ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Illinois Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within ______________ after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

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f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I-Requirements; and
f. Schedule B, Part II-Exceptions.

4. COMPANY'S RIGHT TO AMEND
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I-Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.
b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
e. The Company is not liable for the content of the Transaction Identification Data, if any.

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f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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

Issuing Agent:	Gomez Title and Closing Company, L.L.C.
Issuing Office:	5111 22nd Avenue, Moline, IL 61265
Issuing Office's ALTA® Registry ID:	1084192
Loan ID No.:	
Commitment No.:	26-07-32156A FNT
Issuing Office File No.:	26-07-32156A FNT
Property Address:	vacant farm land Ford Road, Geneseo, IL 61254

SCHEDULE A

1. Commitment Date: July 24, 2026 at 04:30 PM

2. Policy to be issued:
   a. ALTA Owner's Policy (07/01/2021)
      Proposed Insured: to be determined
      Proposed Amount of Insurance: $ 1.00
      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: Vince A. Menozi and Laurie A. Menozi, trustees of the Menozi Family Trust dated March 22, 2013, as to 50% interest; and Laurie Ann Menozi a custodian for Nicholas Menozi, as to 25% interest; and Laurie Ann Menozi as custodian for Douglas Menozi, as to 25% interest.

5. The Land is described as follows:

   A tract of land being a part of the Northeast Quarter of Section 23, Township 17 North, Range 3 East of the Fourth Principal Meridian, Henry County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only: Beginning at the Northwest corner of the Northeast Quarter of said Section 23; thence South 89 degrees 50 minutes 38 seconds East, along the North line of said northeast Quarter, a distance of 1337.32 feet to an iron rod; thence South 00 degrees 53 minutes 33 seconds West a distance of 2416.07 feet to an iron rod; thence North 89 degrees 33 minutes 49 seconds West a distance of 158.73 feet to an iron rod; thence South 00 degrees 26 minutes 11 seconds West a distance of 225.00 feet tot eh South line of said Northeast Quarter; thence North 89 degrees 33 minutes 49 seconds West, along said South line, a distance of 1181.50 feet to the Southwest corner of said Northeast Quarter; thence North 00 degrees 55 minutes 06 seconds East, along the West line of said Northeast Quarter, a distance of 2634.54 feet to the place of beginning.

Gomez Title and Closing Company, L.L.C.
5111 22nd Avenue
Moline, IL 61265
Agency # IL 3499

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SCHEDULE A
(Continued)

Gomez Title and Closing Company, L.L.C.

By: ______________________
Jorge Gomez, III

Fidelity National Title Insurance Company

By:
Michael J. Nolan
President

ATTEST:
Marjorie Nemzura
Secretary

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Fidelity National Title Insurance Company

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. 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 law to your transaction.
6. 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.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for notarization of an 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 of full value of the land. A Loan Policy should reflect the loan amount of value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
9. Properly executed Trustee's Deed from Vince A. Menozi and Laurie A. Menozi, Trustees of the Menozi Family Trust dated March 22, 2013 to [to be determined] vesting right title and interest.
10. Properly executed Warranty Deed from Laurie Ann Menozi, as custodian for Nicholas Menozi to [to be determined] vesting right title and interest.
11. Properly executed Warranty Deed from Laurie Ann Menozi, as custodian for Douglas Menozi to [to be determined] vesting right title and interest.
12. Gomez Title and Closing Company
5111 22nd Avenue
Moline, IL 61265
Agency # IL 3499

SCHEDULE B, PART II - Exceptions

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SCHEDULE B
(Continued)

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 or 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. 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 now 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. 24 Month Chain of Title

   The following note will not appear on policy.
   Note for information purposes:
   The following Deed(s) affecting the subject property have been placed of record within the 1643 month period preceding the effective date of this title commitment:

   Grantor: Caleb S. Russell and Rhonda P. Russell
   Grantee: Carrie Weston Cole
   Date of Recording: 08/27/1889
   Book: 179 Page: 590

   Carrie Weston Cole's date of death was 10/27/1940

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SCHEDULE B
(Continued)

