

Auction Tract 7
(Vermilion County, Illinois)

Preliminary Title Insurance Schedules

(Effective Date: October 27, 2014)

Prepared by:

Vermilion County Title, Inc.
112 N. Vermilion St.
Danville, IL 61832
Tel: 217-442-0510

As issuing agent for:

Chicago Title Insurance Company

For:

Auction conducted on November 17, 2014 by
Schrader Real Estate and Auction Company, Inc.
on behalf of Midway Investment Holdings, LLC

**ALTA COMMITMENT-2006
CHICAGO TITLE INSURANCE COMPANY**

SCHEDULE A

OFFICE FILE NUMBER 192875		
COMMITMENT NUMBER 192875	EFFECTIVE DATE 10/27/14 8 : 00 a .m.	LOAN AMOUNT \$None OWNERS AMOUNT \$1,000.00

1. Policy or Policies to be issued:
Loan Policy to be issued: ALTA-2006 (6/17/06)
Proposed Insured:

To come

Owner's Policy to be issued: ALTA-2006 (6/17/06)
Proposed Insured:

To come

2. The estate or interest in the Land described or referred to in this Commitment and covered herein is a Fee Simple and Title thereto is at the Effective Date hereof vested in:

Midway Investment Holdings, LLC

3. The Land referred to in this Commitment is described as follows:

Part of the East Half of Section 9 Township 21 North, Range 13 West of the 2nd P. M., Vermilion County, Illinois, being further described as follows: Commencing at the Southwest Corner of the Southeast Quarter of said Section 9; thence East on an azimuth based on an ALTA/ACSM Land Title Survey recorded in Document Number 93-11076 in the Office of the Vermilion County Recorder 89 degrees 47 minutes 14 seconds along the South line of said Quarter Section a distance of 960.00 feet to an Iron Rod found for a place of beginning; thence North 00 degrees 03 minutes 36 seconds along the West line of said Land Title Survey 1306.62 feet to an Iron Rod set; thence North 359 degrees 34 minutes 38 seconds along the West line of said Land title Survey 1361.30 feet; thence East 90 degrees 33 minutes 44 seconds along an existing fence line 211.06 feet to an Iron Rod set at a
See Continuation Sheet

**VERMILION COUNTY
TITLE, INC.**

NAME OF AGENT

(217) 442-0510

PHONE NUMBER

112 NORTH VERMILION ST.

DANVILLE

IL 61832

COMMITMENT SCHEDULE A MAILING ADDRESS

CITY

STATE

ZIP

ADDED PAGE
CHICAGO TITLE INSURANCE COMPANY
(Schedule A-3 Continued)

File Number 192875

Commitment Number 192875

fence intersection; thence North 359 degrees 53 minutes 33 seconds along an existing fence line 1344.33 feet to a Fence Corner Post; thence East 89 degrees 04 minutes 16 seconds along an existing fence line 185.84 feet to a Fence Corner Post; thence North 359 degrees 19 minutes 50 seconds along an existing fence line 613.44 feet to a Stone found at the fence intersection; thence West 271 degrees 37 minutes 54 seconds along an existing fence line extended 724.1 feet to a point being 642.84 feet East of the West line of the East Half of said Section 9; thence North parallel to and 642.84 feet East of said Half Section line 17 feet more or less to the Middlefork River; thence Northerly and Northeasterly 720 feet more or less along said river to the North line of said Section 9; thence East 89 degrees 36 minutes 55 seconds along the North line of said Section 9 a distance of 1800 feet more or less to a Stone found at the Northeast Corner of said Section 9; thence South 179 degrees 25 minutes 04 seconds along the East line of the Northeast Quarter of said Section 9 a distance of 2668.27 feet to an Iron Rod found at the Northeast Corner of the Southeast Quarter of said Section 9; thence South 179 degrees 26 minutes 10 seconds along the East line of the Southeast Quarter of said Section 9 a distance of 2668.50 feet to an Iron Rod found at the Southeast Corner of said Section 9; thence West 269 degrees 47 minutes 14 seconds along the South line of the Southeast Quarter of said Section 9 a distance of 1750.66 feet to the place of beginning, situated in Vermilion County, Illinois.

The above described real estate is also known as the following described real estate as shown in Chicago Title Insurance Company Commitment Number 175751, dated April 27, 2007.

