

SCHEDULE A - COMMITMENT FOR TITLE INSURANCE

FILE NUMBER: 182089 (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: January 27, 2012

Prepared for: Cynthia Vick
Quarles & Brady LLP
411 East Wisconsin Avenue , Suite 2040
Milwaukee, Wisconsin 53202-4497
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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, 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

PARCEL I:

Part of Sections 3 and 4 and the North Half of Sections 9 and 10, all in Township 19 North, Range 3 East of the Fourth Principal Meridian, in Whiteside County, Illinois, bounded and described as follows, to wit: Beginning at a steel rod at the Southwest corner of the East Half of the West Half of said Section 4; thence North 01°23'18" West, (assumed bearings), along the West line of said East Half of the West Half, a distance of 3485.55 feet to the centerline of Cordova Road; thence South 86°00'47" East, along said centerline, a distance of 5630.68 feet; thence South 04°01'02" West, a distance of 33.00 feet to the Southerly Right of way line of Relocated County Highway 25; thence South 80°41'18" East, along the said Right of way line, a distance of 299.25 feet; thence South 65°05'09" East, along said Right of way line, a distance of 424.15 feet to the Westerly Right of way of F.A. Route 403; thence South 24°05'19" West, along said Right of way line, a distance of 1492.60 feet; thence South 35°59'49" West, along said Right of way line, a distance of 5012.88 feet to the South line of the North Half of Section 9; thence South 88°48'14" West, along said South line, a distance of 2613.47 feet to a rod plumbed over a stone at the Southwest corner of the East Half of the Northwest Quarter of said Section 9; thence North 00°54'33" West, along the West line of the said East Half of the Northwest Quarter, a distance of 2640.16 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

The Northwest Quarter of the Southwest Quarter of Section 3, and the West 33 feet of the Southwest Quarter of the Northwest Quarter of said Section 3, lying South of the Southerly Right of way line of Cordova Road.

PARCEL II:

Part of the South Half of Section 3 and a part of the Northwest Quarter of the Northwest Quarter of Section 10, all in Township 19 North, Range 3 East of the Fourth Principal Meridian, Whiteside County, Illinois, more particularly described as follows, to wit: Beginning at a steel rod at the Northeast corner of the West Half of the Southeast Quarter of said Section 3, which is North 89°14'18" East (assumed bearings), 1345.85 feet from a bronze tablet in concrete at the center of said Section 3; thence South 00°53'03" East, along the East line of said West Half of the Southeast Quarter, a distance of 2636.64 feet to a steel rod plumbed over a stone at the Southeast corner of the said West Half of the Southeast Quarter of Section 3; thence South 89°24'30" West, along the South line of the Southeast Quarter of said Section 3, 1338.83 feet to a steel rod plumbed over a stone at the South Quarter corner of said Section 3; thence South 89°22'27" West, along the South line of the Southwest Quarter of said Section 3, a distance of 1339.72 feet to a steel rod plumbed over a stone at the Southwest corner of the East Half of the said Southwest Quarter of Section 3; thence South 01°04'26" East, along the East line of the West Half of the Northwest Quarter of Section 10, a distance of 1320.00 feet to the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 10; thence South 89°24'49" West, along the South line of the Northwest Quarter of the Northwest Quarter, a distance of 1244.88 feet to the Southeasterly Right of way line of F.A. Route 403; thence Northeasterly, along said Right of way line, the following 9 courses: thence North 35°46'06" East, a distance of 105.08 feet to a steel rod; thence North 35°03'08" East, a distance of 800.03 feet to a steel rod; thence North 33°48'28" East, a distance of 600.90 feet to a steel rod; thence North 34°23'58" East, a distance of 400.37 feet to a steel rod; thence North 35°46'02" East, a distance of 776.74 feet to a steel rod; thence North 34°26'23" East, a distance of 640.53 feet to a steel rod; thence North 28°01'22" East, a distance of 309.43 feet to a steel rod; thence North 25°03'08" East, a distance of 295.65 feet to a steel rod; and finally, North 22°07'43" East, a distance of 711.26 feet to a steel rod on the Southerly Right of way line of Relocated County 25; thence Easterly, along said Right of way line, the following 3 courses: thence South 83°29'51" East, a distance of 292.28 feet to a steel rod; thence North 81°10'55" East, a distance of 217.45 feet to a steel rod; thence North 79°46'40" East, a distance of 266.77 feet to a steel rod; thence North 00°33'00" West, a distance of 12.82 feet to the North line of the Southeast Quarter of said Section 3; thence North 89°14'18" East, along said North line, a distance of 653.98 feet to the point of beginning.

