

CONTRACT TO PURCHASE AGRICULTURAL LAND REALTORS® Land Institute Illinois Chapter

THIS FORM OF AGREEMENT WHEN FILLED IN AND EXECUTED BY BOTH BUYER AND SELLER IS INTENDED TO BECOME A BINDING REAL ESTATE CONTRACT

This agreement is entered into between: Seller(s) Gould Family Trust and Hancock Realty Partners			
Mailing Address			Zip , and
Buyer(s)			,
Mailing Address			Zip, who
Contract(s) to purchase the following described real estate Parcel Identification Number(s): 12-12-15-300-003	commonly known as:	Gould Farm	and
legally described as: See Exhibits A and B			(or see
legal description attached) including any improvements, ar None	d the following listed fix	tures located thereon	
(or see inventory attached) which shall be left in and upon	said premises, subject	o reasonable wear ar	nd tear. (the "Property")
1. CONTRACT SALES PRICE AND TERMS		X'O	
Purchase Price		· ·	
or <u>38.14</u> surveyed acres at \$/acre		2	
Earnest Money Deposit		\$	
Balance Due at Closing subject to adjustments provided	nerein	\$	
3 , , , ,	10	*	
2. METHOD OF PAYMENT: (Check Applicable States	nents)		
X A. Cash			
B. Financing:	a shility of the Duyer to	ahtain a sammitman	t for on () adjustable rate
1. This Contract is contingent upon t			
, 20 If such a	commitment is not so o	otained, this Contract	shall be void and all earnest
money shall be returned to the Buyer, pro within the time specified above.	vided that Buyer has m	ade a diligent effort to	obtain such a mortgage loan
2. This Contract is contingent upon E	Ruver and Seller signing	a Contract for Deed	with the principal balance of
\$, and interest at the rate of			
payments of \$ (or more) for p			
such contract.			
C. Contingency Sale			
This contract shall be contingent upon the	e closing of the sale of	the Seller's/Buyer's	
real estate	e to		on or before , and so notifies Seller/Buyer
, 20 If Seller/Buyer is	unable to close the s	ale by	, and so notifies Seller/Buyer
thereof on or before such date in writing, there			no further force and effect. In
such case the Seller/Buyer shall be entitled to	o the earnest money de	posit.	
3. CLOSING AND POSSESSION			
This Contract shall be closed on or before October 17th	, 20 <u>23,</u> or at such othe	time as may be mutu	ually agreed in writing.
Possession is subject to the right of any tenants in possess	sion. The parties agree	that possession of sa	id property is to be delivered to
Buyer on or before October 17th, 2023 subject to existing	<u>g farm lease</u> . Seller will	X or will not , s	subject to tenant in possession
rights, agree to allow Buyer the right, following fall harvesti			of performing land husbandry,
customary tillage, application of fertilizer and lime, soil con-	servation practices and	soil testing.	
	1		
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4.	RE	EAL ESTATE TAXES - Drainage Taxes and Special Assessment
The	202 aymo ate ta 20_ 20_ 20	22 real estate taxes, special assessments due and payable in 2023 shall be paid by Seller. 23 real estate taxes, special assessments due and payable in 2024 shall be paid by Seller. 25 real estate taxes, special assessments due and payable in 2024 shall be paid by Seller. 26 ent is the responsibility of the Seller, (a) taxes will be paid at closing, or (b)X Buyer shall be credited for the 2023 real axes at closing, based upon the most current and available information, including confirmed multipliers. 27 ereal estate taxes, special assessments due and payable in 20 shall be prorated to the date of closing or rerated to, 20, and a credit given to buyer at closing. 28 drainage taxes due and payable in 20 shall be paid by 29 receives a credit at closing, payment of said taxes for which the credit is applicable is now the responsibility of the buyer.
5.	CF	ROPS AND EXPENSES
Sel Sel Sel	ler_ ler_)	K/Buyer shall receive the Landowner share of crops or 100 % of the cash rent for the 2023 crop year/Buyer_X shall receive the Landowner share of crops or 100 % of the cash rent for the 2024 crop year/Buyer_ shall pay 100% of the Landowner's share of the 2023 crop expenses/Buyer_X shall pay 100%, or \$ of the Landowner's share of the 2024 crop expenses, incurred prior to
6.	_	OVERNMENT AGRICULTURAL PROGRAM PAYMENTS
U.		Buyer agrees to continue to honor any existing government agricultural program contracts affecting the Property, and agrees to indemnify and hold harmless Seller for any damage Seller may sustain by reason of any failure of Buyer to keep or perform any of the covenants and obligations provided to be kept or performed under the terms and conditions of any such contracts by Seller.
	C.	Seller/Buyer shall receive the landowner share of government conservation program payments for the 20 crop year. Seller/Buyer shall receive the landowner share of government conservation program payments for the 20 crop year. Current Tenant/ shall receive the landowner share of government conservation program payments for the 20 crop year. Other Government program payments: (If applicable note program name(s), recipient, and crop year below.):
7		ASE ASSIGNMENT / TERMINATION
7.	A.	There is X is not currently a tenant in possession of the Property. Seller X shall shall not be responsible for the assignment of the current farm lease with the tenant in possession of the Property to the Buyer. Seller shall X shall not be responsible for the termination of the rights of any tenant in possession of the Property. If Seller is responsible, then Buyer shall have the right to demand satisfactory evidence that the rights of all parties to possession have been terminated.
8.	ATT	ORNEY REVIEW (check if applicable)
res cha terr refu	pecti nge: nina inde	ties shall have until 5:00 p.m. Central Time on20 ("Review Period") to have the Contract reviewed by their ive attorney, and that attorney may propose modifications within the Review Period, except that an attorney may not propose is in price or the date of closing. If the Parties do not reach agreement on any proposed modification and written notice ting this Contract is given to the other within the Review Period, this Contract shall be null and void and any earnest money do to Buyer. If written notice is not served within the Review Period, this provision shall be deemed waived by the parties and this set shall remain in full force and effect.
9.	CC	DNVEYANCE
	В.	At closing Seller shall convey and transfer the Property to Buyer by Warranty Deed, Trustee's Deed, appropriate assignment, or other similar acceptable instrument of conveyance, which instrument shall be subject to the exceptions permitted herein, releasing homestead. At the same time the balance of the purchase price then due shall be paid and all documents relative to the transaction shall be signed and delivered. In the event the Buyer shall assume an existing indebtedness, cost of such assumption shall be borne by Buyer. At Closing Seller shall deliver to Buyer a completed Real Estate Transfer Declaration signed by Seller in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois. Any transfer tax imposed by the Real Estate Transfer Declaration shall be paid by Seller X Buyer Recording fees imposed on the recording of the deed shall be paid by Seller X.
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10. ENVIRONMENTAL

