

Vesting Legal Description

Tract I:

A tract of land located in a part of the NE 1/4 of Section 32, T14N, R7E of the 4th P.M., Stark County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:

Beginning at an iron rod at the Southwest corner of the NW 1/4 of said Section 32; Thence N 00 degrees 30' 11" W, along the West line of the NW 1/4 of said Section 32, a distance of 2090.55 feet to an iron rod; Thence N 89 degrees 16' 16" E, 577.50 feet to an iron rod; Thence S 00 degrees 29' 21" E, 44.80 feet to an iron rod; Thence N 89 degrees 16' 16" E, 745.35 feet to an iron rod on the East line of the NW 1/2 of the NW 1/4 of said Section 32. The last three (3) named courses being along the South line of an existing 17 1/2 acre tract; Thence N 00 degrees 30' 11" W, along the East line of the NW 1/2 of the NW 1/4 of said Section 32, a distance of 637.41 feet to an iron rod at the Northwest corner of the NE 1/4 of said Section 32; Thence N 89 degrees 16' 16" E, along the North line of the NW 1/4 of said Section 32, a distance of 282.03 feet to the Northernly Bank of the Spoon River; Thence S 19 degrees 37' 00" E, 253.98 feet; Thence S 46 degrees 34' 25" E, 220.14 feet; Thence S 75 degrees 22' 19" E, 129.33 feet; Thence N 76 degrees 28' 26" E, 203.89 feet. The last four (4) named courses being along said North Bank; Thence S 13 degrees 17' 10" E, 344.33 feet to an iron rod; Thence S 32 degrees 28' 09" E, 261.05 feet to an iron rod; Thence S 63 degrees 47' 42" E, 89.14 feet to an iron rod; Thence S 79 degrees 44' 22" E, 342.54 feet to an iron rod; Thence S 42 degrees 26' 59" E, 177.54 feet to an iron rod; Thence S 56 degrees 53' 25" E, 208.53 feet to an iron rod; Thence S 28 degrees 08' 54" E, 174.70 feet to an iron rod; Thence S 47 degrees 52' 23" E, 50.51 feet to an iron rod; Thence S 84 degrees 09' 03" E, 300.04 feet to an iron rod; Thence S 81 degrees 11' 13" E, 220.63 feet to an iron rod; Thence S 44 degrees 08' 13" E, 124.40 feet to an iron rod; Thence S 72 degrees 11' 45" E, 172.49 feet to an iron rod; Thence S 76 degrees 03' 20" E, 163.40 feet to an iron rod; Thence S 29 degrees 29' 16" E, 44.19 feet to an iron rod; Thence S 60 degrees 41' 06" E, 44.91 feet to an iron rod; Thence N 45 degrees 09' 24" E, 83.43 feet to an iron rod; Thence N 86 degrees 15' 00" E, 164.05 feet to an iron rod; Thence S 00 degrees 26' 17" W, 933.53 feet to the South line of the NE 1/4 of said Section 32; Thence S 89 degrees 06' 00" W, along the South line of the NE 1/4 of said Section 32 and continuing along the South line of the NW 1/4 of said Section 32, a distance of 4406.39 feet to the Place of Beginning, Stark County, Illinois.

Tract II:

A tract of land located in a part of the NE 1/4 of Section 32, T14N, R7E of the 4th P.M., Stark County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only: Beginning at an iron rod at the Northwest corner of the NE 1/4 of said Section 32; Thence N 89 degrees 26' 38" E, along the North line of the NE 1/4 of said Section 32, a distance of 64.00 feet to the West corner of an existing 11.31 acre tract; Thence S 77 degrees 12' 56" E, 701.75 feet to an iron rod; Thence N 81 degrees 58' 49" E, 400.62 feet to an iron rod. The last four (4) named courses being along the South side of said 11.31 acre tract; Thence S 00 degrees 26' 17" W, 1466.80 feet to an iron rod; Thence S 89 degrees 15' 00" W, 164.05 feet to an iron rod; Thence S 45 degrees 09' 24" W, 83.43 feet to an iron rod; Thence N 60 degrees 41' 06" W, 44.91 feet to an iron rod; Thence N 29 degrees 29' 16" W, 44.19 feet to an iron rod; Thence N 44 degrees 08' 13" W, 124.40 feet to an iron rod; Thence N 81 degrees 11' 13" W, 220.63 feet to an iron rod; Thence N 84 degrees 09' 03" W, 300.04 feet to an iron rod; Thence N 47 degrees 52' 23" W, 50.51 feet to an iron rod; Thence N 28 degrees 08' 54" W, 174.70 feet to an iron rod; Thence N 56 degrees 53' 25" W, 208.53 feet to an iron rod; Thence N 42 degrees 26' 59" W, 177.54 feet to an iron rod; Thence N 79 degrees 44' 22" W, 342.54 feet to an iron rod; Thence N 63 degrees 47' 42" W, 89.14 feet to an iron rod; Thence N 32 degrees 28' 09" W, 261.05 feet to an iron rod; Thence N 13 degrees 17' 10" W, 344.33 feet to the North Bank of Spoon River; Thence N 76 degrees 28' 26" W, along said North Bank, 55.99 feet; Thence N 56 degrees 33' 00" W, along said North Bank, 503.33 feet to the West line of the NE 1/4 of said Section 32; Thence N 00 degrees 10' 18" W, along the West line of the NE 1/4 of said Section 32, a distance of 97.72 feet to the Place of Beginning, Stark County, Illinois.

