THENCE NORTH AND PARALLEL WITH SAID WEST QUARTER (1/4) LINE, 222.4 FEET TO A POST; THENCE 651.4 FEET WEST IN A DIRECT LINE TO A POINT IN SAID WEST QUARTER (1/4) LINE, 236.9 FEET NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH ALONG LAST SAID QUARTER (1/4) SECTION LINE, 236.9 FEET TO THE PLACE OF BEGINNING; SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 06-06-100-007

TRACT 42:

THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) AND THE EAST 30 ACRES OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) ALL IN SECTION 11, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 04-11-300-014

TRACT 43:

THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) AND THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 11, IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL; THE NORTH 80 FEET OF THE WEST 45 FEET OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 11; SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 04-11-400-002 & 04-11-400-011

TOGETHER WITH

THE NORTH 80 FEET OF THE WEST 45 FEET OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 11 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN; SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 04-11-400-014

TRACTS 44 & 45:

THE NORTHEAST QUARTER (1/4) OF SECTION 14, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 14; THENCE SOUTH 89 DEGREES 47 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 693.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND; THENCE NORTH 00 DEGREES 12 MINUTES 32 SECONDS EAST, A DISTANCE OF 546.00 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 28 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 398.90 FEET; THENCE SOUTH 00 DEGREES 12

MINUTES 32 SECONDS WEST, A DISTANCE OF 546.00 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4); THENCE NORTH 89 DEGREES 47 MINUTES 28 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 398.90 FEET TO THE POINT OF BEGINNING; AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED PREMISES: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 14; THENCE NORTH 89 DEGREES 47 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 14, A DISTANCE OF 330.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 55 SECONDS WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 14, A DISTANCE OF 660.01 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 28 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 330.00 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER (1/4); THENCE SOUTH 00 DEGREES 02 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (1/4), A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF BOONE AND THE STATE OF ILLINOIS.

PIN: 04-14-200-004; 04-14-200-006; 04-14-200-002

TRACT 46:

THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 12; THENCE SOUTH 00 DEGREES 04 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (1/4), A DISTANCE OF 2637.17 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (1/4); THENCE SOUTH 89 DEGREES 58 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF THE EAST HALF (1/2) OF SAID SOUTHWEST QUARTER (1/4), A DISTANCE OF 1319.22 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF (1/2) OF SAID SOUTHWEST QUARTER (1/4); THENCE NORTH 00 DEGREES 02 MINUTES 47 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF (1/2) OF SAID SOUTHWEST QUARTER (1/4), A DISTANCE OF 2640.20 FEET TO THE NORTHWEST CORNER OF THE EAST HALF (1/2) OF SAID SOUTHWEST QUARTER (1/4); THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF THE EAST HALF (1/2) OF SAID SOUTHWEST QUARTER (1/4), A DISTANCE OF 1317.98 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 12; THENCE SOUTH 00 DEGREES 04 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 12, A DISTANCE OF 660.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF THE EAST HALF (1/2) OF SAID SOUTHWEST QUARTER (1/4), A DISTANCE OF 330.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 24 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER (1/4), A DISTANCE OF 660.00 FEET TO THE NORTH LINE OF THE EAST HALF (1/2) OF SAID SOUTHWEST QUARTER (1/4);

THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS EAST ALONG SAID NORTH LINE, A
DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF BOONE
AND THE STATE OF ILLINOIS.

PIN: 04-12-300-009

Note: For informational purposes only, the land is described as:
Funderberg Farms, ,

This commitment is valid only if Schedule B is attached.

Metropolitan Title Agency

6277 E. Riverside Blvd.
Rockford, IL 61114

Phone (815) 394-3200
Fax (815) 394-3203
www.MTARockford.com

AS AGENT FOR
FATIC - FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment No. 112267

**SCHEDULE B-I
(REQUIREMENTS)**

GENERAL REQUIREMENTS:

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
2. Pay us the premiums, fees, and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
4. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.