Sole Heir of Carrie Weston Cole: Eva Marie Cole Tormey Kiesel

Eva Marie Cole Tormey Kiesel's date of death was 03/17/1965

Grantor: Thomas W Tormey, Weston C. Tormey, Elizabeth Tormey Werner, and Marion Tormey Darbo[heirs of Eva Marie Cole Tormey Kiesel]
Grantee: Thomas W. Tormey and Weston C. Tormey, as Trustees under a trust agreement dated the 27th, day of April, 1976, known as the Eva Cole Tormey Kiesel Heirs Trust
Date of Recording: 05/26/1976
Document Number: 76R2923

Weston C. Tormey's date of death was 10/03/1993

Thomas W. Tormey's date of death was 08/28/1999

Grantor: Richard T. Werner, Successor Trustee, under a trust agreement dated April 27th, 1976, known as the Eva Cole Tormey Kiesel Heirs Trust
Grantee: SIBS Associates, as to an undivided one half interest; and Marilyn Hemley, as to an undivided one sixth interest; and Douglass Tormey, as to an undivided one sixth interest; and Patricia Adam, as to an undivided one sixth interest
Date of Recording: 01/30/2001
Document Number: 20-0101008

Grantor: Marion Hemley, Douglass Tormey, and Patricia Adam
Grantee: Dorothy L. Tyler, Trustee u/t/a Dated 09/14/85 known as the Dorothy Tyler Trust, as to an undivided on quarter interest; Richard D. Tyler, Trustee of the Richard D. Tyler Trust dated 10/23/93, as to an undivided one quarter interest; Laurie Ann Menozi as Custodian for Nicholas Menozi, as to an undivided one quarter interest; and Laurie Ann Menozi as Custodian for Douglas Menozi, a to an undivided one quarter interest
Date of Recording: 04/29/2004
Document Number: 20-0403925
as to an undivided one half interest

Grantor: SIBS Associates
Grantee: Dorothy L. Tyler, Trustee u/t/a Dated 09/14/85 known as the Dorothy Tyler Trust, as to an undivided on quarter interest; Richard D. Tyler, Trustee of the Richard D. Tyler Trust dated 10/23/93, as to an undivided one quarter interest; Laurie Ann Menozi as Custodian for Nicholas Menozi, as to an undivided one quarter interest; and Laurie Ann Menozi as Custodian for Douglas Menozi, a to an undivided one quarter interest
Date of Recording: 04/29/2004
Document Number: 20-0403926
as to an undivided one half interest

SCHEDULE B
(Continued)

Dorothy L. Tyler's date of death was 10/06/2020

Richard D. Tyler's date of death was 08/15/2025

Grantor: John A. Tryner and Laurie Menozi, as Successor Trustees of the Richard D. Tyler Trust dated October 23, 1993
Grantee: Vince A. Menozi and Laurie A. Menozi, Trustees of the Menozi Family Trust dated March 22, 2013
Date of Recording: 12/23/2025
Document Number: 20-2506362
as to an undivided one quarter interest

Grantor: John A. Tryner and Laurie Menozi, as Successor Trustees of the Richard D. Tyler Trust dated October 23, 1993
Grantee: Vince A. Menozi and Laurie A. Menozi, Trustees of the Menozi Family Trust dated March 22, 2013
Date of Recording: 12/23/2025
Document Number: 20-2506363
as to an undivided one quarter interest

9. Illinois 2025 taxes payable in 2026 were levied in the amount of $10757.58 annually, paid in two equal installments due June 10, 2026 and September 10, 2026. The June installment is showing as paid. The September installment is showing as paid.

   Illinois 2024 taxes payable in 2025 are showing as paid.
   Illinois 2023 taxes payable in 2024 are showing as paid.
   Illinois 2022 taxes payable in 2023 are showing as paid.

   PIN: 08-23-200-001

10. NOTE: Parcel Number shown affects subject real estate and other real estate.

11. Subject to rights, conditions, restrictions, covenants and easements, if any, as shown on the recorded plat of survey, filed for record 07/15/2026, as Document Number 20-2603487, in the Office of the Recorder, Henry County, IL.

12. Right of Way Easement to Farmers Mutual Electric Company, dated 07/21/38 and recorded in Book 421 at Page 384, in the Office of the Recorder, Henry County, Illinois.

13. Easement for public utilities, in favor of Commonwealth Edison Co., filed for record as Document Number 92R5642, in the Office of the Recorder, Henry County, Illinois

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COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Illinois Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within ______________ after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

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g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

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   i. comply with the Schedule B, Part I-Requirements;
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a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
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This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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.

