

**SCHEDULE A - COMMITMENT FOR TITLE INSURANCE**

FILE NUMBER: 182090 (IL)



Knight Barry Title, Inc.  
330 E. Kilbourn Ave., Suite 925  
Milwaukee, WI 53202  
(414)727-4545 Fax: (414)727-4411

Refer Inquiries to: Nicole M. Baldewicz,  
Elizabeth Peetz and Chris Kaufmann

Version/Revision Date: March 7, 2012

Prepared for: Cynthia Vick  
Quarles & Brady LLP  
411 East Wisconsin Avenue, Suite 2040  
Milwaukee, Wisconsin 53202-4497  
cynthia.vick@quarles.com

Effective Date: January 20, 2012 at 08:00 AM

1. Policy (or Policies) to be issued:

(a) ALTA Owner's Policy (6/17/2006) Proposed Insured:

Policy Amount:  
\$To be determined

**A legally qualified grantee to be named**

(b) ALTA Loan Policy (6/17/2006) Proposed Insured:

Policy Amount not to exceed:  
\$0.00

**None**

2. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the Effective Date of record in:

**Proventus II, LLC**

3. The land referred to in the Commitment is described as follows:

**See Exhibit A – Legal Description**



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**Exhibit A – Legal Description**

A part of the North Half of Section 5, Township 19 North, Range 3 East and part of Section 32, Township 20 North, Range 3 East of the Fourth Principal Meridian in Whiteside County, Illinois, more particularly described as follows:  
Beginning at a steel rod plumbed over a stone at the Southwest corner of said Section 32; thence North 00°56'39" West (assumed bearings), along the West line of said Section 32, 3929.80 feet to the centerline of a drainage ditch; thence Northerly, along the said centerline the following 5 courses: North 14°31'34" East, 515.16 feet; North 15°04'49" East, 127.00 feet; North 12°46'30" East, 281.62 feet; North 26°17'30" West, 193.17 feet; and finally North 30°19'05" West, 319.19 feet to the Northwest corner of said Section 32; thence North 88°41'32" East, along the said North line, 2617.62 feet to a steel pipe at the North Quarter corner of said Section; thence South 01°16'55" East, along the East line of the Northwest Quarter of said Section 32, 1313.80 feet to a rod plumbed over a stone at the Southwest corner of the North Half of the Northeast Quarter of said Section; thence North 88°42'06" East, along the South line of the said North Half of the Northeast Quarter, 1318.82 feet to the centerline of a drainage ditch; thence South 01°22'29" East, along the said centerline, 3779.19 feet; thence South 35°11'28" East, along the said centerline, 252.78 feet to the North line of said Section. 5; thence South 89°05'20" West, along the said North line, 1853.58 feet to the North Quarter corner of said Section 5; thence South 01°05'01" East, along the East line of the Northwest Quarter of said Section, 1273.12 feet to steel rod at the Southwest corner of the North Half of the Northeast Quarter of said Section 5; thence North 88°44'19" East, along the South line of the said North Half of the Northeast Quarter, 2691.29 feet to the Southeast corner of the said North Half of the Northeast Quarter of said Section 5; thence South 01°26'55" East, along the East line of said Section 5, 1324.26 feet to the East Quarter corner of said Section; thence South 88°34'50" West, along the South line of the North Half of said Section 5, 4050.00 feet to a steel rod at the Southwest corner of the East Half of the Northwest Quarter of said Section; thence North 01°30'12" West, along the West line of the said East Half of the Northwest Quarter, 2616.90 feet, to a steel rod at the Northwest corner thereof; thence South 89°05'28" West, along the South line of said Section 32, 891.80 feet to the point of beginning.

EXCEPTING THEREFROM, a tract more particularly described as follows:  
Commencing at a rod plumbed over a stone at the Southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 5; thence North 01°27'56" West, along the East line of the Northwest Quarter of the Southeast Quarter and the Northerly extension thereof, 1802.83 feet (1803.45 feet by deed); thence South 88°32'04" West, 81.12 feet (80.82 feet by deed) to a point on the centerline of Cordova Road, said point being the true point of beginning of the tract herein described; thence South 65°30'47" West, along the said centerline, 364.76 feet; thence North 24°29'13" West, 410.92 feet to a steel rod; thence North 07°26'56" West, 201.35 feet to a steel rod; thence North 65°30'47" East, 305.76 feet to a steel rod; thence South 24°29'13" East, 603.43 feet to the true point of beginning.