Excepting therefrom:

A tract of land located in a part of the North Half (N1/2) of Section Thirty-two (32), Township Fourteen (14) North, Range Seven (7) East of the Fourth Principal Meridian, Stark County, Illinois, more particularly bounded and described as follows and bearings are for the purpose of description only: Commencing at an iron rod at the Southwest corner of the Northwest 1/4 of said Section 32; thence North 00 degrees 30 minutes 11 seconds West, along the West line of the Northwest 1/4 of said Section 32, a distance of 1766.63 feet to an iron rod at the Place of Beginning for the tract to be described; thence continuing North 00 degrees 30 minutes 11 seconds West, along the West line of the Northwest 1/4 of said Section 32, a distance of 323.92 feet; thence North 89 degrees 16 minutes 16 seconds East, 577.50 feet to an iron rod; thence South 00 degrees 29 minutes 21 seconds East, 44.80 feet to an iron rod; thence North 89 degrees 16 minutes 16 seconds East, 745.35 feet to an iron rod on the East line of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 32 (the last three (3) named courses being along the South line of an existing 17 1/2 acre tract); thence North 00 degrees 30 minutes 11 seconds East, along the East line of the West 1/2 of the Northwest 1/4 of said Section 32, a distance of 637.41 feet to an iron rod at the Northwest corner of the East 1/2 of the Northwest 1/4 of said Section 32; thence North 89 degrees 16 minutes 16 seconds East, along the North line of the Northwest 1/4 of said Section 32, a distance of 282.03 feet to the Northernly Bank of the Spoon River; thence South 19 degrees 37 minutes 00 seconds East, 253.98 feet; thence South 46 degrees 34 minutes 25 seconds East, 220.14 feet; thence South 75 degrees 22 minutes 19 seconds East, 129.33 feet; thence North 76 degrees 28 minutes 26 seconds East, 203.89 feet; thence North 56 degrees 33 minutes 00 seconds East, 504.33 feet to the West line of the Northeast 1/4 of said Section 32 (the last five (5) named courses being along the Northernly Bank of said Spoon River); thence North 00 degrees 10 minutes 18 seconds West, along the West line of the Northeast 1/4 of said Section 32, a distance of 97.72 feet to the Northwest corner of the Northeast 1/4 of said Section 32; thence North 89 degrees 26 minutes 38 seconds East, along the North line of the Northeast 1/4 of said Section 32, a distance of 64.00 feet; thence South 77 degrees 12 minutes 56 seconds East, along the Southernly line of an existing 11.31 acre tract, 280.66 feet to an iron rod; thence South 16 degrees 34 minutes 29 seconds West, 215.71 feet to an iron rod; thence South 51 degrees 45 minutes 19 seconds West, 109.65 feet to an iron rod; thence South 16 degrees 34 minutes 29 seconds West, 63.10 feet to an iron rod; thence South 04 degrees 47 minutes 37 seconds East, 158.91 feet to an iron rod; thence South 29 degrees 29 minutes 29 seconds East, 44.66 feet to an iron rod; thence South 37 degrees 37 seconds East, 219.10 feet to an iron rod; thence South 19 degrees 36 minutes 45 seconds East, 121.51 feet to an iron rod; thence South 19 degrees 36 minutes 45 seconds East, 121.51 feet to an iron rod; thence South 59 degrees 41 minutes 24 seconds East, 277.33 feet to an iron rod; thence North 49 degrees 52 minutes 19 seconds East, 155.72 feet to an iron rod; thence South 80 degrees 22 minutes 33 seconds East, 181.87 feet to an iron rod; thence South 16 degrees 53 minutes 29 seconds West, 62.33 feet to an iron rod; thence South 81 degrees 04 minutes 28 seconds West, 113.26 feet to an iron rod; thence South 36 degrees 40 minutes 08 seconds West, 245.47 feet to an iron rod; thence South 76 degrees 37 minutes 09 seconds East, 158.91 feet to an iron rod; thence South 56 degrees 41 minutes 09 seconds East, 92.63 feet to an iron rod; thence South 16 degrees 57 minutes 04 seconds East, 107.71 feet to an iron rod; thence South 77 degrees 36 minutes 51 seconds East, 167.66 feet to an iron rod; thence South 51 degrees 19 minutes 29 seconds East, 39.58 feet to an iron rod; thence North 84 degrees 34 minutes 35 seconds West, 152.66 feet to an iron rod; thence North 49 degrees 45 minutes 57 seconds West, 65.62 feet to an iron rod; thence North 21 degrees 37 minutes 42 seconds West, 106.29 feet to an iron rod; thence North 48 degrees 19 minutes 13 seconds West, 98.90 feet to an iron rod; thence North 65 degrees 05 minutes 04 seconds West, 185.73 feet to an iron rod; thence North 10 degrees 30 minutes 05 seconds West, 106.35 feet to an iron rod; thence North 47 degrees 15 minutes 50 seconds West, 112.28 feet to an iron rod; thence North 82 degrees 37 minutes 08 seconds West, 325.74 feet to an iron rod; thence North 64 degrees 50 minutes 24 seconds West, 54.30 feet to an iron rod; thence North 32 degrees 13 minutes 44 seconds West, 298.35 feet to an iron rod; thence South 89 degrees 16 minutes 16 seconds West, 2152.42 feet to an iron rod; thence South 12 degrees 12 minutes 56 seconds West, 212.75 feet to an iron rod; thence South 89 degrees 29 minutes 49 seconds West, 40.00 feet to the Place of Beginning; situated in the County of Stark and State of Illinois.