Seller represents, to the best of Seller's knowledge, that during the period of Seller's ownership or control over the Property, Seller has no knowledge or, nor reason to suspect, that there has been any underground storage (or other) tank or any presence, disposal, release, or threatened release of hazardous substances or hazardous wastes on, from or under the Property, by or through Seller, or any other party whatsoever. Seller similarly represents that to the best of Seller's knowledge there was no underground storage (or other) tank, nor any presence, disposal, release or threatened release of hazardous substances or hazardous waste on, from or under the Property prior to Seller's acquisition or ownership or control of the Property. Seller similarly represents that to the best of Seller's knowledge the Property (including underlying soil and ground water conditions) is not in violation of any state, local, federal, municipal or other law, statute, regulation, code, ordinance, decree or order relating to hygienic or environmental conditions, and during Seller's ownership of the Property, no party has stored or disposed of any flammable explosives, radioactive materials, hazardous waste, toxic substances, or other released materials on, under or about the Property.

other	rel	eased materials on, under or about the Property.
11.	SU	IRVEY (Check if applicable <u>X</u>)
withir other	n six tha	Buyer shall secure a boundary survey by a licensed land surveyor at 100% Seller's% Buyer's expense, dated x (6) months prior to Closing. Final Purchase Price will _X will not be based upon surveyed acres. If the survey shows an the permissible exceptions described in Paragraph 13, encroachments from adjacent property, or that improvements are not within the setback and lot lines, then these shall be considered defects in the title to the Property.
12.	M	INERAL RIGHTS (check if applicable <u>X</u>)
		er will receive and Seller will convey all of Seller's water, oil, gas, coal and other mineral rights not conveyed of record, and shall an appropriate assignment of any existing leases or contracts relating to those rights.
13.	C	ARBON CREDIT RIGHTS
,	Α.	The Property is is not _X_currently subject to an existing carbon credit program which shall be assigned by Seller to Buyer at Closing. Buyer agrees to continue to honor any existing carbon credit program contracts affecting the Property described above and agrees to indemnify and hold harmless Seller for any damage Seller may sustain by reason of any failure of Buyer to keep or perform any of the covenants and obligations provided to be kept or performed under the terms and conditions of any such contracts by Seller.
E	3.	The Buyer will receive, and Seller will convey at Closing all of Seller's carbon credit rights affecting the Property not previously conveyed of record.
14.	Τľ	TLE EVIDENCE

Upon acceptance of this Contract, Seller shall within a reasonable period furnish at Seller's expense: (Check appropriate statement).

- An abstract of title continued within 30 days before final payment hereunder, showing merchantable title of record to said Property in the Seller or the party who will execute the transactional instrument on Seller's behalf, according to the Rules and standards of the Bar of the County in which said Property is located, or
- X A commitment and an Owners Title Guaranty Policy issued by a Company licensed to issue the same in the State of Illinois for the amount of the purchase price. Seller shall pay the initial title search charge and title insurance premium. Buyer shall pay the search charge as to Buyer, the cost of mortgagee's title insurance policy, if any, and the cost of all necessary endorsements to the title insurance policy. Buyer and Seller shall furnish immediately upon request all information legally required for financing or transfer of title.

Policy subject only to the following: (a) all taxes and special assessments now a lien, levied, or confirmed after the date hereof, (b) building, use and occupancy or restrictions, if any, which do not unreasonably interfere with Buyer's intended use of the property, (c) zoning laws and ordinances, (d) easements of record or in place affecting the Property, if any, which do not unreasonably interfere with Buyer's intended use of the property, (e) drainage ditches, feeders and laterals, if any, (f) conveyances or reservations of coal, minerals and mining rights, if any, of record, (g) mortgage or other lien that may be eliminated at closing by application of the purchase price, (h) rights of tenants in possession if any, and (i) matters which can only be discovered by a survey of the Property.