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

Issuing Agent:	Gomez Title and Closing Company, L.L.C.
Issuing Office:	5111 22nd Avenue, Moline, IL 61265
Issuing Office's ALTA® Registry ID:	1084192
Loan ID No.:	
Commitment No.:	26-07-32156B FNT
Issuing Office File No.:	26-07-32156B FNT
Property Address:	vacant farm land Ford Road, Geneseo, IL 61254

SCHEDULE A

1. Commitment Date: July 24, 2026 at 04:30 PM

2. Policy to be issued:
   a. ALTA Owner's Policy (07/01/2021)
      Proposed Insured: to be determined
      Proposed Amount of Insurance: $ 1.00
      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: Vince A. Menozi and Laurie A. Menozi, trustees of the Menozi Family Trust dated March 22, 2013, as to 50% interest; and Laurie Ann Menozi a custodian for Nicholas Menozi, as to 25% interest; and Laurie Ann Menozi as custodian for Douglas Menozi, as to 25% interest.

5. The Land is described as follows:

   A tract of land being a part of the Northeast Quarter of Section 23, Township 17 North, Range 3 East of the Fourth Principal Meridian, Henry County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only: Commencing at the Northwest corner of the Northeast Quarter of said Section 23; thence South 89 degrees 50 minutes 38 seconds East, along the North line of said Northeast Quarter, a distance of 1337.32 feet to an iron rod and the place of beginning for the tract to be described; thence continuing South 89 degrees 50 minutes 38 seconds East, along said North line, a distance of 1326.28 feet to the Northeast corner of said Northeast Quarter; thence South 00 degrees 52 minutes 00 seconds West a distance of 2647.55 feet to the Southeast corner of said Northeast Quarter; thence North 89 degrees 33 minutes 49 seconds West, along the South line of said Northeast Quarter a distance of 1259.35 feet; thence North 00 degrees 26 minutes 11 seconds East a distance of 225.00 feet to an iron rod; thence North 89 degrees 33 minutes 49 seconds West a distance of 66.27 feet to an iron rod; thence North 00 degrees 53 minutes 33 seconds East a distance of 2416.07 feet to the place of beginning.

   Gomez Title and Closing Company, L.L.C.
   5111 22nd Avenue
   Moline, IL 61265
   Agency # IL 3499

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.

SCHEDULE A
(Continued)

Gomez Title and Closing Company, L.L.C.

By: ______________________
Jorge Gomez, III

Fidelity National Title Insurance Company

By:
Michael J. Nolan
President

ATTEST:
Marjorie Nemzura
Secretary

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.

Fidelity National Title Insurance Company

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. 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 law to your transaction.
6. 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.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for notarization of an 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 of full value of the land. A Loan Policy should reflect the loan amount of value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
9. Properly executed Trustee's Deed from Vince A. Menozi and Laurie A. Menozi, Trustees of the Menozi Family Trust dated March 22, 2013 to [to be determined] vesting right title and interest.
10. Properly executed Warranty Deed from Laurie Ann Menozi, as custodian for Nicholas Menozi to [to be determined] vesting right title and interest.
11. Properly executed Warranty Deed from Laurie Ann Menozi, as custodian for Douglas Menozi to [to be determined] vesting right title and interest.
12. Gomez Title and Closing Company
 5111 22nd Avenue
 Moline, IL 61265
 Agency # IL 3499

SCHEDULE B, PART II - Exceptions

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.

SCHEDULE B
(Continued)

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 or 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. 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 now 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. 24 Month Chain of Title

   The following note will not appear on policy.
   Note for information purposes:
   The following Deed(s) affecting the subject property have been placed of record within the 1643 month period preceding the effective date of this title commitment:

   Grantor: Caleb S. Russell and Rhonda P. Russell
   Grantee: Carrie Weston Cole
   Date of Recording: 08/27/1889
   Book: 179 Page: 590

   Carrie Weston Cole's date of death was 10/27/1940

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SCHEDULE B
(Continued)