SPECIFIC REQUIREMENTS:

1. Warranty Deed from Funderburg Farms, Inc., an Illinois corporation to .
2. Provide satisfactory affidavit that there is no property manager which may file a lien against the land described in this commitment or submit a final lien waiver from any property manager employed to manage the land.
3. Submit to the Company documentary evidence issued by the appropriate office in its state of domicile that Funderburg Farms, Inc is a duly registered legal entity in good standing.
4. Submit to the Company a Resolution by the Board of Directors or Shareholders of Funderburg Farms, Inc., authorizing the Sale and directing the proper officers to execute the Deed on behalf of the Corporation.
5. Provide Metropolitan Title Agency with a real estate broker lien waiver, if applicable or an affidavit that there is no real estate broker which may file a lien against the land described in this commitment.
6. NOTE: The name(s) of the purchaser(s) has/have been searched and is/are Clear.
or
NOTE: The name(s) of the purchaser(s) has/have been searched and we note the following:

7. When the proposed insured is identified, additional requirements and/or exceptions may be made.
8. Provide evidence of the purchase price and/or the amount of the mortgage to be insured.

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FATIC - FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment No. 112267

**SCHEDULE B-II
(EXCEPTIONS)**

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

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records attaching subsequent to the effective 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.

STANDARD EXCEPTIONS:

Informational Note: The final policy to be issued contains an arbitration provision. When the Amount of Insurance is \$2,000,000 or less, all arbitral matters in dispute shall be arbitrated at the option of either the Company or the Insured and will be the exclusive remedy available to the Parties. You may review a copy of the arbitration rules at <http://www.alta.org>.

1. Right 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 and complete 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/ACSM land title survey standards for commercial/industrial property.
4. Any lien or right to 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. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.

SPECIFIC EXCEPTIONS:

1. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$585.85** are PAID. Second installment **2010** taxes in the amount of **\$585.85** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **08-21-100-003 (Affects Part of Tract 11 and part of Tract 8)**

2. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$453.39** are PAID. Second installment **2010** taxes in the amount of **\$453.39** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **08-21-300-003 (Affects Part of Tract 11)**
3. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$627.33** are PAID. Second installment **2010** taxes in the amount of **\$627.33** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **08-21-200-010 (Affects Part of Tract 11 and part of Tract 8)**
4. Easement granted to General Telephone Company, its successors and assigns recorded on May 31, 1966 as Document No. 6438 for operation, maintenance, and construction of facilities used to form a part of the communication system, along with access thereto. The buried facilities are to be place within one rod South of the South right-of-way of the road designated as Reeds Crossing and West of the West right-of-way line of a road designated as Spring Center Road; for full particulars of which we refer to the public records.
(Affects Tract 11)
5. Easement granted to General Telephone Company, its successors and/or assigns recorded May 31, 1966 as Document No. 6440 for for operation, maintenance, and construction of facilities used to form a part of the communication system, along with access thereto. The buried facilities are to be place within one rod South of the South right-of-way of the road designated as Reeds Crossing; for full particulars of which we refer to the public records.
(Affects Tract 11)
6. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$1292.46** are PAID. Second installment **2010** taxes in the amount of **\$1292.46** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-08-300-009 (Affects Tract 15 and Part of Tract 16)**
7. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$52.23** are PAID. Second installment **2010** taxes in the amount of **\$52.23** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-07-400-003 (Affects Part of Tract 16)**
8. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$39.14** are PAID. Second installment **2010** taxes in the amount of **\$39.14** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-07-200-004 (Affects Part of Tract 16 and Part of Tract 17)**
9. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$2478.13** are PAID. Second installment **2010** taxes in the amount of **\$2478.13** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-08-100-008 (Affects Part of Tract 17, Tract 18 and Part of Tract 19)**
10. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$596.70** are PAID. Second installment **2010** taxes in the amount of **\$596.70** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-08-200-004 (Affects Part of Tract 19 and Part of Tract 20)**
11. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$387.29** are PAID. Second installment **2010** taxes in the amount of **\$387.29** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-08-200-002 (Affects Part of Tract 20)**
12. Easement granted by Funderburg Farms, Inc. to General Telephone Company of Illinois its successors and assigns by instrument dated May 18, 1967 and recorded September 25, 1967 as Document No. 9850; for full particulars of which

we refer to the public records.
(Affects Tracts 18 and 19)

