

Transaction Identification Data for reference only:

Issuing Agent: Vermilion County Title, Inc.
Issuing Office: 112 N. Vermilion St., Danville, IL 61832
Issuing Office's ALTA® Registry ID: T1045392
Loan ID Number:
Commitment Number: 210960
Issuing Office File Number:
Property Address: , , IL

SCHEDULE A

1. Commitment Date: September 13, 2023 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA®
Proposed Insured:
Proposed Policy Amount \$ 10,000.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
ACWE Holdings, Inc.
5. The Land is described as follows:

Parcel 1:
The Northeast Quarter of the Northeast Quarter of Section 10 Township 18 North, Range 12 West of the 2nd P.M., EXCEPT the coal and minerals underlying said land, situated in Vermilion County, Illinois.

Parcel 2:
The Northwest Quarter of the Northwest Quarter of Section 11 Township 18 North, Range 13 West of the 2nd P.M., EXCEPT the coal and minerals underlying said land, situated in Vermilion County, Illinois.

Parcel 3:
East Half of the Northwest Quarter of Section 11, Except the East 20 feet thereof, in Township 18 North, Range 13 West of the 2nd P.M., EXCEPT the coal and minerals underlying said land, situated in Vermilion County, Illinois.

Parcel 4A:
The Northeast Quarter of the Southwest Quarter of Section 11, Except the North 20 rods of the East 20 feet thereof, in Township 18 North, Range 13 West of the 2nd P.M., EXCEPT the coal and minerals underlying said land, situated in Vermilion County, Illinois.

Parcel 4B:
20 feet off the East side of the North Half of the North Half of the Northeast Quarter of the Southwest Quarter of Section 11, Township 18 North, Range 12 West of the 2nd P.M., EXCEPT the coal and minerals underlying said land, situated in Vermilion County, Illinois.

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SCHEDULE A
(Continued)

Commitment Number: 210960

Parcel 5:

20 feet off the East side of the Northwest Quarter of Section 11, Township 18 North, Range 12 West of the 2nd P.M., EXCEPT the coal and minerals underlying said land, situated in Vermilion County, Illinois.

ALSO

The Northeast Quarter of Section 11, Township 18 North, Range 12 West of the 2nd P.M., Except 40 acres of even width off the East side thereof, Except the coal and minerals which have heretofore been previously conveyed and excepting the following described real estate, to-wit: Beginning at the Northwest corner of the Northeast Quarter of Section 11; thence South 13.1 feet; thence North 87 degrees 15 minutes East a distance of 1261 feet for a place of beginning; thence East along the center line of the public highway a distance of 385.08 degrees; thence South at a 90 degree angle a distance of 567 feet; thence West parallel with the center line of said highway a distance of 385 feet; thence North at a 90 degree angle to the place of beginning, situated in Vermilion County, Illinois.

Parcel 6:

The East 11 acres of the Southwest Quarter of the Southeast Quarter of Section 1, Township 18 North, Range 12 West of the 2nd P.M., EXCEPT that part conveyed to Lance A. Evans described as follows: Beginning at the Southeast Corner of the said Quarter Quarter; thence North 89 degrees 59 minutes 59 seconds West along the South line of said Quarter Quarter for 251.4 feet; thence North 0 degrees 35 minutes 25 seconds East for 297 feet; thence North 88 degrees 10 minutes 42 seconds East for 251.61 feet; thence South 0 degrees 35 minutes 25 seconds West along the East line of said Quarter Quarter for 305 feet to the place of beginning, ALSO EXCEPT the coal and minerals underlying said tract, situated in Vermilion County, Illinois.

Parcel 7:

The Southeast Quarter of the Southeast Quarter of Section 1, Township 18 North, Range 12 West of the 2nd P.M., EXCEPT the coal and minerals underlying said land, situated in Vermilion County, Illinois.

Chicago Title Insurance Co.

By: _____

Crisa Walters
Vermilion County Title, Inc.

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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: Please be aware that 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.
6. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Title office regarding the application of this new law to your transaction.
7. 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. 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.
8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

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SCHEDULE B
(Continued)

Commitment Number: 210960

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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

General Exceptions

1. Rights or claims of parties in possession not shown by Public Records.
2. 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.
3. Easements, or claims of easements, not shown by the Public Records.
4. 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.
5. Taxes or special assessments which are not 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, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
8. General Real Estate Taxes for the year 2023 are not yet due and payable.
P.I.N. No.: 27-10-200-002-0021 - CTLN 0151
NOTE: Taxes for the year 2022 are assessed in the amount of \$2,565.40 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 40.00; and the noted current Exemptions are: None.
(Affects Parcel 1)
9. General Real Estate Taxes for the year 2023 are not yet due and payable.
P.I.N. No.: 27-11-100-001-0021 - CTLN 0167
NOTE: Taxes for the year 2022 are assessed in the amount of \$2,726.38 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 40.00; and the noted current Exemptions are: None.
(Affects Parcel 2)
10. General Real Estate Taxes for the year 2023 are not yet due and payable.
P.I.N. No.: 27-11-100-002-0021 - CTLN 0166
NOTE: Taxes for the year 2022 are assessed in the amount of \$5,123.78 and are posted Paid.