Buyer has received a copy of the title insurance commitment prior to auction. Seller shall cause the title insurance commitment to be updated by on or before September 22, 2023 to reflect the Buyer as the proposed insured, or such other individual or entity which Buyer may select, and to reflect the contract purchase price as the Proposed Policy Amount on the title insurance commitment. Buyer has reviewed the title insurance commitment before bidding. Buyer waives any objection to matters disclosed on the title insurance commitment issued prior to auction. Buyer shall only be permitted to object to matters which may be added to the title insurance commitment by revision issued after the date of auction, and in such instance Buyer or his attorney shall within 10 business days after receiving a revised title commitment, deliver to Seller or his attorney a report in writing specifying any objections made to the title. In case such title evidence is not delivered to Buyer or his attorney within a reasonable time, or material objections made to the title in such report are not cured with sixty (60) days after such report is so delivered, this Contract shall, at Buyer's option, be void and all earnest money

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shall be returned to Buyer. Buyer may, nevertheless, elect to take such title as it then is, and may deduct from the purchase price the amounts of liens and encumbrances and, in such case, the Seller shall convey the Property as agreed.

15. PERFORMANCE

In the event of default by either party under the terms of the Contract, the non-defaulting party shall have all rights and remedies available in law and equity. If either Buyer or Seller brings an action against the other with the respect to the Contact, the prevailing party shall be entitled to recover reasonable attorney fees, costs and expenses from the non-prevailing party.

16. COMMISSION

Seller shall be responsible for any real estate brokerage commission owed to a listing broker utilized by Seller.

construction and reciprocate to any real column science and the animal science and animal science animal science and animal sci
17. EARNEST MONEY ESCROW
The earnest money funds shall be held in escrow for the mutual benefit of the Parties by the Seller's Broker/ the Buyer's Broker/ _X Other agreed to party, namely, _McGrath Law Office, as "Escrowee". Initial Earnest Money of \$ shall be tendered to Escrowee on or before3_ days after Date of acceptance for the mutual benefit of the parties, and shall be disbursed according to the terms of this Contract.
18. INTEREST BEARING TRUST ACCOUNT (check if applicable)
Escrow Agent is directed to deposit trust funds hereunder in an interest bearing account with the interest thereon accruing for the benefit of the In the event of default by the Buyer, any accrued interest on funds so held shall be treated as an additional earnest money and shall be disbursed according to the terms of Paragraphs 16 and 20 of this agreement.
19. TAX DEFERRED EXCHANGE (check if applicable X
Seller X and/or Buyer X may elect to perform an Internal Revenue code Section 1031 tax deferred exchange with respect to the transfer of the Property, and in such event, each party agrees to cooperate in such exchange and take all steps reasonably necessary to allow its completion; provided, however, the party electing such exchange shall hold the other party harmless from and against any and all claims, costs, liabilities, expense or delays in time resulting from such an exchange.
20. DUAL AGENCY CONFIRMATION (check if applicable
The undersigned confirm that they have previously consented to("Licensee") acting as a Dual Agent in providing brokerage services on their behalf and specifically consent to Licensee acting as a Dual Agent in regard to the transaction referred to in this document.
Seller-Client initials: Seller-Client initials:
Buyer-Client initials: Buyer-Client initials:
21. RETURN OF EARNEST MONEY
In the event that the transaction does not close and the Escrowee is holding earnest money in its escrow account on behalf of the Buyer and Seller, said earnest money will be returned or held by Escrowee in accordance with the following terms:
 A. Escrowee holding the earnest money shall give 30 days written notice to the parties to the transaction as to the Escrowee's proposed distribution of the earnest money;
B. Written notice to the parties shall be given either by personal delivery or sent via U.S. Mail, first class with postage fully paid addressed to the parties at their respective addresses as appear above in this Contract. Notice sent by U.S. Mail shall be deemed to be delivered on the third business day after being deposited in the mail;
C. If the Escrowee does not receive an objection to its proposed distribution within said 30 day time frame, it shall be considered that the Buyer and Seller agree with the Escrowee's proposed distribution, and Escrowee shall distribute the proceeds in the manner set forth in the Escrowee's notice.
Buyer and Seller acknowledge that as long as Escrowee returns earnest money in accordance with the above written procedures and in accordance with the 30 day notice given by Escrowee, this Contract provision is considered as written consent to disburse said earnest money funds. In the event that the Buyer and the Seller fail to reach an agreement regarding dispersal of the earnest money, the escrow agent is authorized to file an interpleader action, and the parties agree that the escrow agent will be reimbursed from the earnest money for all costs including reasonable attorney's fees.
22. GENERAL CONDITIONS AND STIPULATIONS
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- A. Time shall be considered to be of the essence of this Contract. The warranties and agreement herein contained shall extend to and be obligatory upon the heirs, executors, administrators, successors and assigns of the parties hereto. If there be more than one Seller or Buyer, the word "Seller" or "Buyer" wherever used herein shall, respectively, be construed to mean Sellers and Buyers, and the necessary grammatical plural changes shall in all cases be assumed as though in each case fully expressed.
- B. All notices and demands herein required or given hereunder shall be in writing. The mailing of any such notice or demand by mail to the Seller or to the Buyer at their respective addresses hereinbefore set forth shall be considered sufficient service as of three (3) days after mailing. If there is more than one Seller or Buyer hereunder, the mailing of such notice or demand to any one Seller or Buyer at said respective addresses shall be considered to be sufficient service on all such Sellers and Buyers respectively. Notice may also be sent by facsimile to the Seller or Buyer at the facsimile number indicated on the signature page of this Contract.
- C. THE UNDERSIGNED ACKNOWLEDGE THAT IT IS ILLEGAL TO REFUSE TO SELL REAL ESTATE BECAUSE OF RACE, COLOR, AGE, RELIGION, SEX, SEXUAL ORIENTATION, CREED, PHYSICAL OR MENTAL HANDICAP, NATIONAL ORIGIN, ANCESTRY, MARITAL OR FAMILIAL STATUS, UNFAVORABLE MILITARY DISCHARGE OR DISCHARGE STATUS, ORDER OF PROTECTION STATUS, OR OTHER CLASS PROTECTED BY ARTICLE 3 OF THE ILLINOIS HUMAN RIGHTS ACT
- D. This Contract contains all the terms and conditions agreed upon by the parties hereof and supersedes all oral agreement regarding the subject matter of this Contract and may only be amended or altered in writing signed by all parties.
- E. Seller and Buyer agree to provide all information necessary to complete and execute all documents and perform all actions necessary to comply with the following: (a) Real Estate Settlement Procedures Act of 1974; (b) Internal Revenue Service Form 1099S; (c) Section 445 of the Internal Revenue Code as amended (which deals with the citizenship of the Seller; (d) a mutually agreeable summary of the closing transaction and (e) all laws, statutes, ordinances and regulations applicable to the transaction.
- F. Facsimile copies, Electronic copies and signatures on this Contract shall be as valid as an originally signed Contract.
- G. Counterpart Signatures: This Agreement may be signed in counterparts, which together shall constitute one agreement. If the Agreement is signed in counterparts, no signatory hereto shall be bound until all parties named below have duly executed, or caused to be duly executed, a counterpart of this Agreement.
- H. The parties intend this Contract to be governed by the laws of the State of Illinois.