Also, excepting the Southwest Quarter of the Northwest Quarter of Section 32, Township 14 North, Range 7 East of the 4th Principal Meridian, Stark County, Illinois.

Also, excepting the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-two (32), Township Fourteen (14) North, Range Seven (7), East of the 4th Principal Meridian, Stark County, Illinois.

Tract III:

The Southwest Quarter of the Northwest Quarter of Section 32 Township 14 North, Range 7 East of the 4th Principal Meridian, Stark County, Illinois.

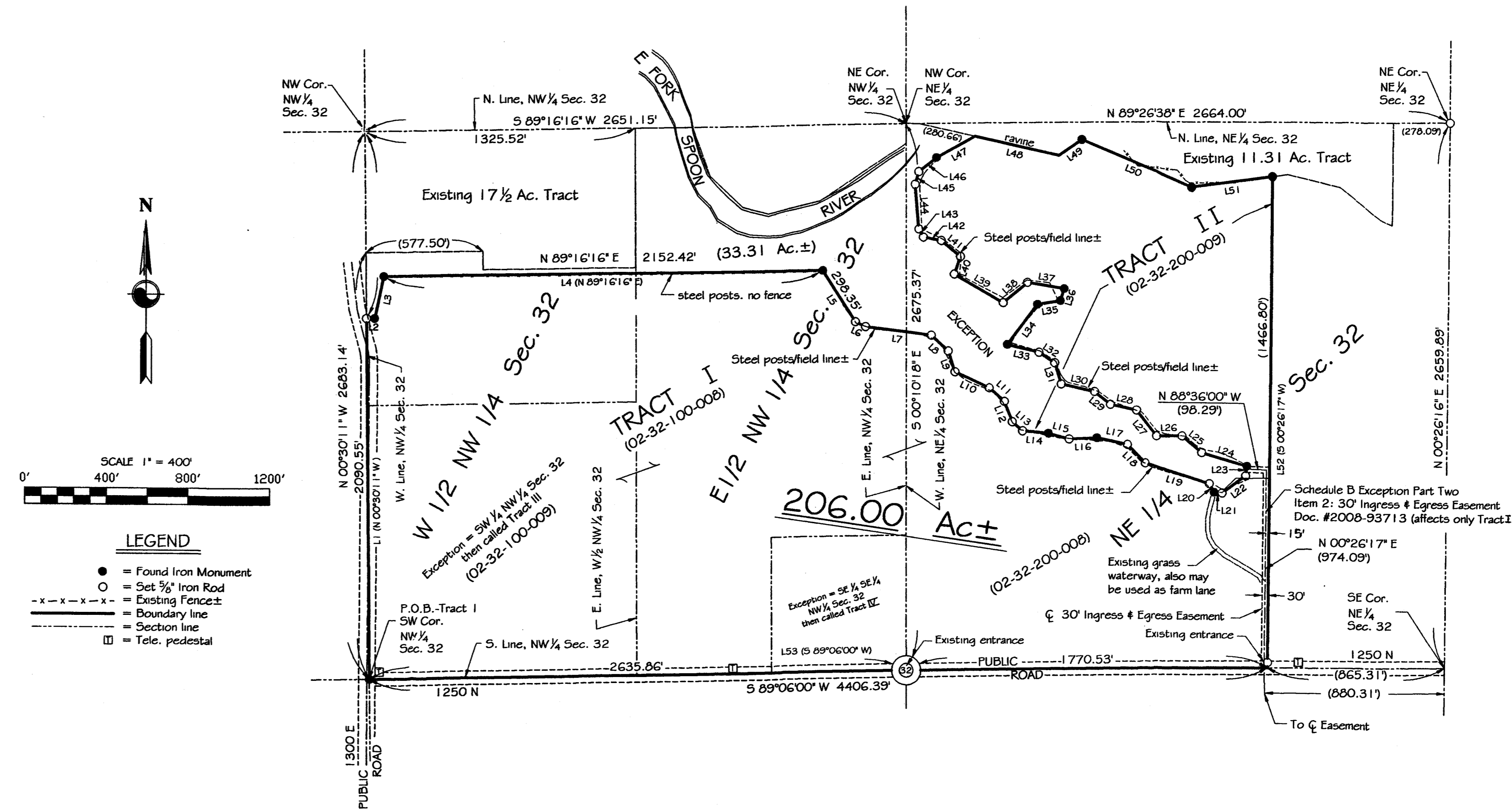
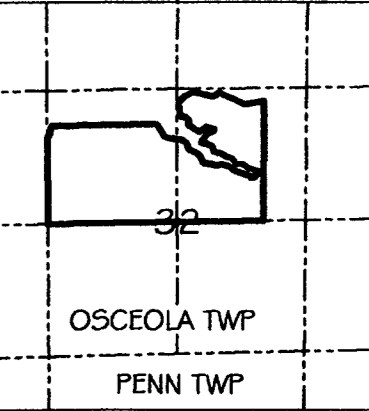
Tract IV:

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-two (32), Township Fourteen (14) North, Range Seven (7), East of the 4th Principal Meridian, Stark County, Illinois.

ALTA / ACSM LAND TITLE SURVEY

A part of N 1/2 of Section 32, T14N, R7E of the 4th P.M., Stark County, Illinois.

VICINITY MAP



MEASURED LINE DATA

Table with 3 columns: LINE, BEARING, DISTANCE. Lists measured line data for lines L1 through L53.

LEGEND: Symbols for Found Iron Monument, Set 5/8" Iron Rod, Existing Fence, Boundary Line, Section Line, and Teles. Pedestal.

ALSO DESCRIBED AS:

A tract of land located in a part of the NE 1/4 of Section 32, T14N, R7E of the 4th P.M., Stark County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only: Beginning at an iron rod at the Southwest corner of the NW 1/4 of said Section 32; Thence N 00 degrees 30' 11" W, along the West line of the NW 1/4 of said Section 32, a distance of 1766.63 feet to an iron rod; Thence N 89 degrees 16' 16" E, a distance of 577.50 feet to an iron rod; Thence S 00 degrees 29' 21" E, a distance of 44.80 feet to an iron rod; Thence N 89 degrees 16' 16" E, a distance of 745.35 feet to an iron rod on the East line of the NW 1/2 of the NW 1/4 of said Section 32; Thence N 00 degrees 30' 11" W, along the East line of the NW 1/2 of the NW 1/4 of said Section 32, a distance of 637.41 feet to an iron rod at the Northwest corner of the NE 1/4 of said Section 32; Thence N 89 degrees 16' 16" E, along the North line of the NW 1/4 of said Section 32, a distance of 282.03 feet to the Northernly Bank of the Spoon River; Thence S 19 degrees 37' 00" E, 253.98 feet; Thence S 46 degrees 34' 25" E, 220.14 feet; Thence S 75 degrees 22' 19" E, 129.33 feet; Thence N 76 degrees 28' 26" E, 203.89 feet. The last four (4) named courses being along said North Bank; Thence S 13 degrees 17' 10" E, 344.33 feet to an iron rod; Thence S 32 degrees 28' 09" E, 261.05 feet to an iron rod; Thence S 63 degrees 47' 42" E, 89.14 feet to an iron rod; Thence S 79 degrees 44' 22" E, 342.54 feet to an iron rod; Thence S 42 degrees 26' 59" E, 177.54 feet to an iron rod; Thence S 56 degrees 53' 25" E, 208.53 feet to an iron rod; Thence S 28 degrees 08' 54" E, 174.70 feet to an iron rod; Thence S 47 degrees 52' 23" E, 50.51 feet to an iron rod; Thence S 84 degrees 09' 03" E, 300.04 feet to an iron rod; Thence S 81 degrees 11' 13" E, 220.63 feet to an iron rod; Thence S 44 degrees 08' 13" E, 124.40 feet to an iron rod; Thence S 72 degrees 11' 45" E, 172.49 feet to an iron rod; Thence S 76 degrees 03' 20" E, 163.40 feet to an iron rod; Thence S 29 degrees 29' 16" E, 44.19 feet to an iron rod; Thence S 60 degrees 41' 06" E, 44.91 feet to an iron rod; Thence N 45 degrees 09' 24" E, 83.43 feet to an iron rod; Thence N 86 degrees 15' 00" E, 164.05 feet to an iron rod; Thence S 00 degrees 26' 17" W, 933.53 feet to the South line of the NE 1/4 of said Section 32; Thence S 89 degrees 06' 00" W, along the South line of the NE 1/4 of said Section 32 and continuing along the South line of the NW 1/4 of said Section 32, a distance of 4406.39 feet to the Place of Beginning and containing 206.00 acres, more or less. Subject to the rights-of-way of Public Roads along the South and West sides of the above described tract and also subject to all easements of record.

SUBJECT TO: a 30 foot Ingress & Egress Easement, the centerline being described as follows: commencing at the Southeast corner of the Northeast 1/4 of said Section 32; thence South 89 degrees 06 minutes 00 seconds West, along the South line of the Northeast 1/4 of said Section 32, a distance of 880.31 feet to the Place of Beginning for the centerline to be described; thence North 00 degrees 26 minutes 17 seconds East, 15 feet West of and parallel with the East line of an existing 206.00 acre tract, 974.09 feet; thence North 88 degrees 36 minutes 00 seconds West, 98.29 feet to the East line of the above described tract and also being at the terminus of said Easement situated in the County of Stark and State of Illinois.

SURVEYOR'S STATEMENT

STATE OF ILLINOIS
COUNTY OF STARK SS

To: First American Title Insurance Company and Bnclyard Farm LLC

This is to state that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 7a, 8, 11a, 11b, 16, and 18 from Table A. To the best of our knowledge the attached plat is a true and correct representation of said survey drawn to a scale of one inch equals fifty feet (1" = 400').

Dated this 28th day of January, 2016.

WALLACE ENGR. & LAND SURVEYING
Toulon, Illinois
By: Kevin Wallace, #2842
Illinois Professional Land Surveyor
Expires: 11/30/16

GENERAL NOTES

- 1. Bearings are for descriptive purposes only.
- 2. This survey is based on First American Title Insurance Company's Commitment No. NCS-766240-MAD - Dated December 29, 2015.
- 3. Survey field work completed: December 21, 2015.
- 4. Subsurface items, if any, are not located per this survey.
- 5. The location of utilities are approximate only. J.U.L.I.E. (utility locator service) was contacted at 1-800-892-0123, but would not provide a utility locate due to no construction work being done. There may be other utility mains, structures, and service connections not known to Wallace Engr. & Land Surveying Co., Inc., and therefore not shown on this drawing.
- 6. No buildings existing on the surveyed property.
- 7. Iron pins only set at locations as instructed by client.
- 8. Acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.
- 9. A new legal description was prepared as requested by client.
- 10. There is underground telephone along North right-of-way of Township Road 1250N.
- 11. The property has direct access to Township Road 1250 N (a Public Road) and also Township Road 1300 E (a Public Road).
- 12. Zoned R-1