## SCHEDULE B – SECTION I REQUIREMENTS

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**Knight Barry**  
TITLE GROUP  
Integrity. Experience. Innovation.

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The following are the requirements to be complied with:

- a. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- b. Payment to the Company of the premiums, fees and charges for the policy:
- c. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:
  1. Deed from Proventus II, LLC, to be signed by Oliver Williams, as president and sole manager, to A legally qualified grantee to be named.
  2. We should be furnished with satisfactory evidence that the proposed conveyance has been approved by all of the members/managers of Proventus II, LLC, which approval should name the person, and the person's capacity, authorized to execute the deed.
  3. The amount of insurance shown on Schedule A must be increased to an amount equivalent to the full value of the subject premises before the policy will be issued. At such time, an additional charge will be made in conformity with established rates.
  4. Existing unrecorded leases and all rights thereunder of and all acts done or suffered thereunder of lessees or any parties claiming by, through or under lessees, if any.
  5. NOTE: The land described in Schedule "A" either is unsubdivided property or constitutes part of a subdivided lot. As a result, an executed Plat Act Affidavit should accompany any instrument of conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act, (765 ILCS 205/1 et seq.).
  6. Rights or claims of parties in possession not shown of record; encroachments, overlaps, boundary line disputes; and any matters which would be disclosed by an accurate survey; easements and claims of easements not shown of record.
  7. 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.
  8. We should be furnished a statement that there is not property manager employed to manage the land, or in the alternative, a final lien waiver from any such property manager.
  9. The names of the proposed insured should be furnished and this commitment is subject to such further exceptions, if any, that may be disclosed after a name search has been made for judgments and other matters of record.

**SCHEDULE B – SECTION II EXCEPTIONS**

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The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the company:

1. Taxes for the years 2011 and 2012 are a lien, but not yet due and payable.
2. Public, state, county and municipality or private rights, if any, in such portion of the subject premises as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes, and including, but not limited to, Instruments recorded July 6, 1944 in Book 340, pages 447 as Document No. 150473 and in Record Book 340, page 449 as Document No. 150474.
3. Electrical Pole and Line Easement in favor of Illinois Northern Utilities Company, its successors and assigns, as granted by Instrument dated July 28, 1945 and recorded January 11, 1946 in Record Book 352, pages 493 and 494, over and across a portion of the premises; and with the terms and provisions therein contained.
4. Special assessments and special taxes, if any.
5. Oil or Oil Product, Gas and Water Pipe Line easement in favor of Great Lakes Pipe Line Co., its successors and assigns, as granted by Instrument recorded March 5, 1931 in Record Book 281, page 198, over and across a portion of the premises; and with the terms and provisions therein contained.
6. Apparent Twenty five foot wide unrecorded Easement over and across the Southeast portion of the premises for the benefit of land adjacent to and Northerly of the premises in question as shown on survey by Norwest Surveying Services, Inc. dated March 18, 2008 and revised March 20, 2008 as Job No. 2008040.
7. Rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any and as located across the Northwesterly part of and the premises in question and along a portion of the perimeter of the premises in question, as shown on the Norwest Surveying Services Survey Number 2008040 dated March 18, 2008.
8. Thirty foot easement for ingress and egress over and across a portion of the premises along part of the Easterly boundary of the premises, for the benefit of land to the North, as created by Grant of Easement dated May 3, 1990 and recorded May 21, 1990 as Document No. 3319-90, and with the terms, provisions and obligations contained therein.

**THE FOLLOWING ITEMS ARE FOR INFORMATION ONLY**

***If applicable, copies of this commitment have been sent to:***

Matt Heinke: [Matthew.Heinke@quarles.com](mailto:Matthew.Heinke@quarles.com)

- INFORMATIONAL NOTE: Be advised that the "Good Funds" section of the Illinois Title Insurance Act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow when the settlement agent is located in Illinois. Please contact Knight Barry Title, Inc.; 330 East Kilbourn Avenue, Suite 925, Milwaukee, WI; Telephone: 414-727-4545, regarding the application of this new law to your transaction.