23. CONTRACT ACCEPTANCE PERIOD

This Offer shall be accepted by Se	ller in writing on or before	am / pm on, 20	or this Offer shall
become null and void at the option of			
Seller does hereby accept the foreg	oing Contract this	, 20	
Seller (initials) and/or	Buyer (initials) is curren	tly a licensed real estate broker in the state of Illinois and	d understands
appropriate disclosure is required to	o an prospective parties of this	s real estate transaction.	
Buyer Signature	Date	Seller Signature – James Gould, Trustee	Date
Buyer Signature	Date	Seller Signature - Julie Armistead, General Manager	Date
Buyer Fax Number		Seller Fax Number	
Buyer Email Address		Seller Email Address	
		Pat McGrath	
Attorney Name		Attorney Name	
Attorney Address		1600 S. Fourth Ave. Morton, IL 61550	
		Attorney Address	

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	309-266-6211
Attorney Phone #/Fax #	Attorney Phone #/Fax #
Attornov Empil Address	pmcgrath@mcgrathpc.com
Attorney Email Address	Attorney Email Address
The undersigned Escrowee acknowledges receipt of disbursed by Escrowee according to the terms of the	f the aforementioned earnest money and agrees that said funds shall be held and foregoing Contract, and all parties shall receive copies of same.
Escrowee Acceptance of Earnest Money	
By Agent	
Address	
Address	
Phone #/Fax #	
Email Address	
Real Estate Brokers for this transaction are:	
Hertz Real Estate Services	Hertz Real Estate Services
Listing Broker	Listing Broker
By AgentSpencer A. Smith_	By Agent – <u>Brian D. Massey</u>
700 West Bridge St., PO Box 467	700 West Bridge St., PO Box 467
Monticello, IL 61856	Monticello, IL 61856
Address	Address
217-762-9881 Phone #/Fax #	217-762-9881 Phone #/Fax #
SpencerS@Hertz.ag Email Address	BrianM@Hertz.ag Email Address
Liliali Addiess	Liliali Addiess
THIS IS A LEGALLY BINDING CONTRACT. IF NOT I	UNDERSTOOD SEEK LEGAL ADVICE IT CONTAINS THE ENTIRE AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE. IT CONTAINS THE ENTIRE AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CHANGED EXCEPT BY THEIR WRITTEN CONSENT BY BOTH PARTIES.