13. Easement granted by R. R. Funderburg, as Trustee to General Telephone Company of Illinois its successors and assigns by instrument dated May 27, 1967 and recorded September 25, 1967 as Document No. 9852; for full particulars of which we refer to the public records.
(Affects Tract 15)
14. Easement Within Public Roads, Streets & Highways granted by Funderburg Farms, Inc., a Delaware corporation to Illinois Bell Telephone Company, its/their successors and assigns by instrument dated May 21, 1985 and recorded May 28, 1985 as Document No. 85-1340 and re-recorded December 23, 1986 as Document No. 86-5554; for full particulars of which we refer to the public records.
(Affects Tracts 16 and 17 and Tracts 18 and 19)
15. Right-of-Way and Easement Grant dated November 8, 2007 and recorded November 20, 2007 as Document No. 2007R12250 granted by Funderburg Farms, Inc., an Illinois corporation to Enbridge Energy, limited partnership, a Delaware limited partnership its/their successors and assigns; for full particulars of which we refer to the public records.
(Affects Tracts 19 and 20)
16. Right-of-Way and Easement Grant dated November 8, 2007 and recorded November 20, 2007 as Document No. 2007R12251 granted by Funderburg Farms, Inc., an Illinois corporation to Enbridge Energy, limited partnership, a Delaware limited partnership, its/their successors and assigns; for full particulars of which we refer to the public records.
(Affects Tract 20)
17. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$584.76** are PAID. Second installment **2010** taxes in the amount of **\$584.76** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-09-100-001 (Affects Tract 21)**
18. Easement granted by Sandra W. Bishop, Barbara W. Sadlier, Hugh Kenneth Warran and Russell Jean Warren to General Telephone Company of Illinois, its successors and assigns by instrument dated May 18, 1967 and recorded September 25, 1967 as Document No. 9854; for full particulars of which we refer to the public records.
(Affects Tract 21)
19. Right-of-Way Easement granted by Barbara Warren, et al to General Telephone Company of Illinois, its successors and assigns by instrument dated August 17, 1982 and recorded September 22, 1982 as Document No. 82-1963; for full particulars of which we refer to the public records.
(Affects Tract 21)
20. Easement Within Public Road, Streets and Highways granted by R. Robert Funderburg to Illinois Bell Telephone Company, its/their successors and assigns by instrument dated May 21, 1985 and recorded May 28, 1985 as Document No. 85-1342; for full particulars of which we refer to the public records.
(Affects Tract 21)
21. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of \$2613.72 are PAID. Second installment **2010** taxes in the amount of **\$2613.72** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-05-400-003 (Affects Tract 22 and Part of Tract 23)**
22. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$282.06** are PAID. Second installment **2010** taxes in the amount of **\$282.06** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-05-400-002 (Affects Part of Tract 23)**

23. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$766.47** are PAID. Second installment **2010** taxes in the amount of **\$766.47** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-05-400-001 (Affects Part of Tract 23)**
24. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$376.35** are PAID. Second installment **2010** taxes in the amount of **\$375.35** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-05-200-010 (Affects Tract 24)**
25. Easement granted by R. R. Funderburg, as Trustee to General Telephone Company of Illinois, its successors and assigns by instrument dated May 18, 1967 and recorded September 25, 1967 as Document No. 9853; for full particulars of which we refer to the public records.
(Affects Tract 23)
26. Easement granted by Funderburg Farms, Inc. to General Telephone Company of Illinois, its successors and assigns by instrument dated May 27, 1967 and recorded September 25, 1967 as Document No. 9855; for full particulars of which we refer to the public records.
(Affects Tract 23)
27. Right-of-Way and Easement Grant dated November 8, 2007 and recorded November 20, 2007 as Document No. 2007R12252 granted by Funderburg Farms, Inc., an Illinois corporation to Enbridge Energy, limited partnership, a Delaware limited partnership its/their successors and assigns; for full particulars of which we refer to the public records.
(Affects Tracts 23)
28. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$731.96** are PAID. Second installment **2010** taxes in the amount of **\$731.96** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-04-100-009 (Affects Tract 25)**
29. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$0.00** are NOT BILLED. Second installment **2010** taxes in the amount of **\$0.00** are NOT BILLED. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-06-100-007 (Affect Part of Tract 28)**
30. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$0.00** are NOT BILLED. Second installment **2010** taxes in the amount of **\$0.00** are NOT BILLED. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-06-100-008 (Affects Part of Tract 28)**
31. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$115.28** are PAID. Second installment **2010** taxes in the amount of **\$115.28** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-06-100-011 (Affects Part of Tract 28)**
32. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$145.49** are PAID. Second installment **2010** taxes in the amount of **\$145.49** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-06-200-004 (Affects Part of Tract 28)**
33. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$1830.70** are PAID. Second installment **2010** taxes in the amount of **\$1830.70** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-06-300-002 (Affects Tract 26 and Part of Tract 27)**

34. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$52.78** are PAID. Second installment **2010** taxes in the amount of **\$52.78** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **06-06-400-001 (Affects Part of Tract 27)**
35. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$324.70** are PAID. Second installment **2010** taxes in the amount of **\$324.70** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **04-11-300-014 (Affects Tract 42)**
36. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$86.59** are PAID. Second installment **2010** taxes in the amount of **\$86.59** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **04-11-400-002 (Affects Part of Tract 43)**
37. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$333.54** are PAID. Second installment **2010** taxes in the amount of **\$333.54** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **04-11-400-011 (Affects Part of Tract 43)**
38. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$0.00** are NOT BILLED. Second installment **2010** taxes in the amount of **\$0.00** are NOT BILLED. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **04-11-400-014 (Affects Part of Tract 43)**
39. Rights of Illinois Northern Utilities Company, to construct, operate and maintain service facilities and other equipment in along, upon and under the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 11, Township 45 North, Range 4 East, acquired by Pole and Electric Line Right from L. E. Johnson recorded June 17, 1928 in Book 85 of Deeds on page 304; for full particulars of which we refer to the public records.
(Affects Tract 42)
40. Right-of-Way in common with others over a strip of land 1 rod wide across the East side of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 11; also a strip of land across the North end of the East 30 acres of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 11, Township 45 North, Range 4 East as contained in Warranty Deed from John L. Benson and wife to Benedick L. Benson recorded August 25, 1886 in Book 45 of Deeds on page 76 and as contained in other deeds in the chain of title. NOTE: Various deeds throughout the chain of title have described the easement along the West side of the East 30 acres. This commitment and the policy that follows make no representation as to which description is correct.
(Affects Tract 42)
41. Unrecorded easement for right of access by Lutheran Cemetery in the Northeast corner of Tract 43 as disclosed by Warranty Deed recorded as Document No. 93-5374.
(Affects Tract 43)
42. Easement Agreement by and between Jeffrey G. Petry, State Bank of Freeport, as Trustees of Trust Agreement dated January 10, 1994 and known as Trust No. 12-2128 and Josephine Anderson and Julie Anderson by instrument recorded May 27, 1994 as Document No. 94-4344; for full particulars of which we refer to the public records.
(Affects Tract 42)
43. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$198.25** are PAID. Second installment **2010** taxes in the amount of **\$198.25** are PAID. Taxes for the year(s) 2011 are not yet due and payable.
Tax Identification No.: **04-14-200-004 (Affects Part of Tract 44 and Part of Tract 45)**
44. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$83.28** are PAID. Second installment **2010** taxes in the amount of **\$83.28** are PAID. Taxes for the year(s) 2011 are not yet

due and payable.

Tax Identification No.: **04-14-200-006 (Affects Part of Tract 44 and Part of Tract 45)**

45. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$97.17** are PAID. Second installment **2010** taxes in the amount of **\$97.17** are PAID. Taxes for the year(s) 2011 are not yet due and payable.

Tax Identification No.: **04-14-200-002 (Affects Part of Tract 44 and Part of Tract 45)**

46. General taxes for the year(s) 2010, 2011 and subsequent years. First installment **2010** taxes in the amount of **\$270.75** are PAID. Second installment **2010** taxes in the amount of **\$270.75** are PAID. Taxes for the year(s) 2011 are not yet due and payable.

Tax Identification No.: **04-12-300-009 (Affects Tract 46)**

47. Rights of General Telephone Company, its successors and assigns, to construct, operate and maintain service facilities and other equipment in, along, upon and under the Southwest Quarter of Section 12, Township 45 North, Range 4 East of the Third Principal Meridian, acquired by Permit from Paul Brosiewicz, recorded February 1, 1963 in Book 125 on page 122 as Document No. 124722; for full particulars of which we refer to the public records.

(Affects Tract 46)

48. Rights of lower and upper riparian owners to the free and unobstructed flow of any Creek which may flow through the premises.
49. Rights of the Public, the State of and the Municipality in and to that part of the land, if any, taken or used for road purposes.
50. Right of way for drainage ditches, feeders, laterals, and underground drain tile or pipes, if any.
51. Rights of tenants, if any, in possession under unrecorded leases, and all parties claiming by through or thereunder.

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AS AGENT FOR
FATIC - FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment No. 112267

SCHEDULE B II CONTINUED

In addition to the matters set forth in Part 1 of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

NONE

Thank you for choosing Metropolitan Title Agency for your transaction. Our mission is to provide our clients with unsurpassed products and services while we facilitate their real estate transaction at a competitive price. We believe that our mission is best achieved while operating with the highest ethical standards, following industry best practices, and communicating with our clients throughout the transaction to acknowledge and address any issues promptly, in a friendly, open manner.