**\*\*\*\*\*Customer Information\*\*\*\*\***

As of July 19, 1995, pursuant to Bill, Public Act 87-1197, all documents recorded within the State of Illinois must meet the following requirements:

\*\*The document shall consist of one or more individual sheets measuring 8.5 inches by 11 inches, not permanently bound and not a continuous form. Graphic displays accompanying a document to be recorded that measures up to 11 inches by 17 inches shall be recorded without charging an additional fee;

\*\*The document shall be legibly printed in black ink, by hand, typewritten or computer generated, in at least 10 point type. Signatures and dates may be in contrasting colors as long as they will reproduce clearly;

\*\*The document shall be on white paper of not less than 20 pound weight and have a clean margin of at least 1/2 inch on the top, bottom and each side. Margins may be used only for non-essential notations which will not affect the validity of the document, including but not limited to form numbers, page numbers, and customer notations;

\*\*The first page shall contain a blank space in the upper right hand corner measuring at least 3 inches by 5 inches;

\*\*The document shall not have any attachment stapled, taped or otherwise affixed to any page.

Note: The recorders offices throughout the State of Illinois will accept all documents for recordation. Those that do not meet the requirements of the bill will cost double the recording fee to record.

ALTA TITLE COMMITMENT (6/17/2006) underwritten by Commonwealth Title Insurance Company

- For all Illinois property: For commitment only:

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. Until July 1, 2013, 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.

Note for information:

The State of Illinois has enacted legislation that amends the Title Insurance Act (215 ILCS 155/ et al) to require that all parties of residential transactions, and non-residential real estate transactions of under \$2,000,000.00, to receive Closing Protection Letters.

Rule-making promulgated in connection with the legislation, establishes minimum charges for the issuance of the Closing Protection Letters, as follows:

For all refinance transaction these charges will apply:  
Lender(s) - \$25.00; Borrower - \$50.00

For all purchase transactions these charges will apply:  
Lender(s) - \$25.00; Buyer - \$25.00; Seller - \$50.00.

This legislation is effective January 1, 2011. The charges mentioned above will apply to all transactions scheduled to close after December 31, 2010.

The coverage afforded by this commitment and any policy issued pursuant thereto shall not commence prior to the date on which all charges properly billed to the Company have been paid.

- **Taxes for the year 2010:**

Parcel No. 19-05-200-003 Erie.  
S 1/2 NE S05 T19N R3E.  
First Installment in the amount of \$226.63, shows Paid.  
Second Installment in the amount of \$226.63, shows Paid.  
Assessed in the name of: Proventus II LLC %Farmland Management Services.  
Address currently known as: IL .  
NOTE: For purposes of P-TAX Form completion, the following exemptions were shown on the 2010 tax bill:  
General/Alternative \$0.00.  
Senior Citizens \$0.00.  
Senior Citizens Assessment Freeze \$0.00.

Parcel No. 19-05-100-003 Erie.  
E 1/2 NW S05 T10N R3E.  
First Installment in the amount of \$530.80, shows Paid.  
Second Installment in the amount of \$530.80, shows Paid.  
Assessed in the name of Proventus II LLC %Farmland Management Services.  
Address currently known as: Not Available

Parcel No. 13-32-200-003 Newton.  
PT S 1/2 NE S32 T20N R3E.  
First Installment in the amount of \$158.33, shows Paid.  
Second Installment in the amount of \$158.33, shows Paid.  
Assessed in the name of Proventus II LLC %Farmland Management Services.  
Address currently known as: Not Available

Parcel No. 13-32-100-002 Newton.  
NW (EX 3.8A W OF DITCH) SEC 32 T20N R3E.  
First Installment in the amount of \$465.11, shows Paid.  
Second Installment in the amount of \$465.11, shows Paid.  
Assessed in the name of Proventus II LLC %Farmland Management Services.  
Address currently known as: Not Available

Parcel No. 13-32-300-002 Newton.  
PT S 1/2 S32 T20N R3E.  
First Installment in the amount of \$830.87, shows Paid.  
Second Installment in the amount of \$830.87, shows Paid.  
Assessed in the name of Proventus II LLC %Farmland Management Services.  
Address currently known as: Not Available

**End of Schedule B-II**

ALTA TITLE COMMITMENT (6/17/2006) underwritten by Commonwealth Title Insurance Company