Exhibit A

DESCRIPTION 38.14 ACRE

A PART OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP-24-NORTH, RANGE-3-WEST, OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 15; THENCE NORTH 01DEGREES 18 MINUTES 02 SECONDS WEST, (BEARINGS ARE BASED ON ILLINOIS WEST ZONE, NAD 83 2011 ADJUSTMENT) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 31.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAKE WINDERMERE ROAD AS RECORDED IN BOOK 3840 PAGE 73 AT THE TAZEWELL COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING: THENCE CONTINUING NORTH 01 DEGREES 18 MINUTES 02 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 1293.25 FEET, TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 44 MINUTES 24 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1301.37 FEET, TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1297.81 FEET, TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE (THE FOLLOWING SIX COURSES ARE ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAKE WINDERMERE ROAD) SOUTH 87 DEGREES 32 MINUTES 49 SECONDS WEST, A DISTANCE OF 62.04 FEET; THENCE NORTH 85 DEGREES 19 MINUTES 41 SECONDS WEST, A DISTANCE OF 201.27 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 299.88 FEET; THENCE NORTH 77 DEGREES 34 MINUTES 12 SECONDS WEST, A DISTANCE OF 155.24 FEET; THENCE SOUTH 81 DEGREES 47 MINUTES 17 SECONDS WEST, A DISTANCE OF 552.74 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 32 SECONDS WEST, A DISTANCE OF 50.15 FEET, TO THE POINT OF BEGINNING, CONTAINING 38.14 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