Should you have any questions about this title commitment, please contact the person who prepared it:

Prepared By: Phyllis Prostko-Tobias
Title Examiner & Underwriter
Direct Line: 815-381-9224
Fax: 815-484-9352
E-mail: PhyllisT@MTARockford.com

Also please feel free to contact: Kelly Nicholas
President & Underwriting Counsel
Direct Line: 815-381-9225
Fax: 815-484-9352
E-mail: KellyN@MTARockford.com

In order that we best facilitate a smooth closing of this transaction, please note the following:

- To schedule a closing, please call (815.394.3200)
- Please provide closing figures at least 48 hours prior to the closing.
- Documents may be delivered electronically to Escrow@MTARockford.com
- Effective January 1, 2010, the “Good Funds” amendment to the Title Insurance Act (215 ILCS 155-26 requires that funds in excess of \$50,000.00 received from any party to the transaction must be deposited into escrow via wire transfer. Funds in the amount of less than \$50,000 may be deposited in the form of a certified or cashier’s check. Our wire transfer instructions are as follows:

BANK NAME: ALPINE BANK, 1700 NORTH ALPINE ROAD, ROCKFORD, IL 61107
ABA/ROUTING NO. 071923307

ACCOUNT NAME: METROPOLITAN TITLE AGENCY
ACCOUNT NO. 70064688

REFERENCE: [*Please reference Borrower’s name and/or our file number.*]

- Parties signing closing documents must provide “satisfactory evidence of identity” as prescribed by the Illinois Notary Public Act. Valid identification documents issued by a US federal or state agency bearing the photographic image of the individual and the signature of the individual are “satisfactory” under the statute, e.g., valid state driver’s licenses and identification cards, US military ID cards and US passports.
- We are pleased to accommodate people with disabilities, at our expense. Please let us know in advance of closing what might be required.

Metropolitan Title Agency

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Rockford, IL 61114
Phone (815) 394-3200
Fax (815) 394-3203
www.MTARockford.com

AS AGENT FOR
FATIC - FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA Commitment Conditions

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting your title according to the statues where your land is located.

2. LATER DEFECTS

The Exceptions in Schedule B – Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attach between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B – Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATIONS OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

Comply with the Requirements shown in Schedule B – Section I or
Eliminate with our written consent any Exceptions shown in Schedule B – Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

Metropolitan Title Agency, LLC

PRIVACY POLICY

Commitment No. 112267

Metropolitan Title Agency (MTA) as agent for *FATIC - FIRST AMERICAN TITLE INSURANCE COMPANY* respects the privacy and security of your non-public personal information. MTA values your business and we want to retain your trust. In the course of providing products and services to you, we may obtain nonpublic personal information about you. We are required by law to provide you with this notice in order to inform you how MTA collects, uses and safeguards your nonpublic personal information. This notice also tells you how you can limit MTA's disclosure of personal information about you.

What Information Do We Collect

We may obtain nonpublic personal information about you from the following sources:

- Information we receive from you from applications or other forms;
- Information about your transaction with us from our files or from our affiliates;
- Information about your transaction with nonaffiliated third parties such as your real estate agent or lender;

The information we obtain includes, but is not limited to, your name, address, social security number, employer, income, account information from financial institutions, parties to a transaction and credit card usage.

What Information Do We Disclose

To meet your needs with quality products and services we may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

Any service providers or contractors used by MTA are required to follow the terms of our Privacy Policy. Access to your nonpublic personal information by a service provider or contractor is restricted to the purpose for which they have been retained by MTA.

METROPOLITAN TITLE AGENCY DOES NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT THEIR CUSTOMERS EXCEPT AS PERMITTED OR REQUIRED BY LAW.

The Confidentiality and Security of Your Nonpublic Personal Information

MTA restricts the access to your nonpublic personal information to those employees who need to know the information in order to provide products and/or services to you. Our employees are required to maintain the confidentiality and privacy of our customers. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information. We may amend this policy at any time, and we will inform you of any changes as required by law.

The law allows us to share with our affiliates your personal information and information about our transactions or experiences with you. The law also allows us to share your personal information with our contractors and service providers.

If you prefer that we not disclose information about you to nonaffiliated third parties, you may direct us not to share the information by calling our Office at 1-815-394-3200 or by writing to us at:

Metropolitan Title Agency - 6277 E. Riverside Blvd. - Rockford, IL 61114

Please provide your name, address including city and state of the property and our file number.