

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Vermilion County Title, Inc.
 Issuing Office: 112 N. Vermilion St, Danville, IL 61832
 Issuing Office's ALTA® Registry ID: T1045392
 Loan ID No.:
 Commitment No.: 213144
 Issuing Office File No.:
 Property Address: , , IL

SCHEDULE A

1. Commitment Date: November 27, 2024 at 08:00 AM
2. Policy to be issued:
 - a. 2021 Owner's Policy
 - Proposed Insured:
 - Proposed Amount of Insurance: \$ 10,000.00
 - The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: Arisle F. Beers Trust dated July 23, 1999, as to 1/2 interest in Parcel 1 and Beers Family Real Estate LLC as to the remainder.
5. The Land is described as follows:
 - Parcel 1:
The Northwest Quarter of the Northeast Quarter of Section 11 Township 17 North, Range 13 West of the 2nd P.M., Except all coal underlying the surface situated in Vermilion County, Illinois.
 - Parcel 2:
The East Half of the West Half of the Southeast Quarter of Section 2 Township 17 North, Range 13 West of the 2nd P.M., Except all coal underlying the surface, situated in Vermilion County, Illinois.
 - Parcel 3:
The West Half of the West Half of the Southeast Quarter of Section 2 Township 17 North, Range 13 West of the 2nd P.M., Except all coal underlying the surface, situated in Vermilion County, Illinois.

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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(213144.PFD/213144/2)

SCHEDULE A
(Continued)

Vermilion County Title, Inc.

By: Crisi Wheeler
Vermilion County Title, Inc.

Chicago Title Insurance Co.

By: Michael J. Nolan
Michael J. Nolan
President

ATTEST: Marjorie Nemzura
Marjorie Nemzura
Secretary

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Chicago Title Insurance Co.
SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture, or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights of claims of parties in possession not shown by Public Records.
2. The effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
3. Easement, or claims of easements, not shown by the Public Records.
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 which are now shown as existing liens by the Public Records.
6. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically,
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1-Requirements are met.

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SCHEDULE B
(Continued)

8. General Real Estate Taxes for the year 2024 are not yet due and payable.
P.I.N. No.:31-11-200-001-0021 - CRL 0553
NOTE: Taxes for the year 2023 are assessed in the amount of \$2,452.92 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain:40.00 acres; and the noted current Exemptions are: None.
(Affects Parcel 1)
9. General Real Estate Taxes for the year 2024 are not yet due and payable.
P.I.N. No.:31-02-400-004-0021 - CRL 0549A
NOTE: Taxes for the year 2023 are assessed in the amount of \$2,304.02 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain:40.00 acres; and the noted current Exemptions are: None.
(Affects Parcel 2)
10. General Real Estate Taxes for the year 2024 are not yet due and payable.
P.I.N. No.:31-02-400-001-0021 - CRL 0549
NOTE: Taxes for the year 2023 are assessed in the amount of \$2,231.98 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain:40.00 acres; and the noted current Exemptions are: None.
(Affects Parcel 3)
11. A properly certified copy of the Original Trust Agreement or a Certification of Trust, as set out in 760 ILCS 5/8.5(j), under which title to the land is held, should be furnished, and this Commitment is subject to such further exceptions, if any, as may then be deemed necessary.
12. Terms, powers, conditions and limitations of the Trust under which title to the land is held.
13. Upon the conveyance/making of a mortgage on the land we must be furnished the following:
 - (a) Certification from the Illinois Secretary of State that Beers Family Real Estate 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;
 - (f) A proper resolution authorizing said conveyance/mortgage,and this Commitment is subject to such additional exceptions, if any, as then may be deemed necessary.
14. 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.
15. Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any.
16. Subject to easements apparent or of record, if any.
17. END SCHEDULE B.

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Remit Payment To:
Vermilion County Title, Inc.
112 N. Vermilion St.
Danville, IL 61832

INVOICE

Billed To:

Invoice Date: December 2, 2024
Please Pay Before: December 2, 2024
Our File Number: 213144
Your Reference Number:

Property:

Brief Legal:

, IL
Vermilion County

DESCRIPTION			AMOUNT
Search & Exam	BUYER \$	SELLER \$ 528.00	528.00
Invoice Total Amount Due			\$ 528.00