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Exhibit B

	1FGPND	
PLAT OF SURVEY		- DEED UNE
PART OF THE SOUTHEAST GUARTER OF SECTION I G AND PART OF THE SOUTHWEST GUARTER OF THE SOUTHWEST GUARTER OF SECTION IS, TOMASHEP-24-HORTH,		- SECTION LINE
RANGE 3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.		- ADJACENT PROPERTY LINE
	3. TOTAL AREA SURVEYED IS 89.33 ACRES 2.	- APPARENT RIGHT-OF-WAY - FENCE UNE
N 505-44727 C	4. AS OF AUGUST, 2023 THIS PROPERTY IS ZONED A-1.	- MEASURED BEARING & DISTANCE
100.90	5. PELD WORK COMPLETED, AUGUST 2023.	RECORD DISTANCE
**************************************	G. THIS PROPERTY IS LOCATED IN FLOOD ZURLY, AREAS DETERMINED TO BE CATES OF THE O.25 AMBUNAL CHARGE FLOOD FLOOR AS AS FOR FLOOD SUBJECT AND FLOOR SUBJECT SUBJECT AND FLOOR SUBJECT SUBJEC	 FOUND IRON ROD / PIFE / MONUMENT
¥ a	7. IT IS NOT WARRAITED THAT THIS PLAT OF SURVEY CONTAINS COMPLETE INFORMATION REGARDING	- 551 IRON ROD 1/210 x 24* - 551 MAG SPIKE
FRI 12-12-16-400-001	ASSEMBLES, RESERVATIONS, RESINCTIONS, ROBERT OF WAYS, BUILDING SELDAC, BUILD OK OFFICE FACILIBREAUTE, FOR COLUMN TERM INFORMATION A TITLE ORIGINAL OF ROBERT OF THE O 2007 400	- NOT TO SCALE
	EOB.	- POINT OF BEGINNING
— NO2*9591 W 5	50ME11*= 2007 Hi1.406.338.55 Fiz.496.584.80	- STATE PLANE COORDINATE
9 - 11 091014012 - 3 1	TCRO	- TAZEWELL COUNTY RECORDERS OFFICE
418.11	DESCRIPTION 20.57 AGRE TRACT	
(7.2) (4.2) (9.3) (9.7)	A PART OF THE SOUTHEAST QUARTER OF SECTION 1.6, TOWNSHIP-24-NORTH, RANGE-3-WEST, OF THE THRO PRINCIPAL MERIDIAN, TAZEMELL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS F	ouows:
(\$Q\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	COMMINIOR AT THE SOUTHEAST CORNER OF SHIP SOUTHEAST QUARTER OF SECTION LG, THENCE SOUTH BY DEGREES 43 MINUTES OF SECONDS WEST, ISSANING ARE EMBED ON ILLINOIS WEST ZO THE SOUTH LINE OF THE SOUTHEAST CORNER, A DISTANCE OF LIGHTS IT TO THE POINT OF RECOMMING OF THE THACK I NO BE DESCRIED.	
9.874900 € 771.70	THE SOUTH LINE OF THE SOUTHLASS QUARTER, A DISTARCE OF 1062.31 FEET TO THE POINT OF BEGINNING OF THE HACT TO BE DESCRIBED.	A LULI THE EL SECONDO WEST A DISTURCE
20	TROM INT CHANGE AND INTELL CONTINUES CAN'T BY DECERTS 4.9 MARTES OF SECURIO METS, A MENUE AND SOUTH INTELL ADDRESS OF THE ADDR	32 FEET; THENCE NORTH OZ DEGREES 56
PAST OF P.I.M. 12-12-16-409-001	FIGURE SOUTH BY DEGREE 3 I MINUTES OF SECONDS EAST, A DISTANCE OF CS. 77 FEET, THEIR'S SOUTH BY DEGREES 45 MINUTES OS SECONDS EAST, A DISTANCE OF 771.70 FEET, THEIR'S SOUTH BY DEGREES 45 MINUTES OS SECONDS FAST, A DISTANCE OF 771.70 FEET, THEIR'S SOUTH BY DEGREES 44 MINUTES OS SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 44 MINUTES OS SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 44 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 44 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 44 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 45 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 45 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 45 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 45 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 45 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 45 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 45 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 45 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 45 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 45 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 45 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 45 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES 45 MINUTES SE SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES AS MINUTES SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S DEGREES AS MINUTES SECONDS FAST, A DISTANCE OF 11.10 FEET, THEIR'S FAST, A DISTANCE OF 11.10 FEET, THEI	E NORTH O I DEGREES 52 MINUTES 32 EAST, A DISTANCE OF 100.90 FEET TO A
N. UNE SW 1/4, SW 1/4, SEC. 15	FOUR ON THE EAST LINE OF SAID SOUTHEAST CLARKTER. THENCE SOUTH OT DECREES 18 MINUTES OF SECONIDS AND, ALONG SAID EAST LINE, A DISTANCE OF 1240-54 FEET, THENCE SOUTH AS DESTANCE OF 1240-54 FEET, THENCE SOUTH AS DESTANCE OF 12.1.3 OF FEET, THENCE NORTH AT DECREES 56 MINUTES 35 SECONDS ASST, A DISTANCE OF 21.3 OF FEET, THENCE NORTH AT DECREES 56 MINUTES 35 SECONDS ASST, A DISTANCE OF 21.3 OF FEET, THENCE NORTH AT DECREES 56 MINUTES 35 SECONDS ASST, A DISTANCE OF 21.3 OF FEET, THENCE NORTH AT DECREES 56 MINUTES 35 SECONDS ASST, A DISTANCE OF 21.3 OF FEET, THENCE NORTH AS THE ASST.	EGRECO 35 MINUTEO 28 DECONDO WEST, A OF 154.35 FEET; THENCE SOUTH 84