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AMERICAN
LAND TITLE
ASSOCIATION



(210960.PFD/210960/2)

SCHEDULE B
(Continued)

Commitment Number: 210960

NOTE: According to the records in the County Collector's Office the premises contain: 78.79; and the noted current Exemptions are: None.
(Affects Parcel 3)

11. General Real Estate Taxes for the year 2023 are not yet due and payable.
P.I.N. No.: 27-11-300-004-0021 - CTLN 0169
NOTE: Taxes for the year 2022 are assessed in the amount of \$2,601.74 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 39.75; and the noted current Exemptions are: None.
(Affects Parcel 4A)
12. General Real Estate Taxes for the year 2023 are not yet due and payable.
P.I.N. No.: 27-11-100-007-0021 - CTLN 0166A
NOTE: Taxes for the year 2022 are assessed in the amount of \$0.00.
NOTE: According to the records in the County Collector's Office the premises contain: .15; and the noted current Exemptions are: None.
(Affects Parcel 4B)
13. General Real Estate Taxes for the year 2023 are not yet due and payable.
P.I.N. No.: 27-11-200-005-0021 - CTLN 0165
NOTE: Taxes for the year 2022 are assessed in the amount of \$7,093.38 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 116.21; and the noted current Exemptions are: None.
(Affects Parcel 5)
14. General Real Estate Taxes for the year 2023 are not yet due and payable.
P.I.N. No.: 27-01-400-010-0021 - CTLN 0014A
NOTE: Taxes for the year 2022 are assessed in the amount of \$615.56 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 9.22; and the noted current Exemptions are: None.
(Affects Parcel 6)
15. General Real Estate Taxes for the year 2023 are not yet due and payable.
P.I.N. No.: 27-01-400-007-0021 - CTLN 0011
NOTE: Taxes for the year 2022 are assessed in the amount of \$2,526.24 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 39.00; and the noted current Exemptions are: None.
(Affects Parcel 7)
16. The acreage stated in the legal description is for descriptive purposes only. Nothing in this commitment or in the Policy, when issued, should be construed as insuring against loss or damage due to the inaccuracy of the acreage or any discrepancy in the quantity of land so described.
17. 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.
18. Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any.

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(210960.PFD/210960/2)

SCHEDULE B
(Continued)

Commitment Number: 210960

19. Subject to easements apparent or of record, if any.
20. Right of Way dated July 7, 1942 and recorded July 23, 1942 in Deed Record 411 page 378 as Document No. 451122 to Vermilion County, Illinois for highway purposes, etc.
(For particulars see record)
(Affects Parcels 1,2,3,& 4A)
21. Right of Way dated July 7, 1942 and recorded August 4, 1942 in Deed Record 447 page 2 as Document No. 451371 to Vermilion County, Illinois, for highway purposes, etc.
(For particulars see record)
(Affects Parcels 1,2,3,& 4A)
22. Pole Easement dated September 12, 1947 and recorded December 9, 1947 in Deed Record 509 page 212 as Document No. 523177 to Central Illinois Electric and Gas Co., a Corporation, the right to construct, operate and maintain an electric power line, etc.
(For particulars see record)
(Affects Parcels 1,2,3,& 4A)
23. Easement dated October 28, 1981 and recorded June 16, 1983 as Document No. 83-3807 to Central Illinois Light Company, its successors and assigns, the right to erect, operate, maintain, etc. electric lines, etc.
(For particulars see record)
(Affects Parcels 1,2,3,& 4A)
24. Upon a conveyance of the land we must be furnished the following:
(a) A certified copy of proper resolution of the party in title authorizing the execution of the deed of conveyance;
(b) Articles of Incorporation showing when the corporation originally registered with the State;
(c) Bylaws setting forth the duties and responsibilities of the Directors, Officers and Shareholders, and this Commitment is subject to such additional exceptions, if any, as then may be deemed necessary.
25. END SCHEDULE B.

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

INVOICE

Billed To:

Invoice Date: September 15, 2023
Please Pay Before: September 15, 2023
Our File Number: 210960
Your Reference Number:

Property:

Brief Legal:

, IL
Vermilion County

DESCRIPTION			AMOUNT
Search & Exam	BUYER	SELLER	253.00
	\$	\$ 253.00	
Invoice Total Amount Due			\$ 253.00