That part of the East Half of Section 9 Township 21 North, Range 13 West of the 2nd P. M., described as follows: Commencing at the Southwest Corner of the Southeast Quarter of said Section 9; thence East 960 feet for a point of beginning (an iron pin having been set near the property line approximately 20 feet North of said point); thence North 1,312 feet to a corner post; thence continuing North along an existing line fence 1,248 feet to a corner post; thence East on said existing fence line 215 feet to a corner post; thence North on said fence line 1,347 feet to a corner post; thence East on said fence line 187 feet to a corner post; thence North on said fence line 614 feet to a corner post; thence West on an existing fence line and on said fence line continued 737 feet, more or less, to a point 642.84 feet East of the Half Section line; thence North parallel to and 642.84 feet East of said Half Section line to the Middlefork River; thence Northerly and Northeasterly with said river to the North line of said Section 9; thence East to the Northeast Corner of said Section 9; thence South to the Southeast Corner of said Section

See Continuation Sheet

VERMILION COUNTY
TITLE, INC.

NAME OF AGENT

(217) 442-0510

PHONE NUMBER

112 NORTH VERMILION ST.

MAILING ADDRESS

DANVILLE

CITY

IL

STATE

61832

ZIP

ADDED PAGE
CHICAGO TITLE INSURANCE COMPANY
(Schedule A-3 Continued)

File Number 192875

Commitment Number 192875

9; thence West 1,738 feet, more or less to the point of beginning,
situated in Vermilion County, Illinois.

VERMILION COUNTY
TITLE, INC.

NAME OF AGENT

(217) 442-0510

PHONE NUMBER

112 NORTH VERMILION ST.

MAILING ADDRESS

DANVILLE

CITY

IL

STATE

61832

ZIP

ALTA-COMMITMENT-2006
CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B EXCEPTIONS (continued)

File Number 192875

Commitment Number 192875

3. Taxes for the year(s) 2014 , which are a lien although not yet due or payable.
for particulars, see number 9 below
4. Rights or claims of parties in possession not shown by the public records.
5. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements, or claims of easements, not shown by the public records.
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. Taxes or special assessments which are not shown as existing liens by the public records.
9. **General Real Estate Taxes for the year 2014 are not yet due and payable.**
P.I.N. No.: 12-09-200-003-0021 - MDFK 0220
NOTE: Taxes for the year 2013 are assessed in the amount of \$2,567.02 and are posted Paid.
NOTE: According to the records in the County Collector's Office the property contains: 196.87 acres; AND the noted current Exemptions are: None.
10. 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.
11. Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any.
12. Upon the conveyance of the land we must be furnished the following:
(a) Certification from the Illinois Secretary of State that Midway Investment Holdings, LLC has properly filed its articles of organization;
(b) A copy of the articles of organization, together with any amendments thereto;
(c) A copy of the operating agreement, if any, together with any amendments thereto;
(d) A list of incumbent managers or of incumbent members if managers have not been appointed; and
(e) Certification that no event of dissolution has occurred;
See Continuation Sheet

VERMILION COUNTY
TITLE, INC.

NAME OF AGENT

(217) 442-0510

PHONE NUMBER

112 NORTH VERMILION ST.

MAILING ADDRESS

DANVILLE

CITY

IL

STATE

61832

ZIP

10/27/14

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (continued)

File Number 192875

Commitment Number 192875

(f) A proper resolution authorizing said conveyance/mortgage,

END SCHEDULE B:

Prepared for:
David Franks, Chicago Title Insurance Company
Siu Y. Cheung, Chicago Title Insurance Company

VERMILION COUNTY
TITLE, INC.

NAME OF AGENT

(217) 442-0510

PHONE NUMBER

112 NORTH VERMILION ST.

MAILING ADDRESS

DANVILLE

CITY

IL

61832

STATE

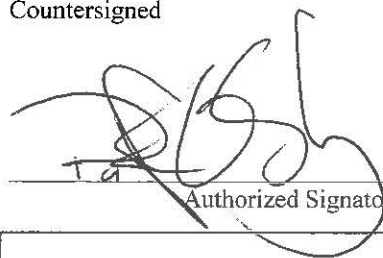
ZIP

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (Signature Page)

File Number 192875

Commitment Number 192875

Countersigned



Authorized Signatory

VERMILION COUNTY
TITLE, INC.

NAME OF AGENT

(217) 442-0510

PHONE NUMBER

112 NORTH VERMILION ST.

MAILING ADDRESS

DANVILLE

CITY

IL

STATE

61832

ZIP