367.10 N 674424° E 130137 N 674424° E 130137 N 674424° E 130137	DISTRICT OF JOSCHICA STREET, THENCE SOUTH OF DESCRIPTION OF STREET, THENCE SOUTH OR DEFENCES AS IMMUTES 51 DECOMDS EAST, A DISTANCE OF 1173-27 FEET, THENCE SOUTH OR DESTRICT OF 100-01 FEET, THENCE SOUTH OR DEGREES AS IMMUTES 51 DECOMDS EAST, A DISTANCE OF 100-02 FEET, TO THE FORM OF CONTROLS, ONCO CR LEGS, 52 DISTANCE OF 100-02 FEET, TO THE FORM OF CONTROLS, ONCO CR LEGS, 52 DISTANCE, ONCO CR LEGS, 52 DISTANCE OF 100-02 FEET, TO THE FORM OF CONTROLS OF THE FORM OF CR LEGS, 52 DISTANCE OF 100-02 FEET, TO THE FORM OF CONTROLS OF THE FORM OF THE FORM OF THE FORM OF THE FEET OF THE FORM OF T	HAS MINUTES OF SECONDS EAST, A SUBJECT TO THAT PORTION ALONG THE
362.10 AREA = 20.57 ACRES± \$ NE COR. SWILE SUILE SUILE SUILE SWILE SUILE SWILE SUILE SWILE SWILL SWILE SWILE SWILE SWILE SWILE SWILL SWILL SWILL SWILL SWILL SWILL SWILL SWILL SWILE	SOUTH SIDE BRING USED AS FUBLIC ROAD RIGHT-OF-WAY FURTHER BBING SUBJECT TO ANY DASTMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.	
5.479507 E P.I.M. P.I.M. R R R R R R R R R R R R R R R R R R	OWNERS CERTIFICATE	
5.000233'W N000233'E	STATE OF RUNCIS 3 COUNTY OF TRAZERUI 3 SS	
1 2 2	WY THE CHARGES OF RECORD OF THE UNID SHOWN ON THE ATTACHD PLAT, DO HERBY AUTHORIZE AND ACRAMADOS THE SURVEY OF THE LIND AS ELEGAL DESCRIPTION. ALSO, TO THE BEST OF MICHIEL NOMEDIC THE DESCRIPTION IS COLORED IN SCHOOL DISTRICT UNIT 702.	DESCRIBED IN THE ACCOMPANYING
5.00°5520°W 791.24 17 16°5520°C 791.24 705	COVID LISTED BY MINIST THIS DAY OF . 2023.	
	CHAPE OF RECORD CAMES OF RECORD	
55 1 N S S S S S S S S S S S S S S S S S S		
N	SUBSCRIBED AND SWORN TO BETORE ME THIS DAY OF	
1	NDFANY PUBLIC	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	TREMONT TOWNSHIP ROAD COMMISSIONERS CERTIFICATE	
72 AREA = 30 GE ACRES ± 9 KG 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	STATE OF LURIOUS J COUNT OF TATEMOLI 95	
	THIS FLAT HAS SIZEN REVIEWED BY THE TOWNSHIP ROAD COMMISSIONER WITH RESPECT TO ROADWINY ACCESS AND THE FLAT OF SURVEY MEETS THE SATETY OR ACCESS CONTROL STANDARDS IN TREMONT TO	WASHIP.
	DATO THISDAY OF, 2023.	
6.28.2	TAZEWELL COUNTY CLERKS CERTIFICATE	
F.O.B. 16.0925±	STATE OF ILLINOIS) 55 COUNT OF TAZENELLI	
30.62 AORESTA AORESTA NOSTISALIW 3 5 573249 W	COUNTY OF TAZERGE AND ADDRESS OF TAZERGE AND	
155.24 N 02'5951'W 58'7323'W \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	I, HEREBY CERTIFY THAT I THIN NO DELINCADIT TAKES, WIFARD CURRENT TAKES, DELINCADITI SPECIAL ASSESSMENTS OR WIFARD CURRENT SPECIAL ASSESSMENTS ACKNOTIS MY OF THE REAL ESTATE DIMERACED BY THE ATTACHED FLAT OF SURVEY MAD DISCREPTION.	
225.22" 552.77 299.60" NO.14552" NO.	GAYEN LINDER MY HAND AND SEAL THIS	
5.004, 30.01.05.05 5.0743007 780.09 274.22 University W	TAZEWELL COUNTY PLAT OFFICER'S CERTIFICATE TAZEWELL COUNTY PLAT OFFICER'S CERTIFICATE TAZEWELL COUNTY PLAT OFFICER'S CERTIFICATE	
5.87*4300 W - P.O.S. 1062.31 31.09	STATE OF ILLINOIS) COUNTY OF INTERESS 35	
5.022728/E	L, JACKHEL WORKMAN, TAZENZEL COUNTY PLAT OFFICER, DO HERZBY CERTIFY THAT THE ABOVE PLAT MREES ALL REQUIREMENTS OF THE TAZENZEL COUNTY LAND SUBGRISSION REGULATIONS AND IS HERZBY APT	ROVED.
LAKE WINDERMERE ROAD #1.406.338.59	DATED THISDAY OF, 2023.	
	VILLAGE OF TREMONT PLAT OFFICERS CERTIFICATE	PRICER
DESCRIPTION 39.62 ACMETRACT	STATE OF ILLNOOD 1 55 COUNTY OF TAZEWELL 55	
A FAST OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNCHIP-24-HORTH, RANGE-3-WEST OF THE THIND FEMICIPAL MISSIONA, TAZEVELL COUNTY, BURIOS, MORE PARTICULARLY DESCRIBED AS FOLLOWS,		
CONMITTIES CONTREAST CORRECT OF SHIP SOUTHEAST COMMITTE, THRICE HORITH OF DESCRIPTS IA MINISTED OF SECONDS WEST, REARRIES ARE DASTED IN LINKID WEST ZONE, NAD 83 2011 MOUNTHURST, THRICE HORITH RICH OF HAVE WINDERWISE ROAD AS RECORDED IN BOOK 3840 PMGF 73 AT THE TAZENELL COUNTY RECORDERS OFFICE AND THE FORM OF BEGINNING OF THE RICH TO BE	I, PIAT APPROVING OFFICER FOR THE VILLAGE OF TREMONT, IN THE COUNTY OF TAZEMELL AND STATE OF ILLINO'S, DG HERBY ACCEPT THE ABOVE SURVEY AS CONFORMING TO THE APPLICABLE REG OF 765 ILCS SECTIONS 205/1 AND 205/2.	ENLINENTS
GUARRE, A DISTANCE OF 31.09 FEET, TO A POINT ON THE RORTH MICHE-OF-WAY URLE OF UNE WIRELESMADE ROUND AS RECURITED IN DUCK. 20-NO PRICE / 3 ALL THE LOCATION ROUNDED AND THE TOTAL THE TOTAL OF THE TOTAL	GIVEN UNDER MY HAND AND SEAL THIS DAY OF , 2023.	OFFICER