Sole Heir of Carrie Weston Cole: Eva Marie Cole Tormey Kiesel

Eva Marie Cole Tormey Kiesel's date of death was 03/17/1965

Grantor: Thomas W Tormey, Weston C. Tormey, Elizabeth Tormey Werner, and Marion Tormey Darbo[heirs of Eva Marie Cole Tormey Kiesel]
Grantee: Thomas W. Tormey and Weston C. Tormey, as Trustees under a trust agreement dated the 27th, day of April, 1976, known as the Eva Cole Tormey Kiesel Heirs Trust
Date of Recording: 05/26/1976
Document Number: 76R2923

Weston C. Tormey's date of death was 10/03/1993

Thomas W. Tormey's date of death was 08/28/1999

Grantor: Richard T. Werner, Successor Trustee, under a trust agreement dated April 27th, 1976, known as the Eva Cole Tormey Kiesel Heirs Trust
Grantee: SIBS Associates, as to an undivided one half interest; and Marilyn Hemley, as to an undivided one sixth interest; and Douglass Tormey, as to an undivided one sixth interest; and Patricia Adam, as to an undivided one sixth interest
Date of Recording: 01/30/2001
Document Number: 20-0101008

Grantor: Marion Hemley, Douglass Tormey, and Patricia Adam
Grantee: Dorothy L. Tyler, Trustee u/t/a Dated 09/14/85 known as the Dorothy Tyler Trust, as to an undivided on quarter interest; Richard D. Tyler, Trustee of the Richard D. Tyler Trust dated 10/23/93, as to an undivided one quarter interest; Laurie Ann Menozi as Custodian for Nicholas Menozi, as to an undivided one quarter interest; and Laurie Ann Menozi as Custodian for Douglas Menozi, a to an undivided one quarter interest
Date of Recording: 04/29/2004
Document Number: 20-0403925
as to an undivided one half interest

Grantor: SIBS Associates
Grantee: Dorothy L. Tyler, Trustee u/t/a Dated 09/14/85 known as the Dorothy Tyler Trust, as to an undivided on quarter interest; Richard D. Tyler, Trustee of the Richard D. Tyler Trust dated 10/23/93, as to an undivided one quarter interest; Laurie Ann Menozi as Custodian for Nicholas Menozi, as to an undivided one quarter interest; and Laurie Ann Menozi as Custodian for Douglas Menozi, a to an undivided one quarter interest
Date of Recording: 04/29/2004
Document Number: 20-0403926
as to an undivided one half interest

SCHEDULE B
(Continued)

Dorothy L. Tyler's date of death was 10/06/2020

Richard D. Tyler's date of death was 08/15/2025

Grantor: John A. Tryner and Laurie Menozi, as Successor Trustees of the Richard D. Tyler Trust dated October 23, 1993
Grantee: Vince A. Menozi and Laurie A. Menozi, Trustees of the Menozi Family Trust dated March 22, 2013
Date of Recording: 12/23/2025
Document Number: 20-2506362
as to an undivided one quarter interest

Grantor: John A. Tryner and Laurie Menozi, as Successor Trustees of the Richard D. Tyler Trust dated October 23, 1993
Grantee: Vince A. Menozi and Laurie A. Menozi, Trustees of the Menozi Family Trust dated March 22, 2013
Date of Recording: 12/23/2025
Document Number: 20-2506363
as to an undivided one quarter interest

9. Illinois 2025 taxes payable in 2026 were levied in the amount of $10757.58 annually, paid in two equal installments due June 10, 2026 and September 10, 2026. The June installment is showing as paid. The September installment is showing as paid.

   Illinois 2024 taxes payable in 2025 are showing as paid.
   Illinois 2023 taxes payable in 2024 are showing as paid.
   Illinois 2022 taxes payable in 2023 are showing as paid.

   PIN: 08-23-200-001

10. NOTE: Parcel Number shown affects subject real estate and other real estate.

11. Subject to rights, conditions, restrictions, covenants and easements, if any, as shown on the recorded plat of survey, filed for record 07/15/2026, as Document Number 20-2603487, in the Office of the Recorder, Henry County, IL.

12. Right of Way Easement to Farmers Mutual Electric Company, dated 07/21/38 and recorded in Book 421 at Page 384, in the Office of the Recorder, Henry County, Illinois.

13. Easement for public utilities, in favor of Commonwealth Edison Co., filed for record as Document Number 92R5642, in the Office of the Recorder, Henry 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.