SCHEDULE B – SECTION I REQUIREMENTS

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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, 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, 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.
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, page 492, over and across a portion of the premises; and with the terms and provisions therein contained. (Affects Parcel I)
4. Special assessments and special taxes, if any.
5. Rights of the public, 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 and highways, and including, but not limited to Instruments recorded July 6, 1944 in Book 340, page 429 as Document No. 150467, and in Book 340, page 441 as Document No. 150471, and in Record Book 340, page 444 as Document No. 150472.
6. Rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any.

THE FOLLOWING ITEMS ARE FOR INFORMATION ONLY

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

Matt Heinke: 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 recorder's 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.

- 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.

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

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. 19-10-100-001 Erie.
NW NW (EX 13 A TO STATE) S10 T19N R3E.
First Installment in the amount of \$60.22, shows Paid.
Second Installment in the amount of \$60.22, shows Paid.
Assessed in the name of: Proventus LLC % Farmland Management Services.
Address currently known as: Not Available.
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. 19-09-200-001 Erie.
NE (EX 18.5 A TO STATE) S09 T19N R3E.
First Installment in the amount of \$339.57, shows Paid .
Second Installment in the amount of \$339.57, shows Paid.
Assessed in the name of Proventus LLC %Farmland Management Services.
Address currently known as: Not Available

Parcel No. 19-09-100-003 Erie.
E 1/2 NW S09 T19N R3E.
First Installment in the amount of \$200.58, shows Paid.
Second Installment in the amount of \$200.58, shows Paid.
Assessed in the name of Proventus LLC %Farmland Management Services.
Address currently known as: Not Available

Parcel No. 19-04-400-001 Erie.
SE S04 T19N R3E.
First Installment in the amount of \$461.87, shows Paid.
Second Installment in the amount of \$461.87, shows Paid.
Assessed in the name of Proventus LLC %Farmland Management Services.
Address currently known as: Not Available

Parcel No. 19-04-300-002 Erie.
E 1/2 SW S04 T19N R3E.
First Installment in the amount of \$221.54, shows Paid.
Second Installment in the amount of \$221.54, shows Paid.
Assessed in the name of Proventus LLC %Farmland Management Services.
Address currently known as: Not Available

Parcel No. 19-04-200-006 Erie.
S PT W 1/2 NE S04 T19N R3E.
First Installment in the amount of \$47.78, shows Paid.
Second Installment in the amount of \$47.78, shows Paid.
Assessed in the name of Proventus LLC %Farmland Management Services.
Address currently known as: Not Available

Parcel No. 19-04-200-004 Erie.
S PT E 1/2 NE S04 T19N R3E.
First Installment in the amount of \$33.66, shows Paid.
Second Installment in the amount of \$33.66, shows Paid.
Assessed in the name of Proventus LLC %Farmland Management Services.
Address currently known as: Not Available

Parcel No. 19-04-100-005 Erie.
S PT E 1/2 NW S04 T19N R3E.
First Installment in the amount of \$61.87, shows Paid.
Second Installment in the amount of \$61.87, shows Paid.
Assessed in the name of Proventus LLC %Farmland Management Services.
Address currently known as: Not Available

Parcel No. 19-03-400-001 Erie.
W 1/2 SE (EX 1/1 A TO STATE) S03 T19N R3E.
First Installment in the amount of \$235.48, shows Paid.
Second Installment in the amount of \$235.48, shows Paid.
Assessed in the name of Proventus LLC %Farmland Management Services.
Address currently known as: Not Available
NOTE: Drainage Assessment is included in tax amounts shown above.

Parcel No. 19-03-300-003 Erie.
E 1/2 SW (EX 21 A TO STATE) S03 T19N R3E.
First Installment in the amount of \$138.08, shows Paid.
Second Installment in the amount of \$138.08, shows Paid.
Assessed in the name of Proventus LLC %Farmland Management Services..
Address currently known as: Not Available
NOTE: Drainage Assessment is included in tax amounts shown above.

Parcel No. 19-03-300-002 Erie.
SW SW (EX 7.5 A TO STATE) S03 T19N R3E.
First Installment in the amount of \$52.75, shows Paid.
Second Installment in the amount of \$52.75, shows Paid.
Assessed in the name of Proventus LLC %Farmland Management Services.
Address currently known as: Not Available

Parcel No. 19-03-100-004 Erie.
S PT NW (EX 4.6 A TO STATE) S03 T19N R3E.
First Installment in the amount of \$78.17, shows Paid.
Second Installment in the amount of \$78.17, shows Paid.
Assessed in the name of Proventus LLC %Farmland Management Services.
Address currently known as: Not Available
NOTE: Drainage Assessment is included in tax amounts shown above.

End of Schedule B-II