DESCRETO. THE FORD OF BEGINNES: TREACE HE FORDOME'S COURSES ARE ALONG SAID INDER RESIL OF AND LINE, SCUTH BY DECRETO 32 MANUTES 33 SECOND AREST, A DISEASET OF 49 AS FIFT; THIND'S SCUTH AS OFFICE AND MANUTES AS SECOND AREST, A DISEASET OF 49 AS FIFT; THIND SCUTH AS OFFICE AND MANUTES AS SECOND AREA. A DISEASE OF 49 AS FIFT; THIND SCUTH AS OFFICE AND ASSESSMENT AS OFFICE AS OFFICE AND ASSESSMENT AS OFFICE AND ASSESSMENT AS OFFICE AND ASSESSMENT AS OFFICE AND ASSESSMENT AS OFFICE	STATE OF ILLINO'S)	
SOUTH MET, A DISTANCE OF 780.00 FEET, INDICE NORTH OZ DISTANCE OF 100.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 150.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, A DISCRESS 4.0 FEET SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF DISCRESS 4.0 MINITES OF 300.00 FEET, INDICE SOUTH OF 300.00 FE	COUNTY OF FEORIA) 55	
SOUTH OF DEGREES OR MINITED 33 SECORDS WELL, A DISTANCE OF 21.3.9 FEET, THERE MORTH 69 DEGREES 38 MINITED 28 SECORDS DEAT, A DISTANCE OF 791.3 FEET, OR A FEET, OR A FEET OF A F	NO. LODGE 4 LESS DECISIONED AND UND DISTRIPTION, F.C. DO HERSE STAFF, BIN IN SERVICE SERVICED A FIRST OF THE SOUTHERS OF SHEETING FOR AN A FIRST OF THE SOUTHERS OF SHEETING FOR AN A FIRST OF THE SOUTHERS OF SHEETING FOR AN A FIRST OF THE SOUTHERS OF SHEETING FOR AN A FIRST OF THE SOUTHERS OF THE SHEETING FOR A FIRST AND A FIRST OF THE SOUTHERS OF THE SHEETING FOR A FIRST OF THE SHEETING FOR	JARTER OF THE SOUTHWEST GUARTER IT THE CORPORATE UMITS OF A
TO MAY EAGURETIS, RESTRICTIONS AND ROTH OF MEURO. DESCRIPTION 3 AND ROTH OF MAY UP RELUCE. DESCRIPTION 3 AND ROTH OF MAY UP RELUCE.	VILUGE, TOWN OR CITY WHICH HIS APPROVED AND ADDIFTED A COMPREHENSIVE RUAN AND TO THE BEST OF OUR NICHAEDS AND BELLET THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF 1 = 200. (1 INCH = 200 FEET)	SAID SURVEY AS DRAWN TO A SCALE
A PART OF SCHOOLSTER OF THE SCHOOLSTER OF THE SCHOOLSTER OF SCHOOL 15, TOWNSHIP-24-NORTH, RANCE-3-WEST, OF THE THISD PRINCIPAL MERIDIAN, TAZEMEU, COUNTY, IIUNDIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:		
COMMINIONS AT THE SOUTHWAST CORRES OF THE SOUTHWAST CORRESS OF SECTION 1.5; THISICE MORTH OI DEGREES 1.0 MINUTES 0.2 SECONDS MEST, GRANICES ARE EMED ON LILINOUS WEST ZORE, IND 8.3 2011 ADJUSTMENT ALONG THE WEST LICE OF SHO SOUTHWAST GUMETE, A DISTANCE OF 3.0.0 FEET TO A FORM ON THE MORTH REGIST-CP WAY LIKE OF LAVE MILEOPENER EARLY AS RECEIVED IN DOOR SHOW FACE 7.3 AT THE FAZEWALL COURT PECCAPIONS OFFICE, 594D FORM ASS DEGREE OF WHITE FORM OF THE WORLD OF THE FORM OF THE	DAY OF ALLELE THE DAY OF ALLELE TO SO23.	
WEST LIKE OF SHIP SOUTHWAS GROWNESS A GLOST FEET TO A FORM OF THE ROKET DESTRICT HER OF THE ROKE	MOHR AND EERR ENGILEERING AND LANGRUS/PRING P.C.	
	MOHR AND KERR ENSINEERING AND LANGESHRYETING P.C.	
FROM THE FORM OF RECIPIENCE CONTINUES FORM OF LOGGESTS IN MANUES OF SECONDS WEST, MAJOR SHOW WEST LIVER, A DESIGNACY OF 1299-287 EET, TO THE INCRINIST CONDET OF SHOW SOUTHWAST GUARTES. THE CONTINUES OF LOGGEST AND THE LOGGEST OF MANUES AND SHOW SHOW THE LOGGEST OF MANUES AND SHOW SHOW SHOW AND SHOW SHOW SHOW SHOW SHOW SHOW SHOW SHOW		
TROM THE FORTH OF RECEIVED, CONTINUES ASSETTED DESCRIPT AND ADMITS OF SECRED WEST, ACRES OF MINEST ACRES OF THE ADMITS OF SECRED WEST, ACRES OF THE ADMITS O	Niel and W. Afrika	
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TROUT IN CONTINUE CONTINUES ASSISTED OF DESCRIPTION DESCRIPTION OF	Niel and W. Afrika	
PROM THE FOULD OF SCHARMS. PHECE, COLDINIURS MORTH OLD DECRES I AMANUTES OS SECONDO WERS, ACUIDO POR SHIPLE, A DISTRICT, OF THE INDERMENT COUNTRY OF SHIPLE AND SHIPLE OF SHIPLE AND SHIPLE OF SHIPLE AND SHIPLE OF SHIP	UCHHE DPRIS LL*92-ZEZ-4 DENT OF SURVEY ENT: UCHHE DPRIS LL*92-ZEZ-4 PLAT OF SURVEY ENT: UCHHE DPRIS LL*92-ZEZ-4 PLAT OF SURVEY ENT:	OF THE PROJECT NO. 23 306
PROM THE COULD PRECIDENCE FUNCE CONTINUES ASSETTED EXCRETE 1 DAMANTS OS SECCIOSO WEST, ACHOS 949 WISH UAR, A DESINACE OF 1 129.5 P.CET, 1 OF THE INCREMENTAL COUNTRY OF COUNTRY	LICENSE OF THE SOUTHWAST QUARTER OF SECTION IS AND PART SOUTHWAST QUARTER OF THE SOUTHWAST QUART	OF THE 23:306 ION 15. SHEET 1 OF 1
PROMINE FOUND PREMINENCE INTERCE CONTINUEND ROTHER OF EXCRETE 10 MAINTER OF EXCRETE 9 MAINTER OF 18 CECCUSO WERT, ACTIO 90% WISH UNE, A RESTRICT OF 11 EXCRETE 10 MAINTER OF 18 CECCUSO WERT, ACTIO 18 CECCUSO	UCHHE DPRIS LL*92-ZEZ-4 DENT OF SURVEY ENT: UCHHE DPRIS LL*92-ZEZ-4 PLAT OF SURVEY ENT: UCHHE DPRIS LL*92-ZEZ-4 PLAT OF SURVEY ENT:	OF THE 23:306 ION 15. SHEET 1 OF 1