

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

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

Issuing Agent:	The Title Center, LLC
Commitment No.:	202513226IL
Issuing Office File No.:	202513226IL
Property Address:	106.85 Acres +/-, Farmland, Newman, IL 61942

SCHEDULE A

1. Commitment Date: May 8, 2025 at 08:00 AM
2. Policy to be issued:
 - a. ALTA 2021 Owner's Policy
Proposed Insured: TO COME
Proposed Amount of Insurance: \$10,000.00
The estate or interest to be insured: Fee Simple
 - b. ALTA 2021 Loan Policy
Proposed Insured: , its successors and/or assigns as their interests may appear
Proposed Amount of Insurance: \$0.00
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:

Trimble Farms, LLC - TMT1979, a series of Trimble Farms, LLC, an Illinois limited liability company

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SCHEDULE A (Continued)

5. The Land is described as follows:

Tract 1:

A part of the East Half of the Southeast Quarter of Section 12, Township 16 North, Range 10 East of the Third Principal Meridian, Douglas County, Illinois, described as follows:

Commencing at a steel spike that marks the Northeast corner of that Southeast Quarter; thence North 89 degrees 51 minutes 02 seconds West (bearing based on grid Meridian, Illinois Plane Coordinate System, East Zone, NAD83) 331.25 feet along the North line of that Southeast Quarter to a ½" iron rod with plastic cap stamped PLS 2054 that marks the point of beginning; thence South 00 degrees 34 minutes 50 seconds East 2631.70 feet to a point on the South line of that Southeast Quarter that is South 00 degrees 34 minutes 50 seconds East 20.00 feet from a ½" iron rod with plastic cap stamped PLS 2054; thence South 89 degrees 36 minutes 50 seconds West 992.00 feet along the South line to the Southwest corner of that East Half of the Southeast Quarter, being also a point that is South 00 degrees 30 minutes 21 seconds East 20.00 feet from a ½" iron rod with plastic cap stamped PLS 2054; thence North 00 degrees 30 minutes 21 seconds West 2641.01 feet along the West line of that East Half of the Southeast Quarter to a ½" iron rod with plastic cap stamped PLS 2054, that marks the Northwest corner of that East Half of the Southeast Quarter; thence South 89 degrees 51 minutes 02 seconds East 988.71 feet along the North line of that Southeast Quarter to the point of beginning, containing 59.937 acres.

Tract 2:

All of the following land in the South Half of said Section 13 and the North Half of the North Half of Section 24, all located in Township 15 North, Range 10 East of the Third Principal Meridian in Douglas County, Illinois: Beginning at the Northeast corner of the South Half of said Section 13; thence South 00 degrees 14 minutes 02 seconds East (bearing based on grid Meridian, Illinois Plane Coordinate System, East Zone NAD27) 3962.39 feet; thence South 89 degrees 21 minutes 02 seconds West 1755.02 feet; thence North 00 degrees 14 minutes 02 seconds West 3959.57 feet; thence North 89 degrees 15 minutes 30 seconds East 1755.05 feet to the point of beginning, EXCEPT the West 52.73 acres thereof, containing 106.85 acres, more or less, situated in Douglas County, Illinois.

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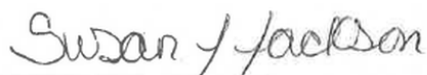
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SCHEDULE A (Continued)

Issued through the Office of:
The Title Center, LLC
2055 W. Iles Avenue, Suite B
Springfield, IL 62704
Tel. (217) 787-3330 Fax (217) 787-3331
Email info@ilttitlecenter.com



Authorized Countersignature

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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. Receipt of satisfactory, notarized Seller/Borrower Affidavit (Form SB-1, copy attached).
6. Re: Trimble Farms, LLC - TMT1979, a series of Trimble Farms, LLC

Receipt of a satisfactorily executed resolution from the LLC containing the following provisions:

- (a) The LLC is permitted to enter into the proposed transaction pursuant to its articles of organization and operating agreement;
- (b) Identification of the individual who is authorized by the LLC to execute documents; and
- (c) All members of the LLC must execute the resolution.

7. Duly authorized and executed deed from Trimble Farms, LLC - TMT1979, a series of Trimble Farms, LLC, an Illinois limited liability company, vesting fee simple title in TO COME.
8. In order to issue final policy(ies) (a) Agency must obtain final title update; and (b) settlement agent must provide all required documentation as noted in Commitment.
9. In order to insure the accuracy of this commitment, an update on title must be performed prior to closing if

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more than thirty (30) days elapse between the Commitment Date shown in Schedule A and the date of closing. Please advise as to the scheduled closing date as soon as possible to insure that all necessary updates are obtained in a timely manner.

NOTE: Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Underwriting Department immediately for further review prior to closing.

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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. 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.
2. Taxes for the year 2024, and subsequent years, not yet due and payable.
Tract I - Tax I.D. No. 08-10-13-400-003. Taxes for the year 2023 paid in the amount of \$2,804.00.
Tract II - Tax I.D. No. 08-10-24-200-005. Taxes for the year 2023 paid in the amount of \$1,434.68.
3. Rights of the public, the State of Illinois, the County, the Township, and the Municipality in and to that part of the Land in question taken, used or dedicated for roads and highways.
4. Rights of way for drainage ditches, drainage tiles, feeders, laterals and underground pipes, if any.
5. Rights of tenants in possession under unrecorded lease(s).
6. Rights or claims of parties in possession not shown by the Public Records.

THE FOLLOWING EXCEPTIONS WILL BE SHOWN ON THE OWNERS POLICY ONLY:

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7. 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. Paragraph 2 (c) of the Covered Risks is hereby deleted.

THE FOLLOWING EXCEPTIONS WILL BE SHOWN ON THE MORTGAGEE POLICY ONLY:

Note: Title Insurance insured by Investors Title Insurance Company through The Title Center, LLC, 2055 W. Iles Avenue, Suite B, Springfield, IL 62704.

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