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Illinois Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within _____________ after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

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.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I-Requirements; and
f. Schedule B, Part II-Exceptions.

4. COMPANY'S RIGHT TO AMEND
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I-Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.
b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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

Issuing Agent:	Gomez Title and Closing Company, L.L.C.
Issuing Office:	5111 22nd Avenue, Moline, IL 61265
Issuing Office's ALTA® Registry ID:	1084192
Loan ID No.:	
Commitment No.:	26-07-32156 FNT
Issuing Office File No.:	26-07-32156 FNT
Property Address:	16740 Ford Road, Geneseo, IL 61254

SCHEDULE A

1. Commitment Date: July 24, 2026 at 04:30 PM

2. Policy to be issued:
   a. ALTA Owner's Policy (07/01/2021)
      Proposed Insured: to be determined
      Proposed Amount of Insurance: $ 1.00
      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: Vince A. Menozi and Laurie A. Menozi, trustees of the Menozi Family Trust dated March 22, 2013, as to 50% interest; and Laurie Ann Menozi a custodian for Nicholas Menozi, as to 25% interest; and Laurie Ann Menozi as custodian for Douglas Menozi, as to 25% interest.

5. The Land is described as follows:

   A tract of land being a part of the Northeast Quarter of Section 23, Township 17 North, Range 3 East of the Fourth Principal Meridian, Henry County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only: Commencing at the Northwest corner of the Northeast Quarter of said Section 23; thence South 89 degrees 50 minutes 38 seconds East, along the North line of said Northeast Quarter, a distance of 1137.32 feet to an iron rod; thence South 00 degrees 53 minutes 33 seconds West a distance of 2416.07 feet to an iron rod and the place of beginning for the tract to be described; thence South 89 degrees 33 minutes 49 seconds East a distance of 66.27 feet to an iron rod; thence South 00 degrees 26 minutes 11 seconds West a distance of 225.00 feet to the South line of said Northeast Quarter; thence North 89 degrees 33 minutes 49 seconds West, along said South line, a distance of 225.00 feet; thence North 00 degrees 26 minutes 11 seconds East a distance of 225.00 feet to an iron rod; thence South 89 degrees 33 minutes 49 seconds East a distance of 158.73 feet to the place of beginning.

   Gomez Title and Closing Company, L.L.C.
   5111 22nd Avenue
   Moline, IL 61265
   Agency # IL 3499

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SCHEDULE A
(Continued)

Gomez Title and Closing Company, L.L.C.

By: ______________________
Jorge Gomez, III

Fidelity National Title Insurance Company

By: ______________________
Michael J. Nolan
President

ATTEST: ______________________
Marjorie Nemzura
Secretary

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.

Fidelity National Title Insurance Company

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. 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 law to your transaction.
6. 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.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for notarization of an 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 of full value of the land. A Loan Policy should reflect the loan amount of value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
9. Properly executed Trustee's Deed from Vince A. Menozi and Laurie A. Menozi, Trustees of the Menozi Family Trust dated March 22, 2013 to [to be determined] vesting right title and interest.
10. Properly executed Warranty Deed from Laurie Ann Menozi, as custodian for Nicholas Menozi to [to be determined] vesting right title and interest.
11. Properly executed Warranty Deed from Laurie Ann Menozi, as custodian for Douglas Menozi to [to be determined] vesting right title and interest.
12. Gomez Title and Closing Company
5111 22nd Avenue
Moline, IL 61265
Agency # IL 3499

SCHEDULE B, PART II - Exceptions

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.

SCHEDULE B
(Continued)

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 or 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. 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 now 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. 24 Month Chain of Title

   The following note will not appear on policy.
   Note for information purposes:
   The following Deed(s) affecting the subject property have been placed of record within the 1643 month period preceding the effective date of this title commitment:

   Grantor: Caleb S. Russell and Rhonda P. Russell
   Grantee: Carrie Weston Cole
   Date of Recording: 08/27/1889
   Book: 179 Page: 590

   Carrie Weston Cole's date of death was 10/27/1940

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.

SCHEDULE B
(Continued)

Sole Heir of Carrie Weston Cole: Eva Marie Cole Tormey Kiesel

Eva Marie Cole Tormey Kiesel's date of death was 03/17/1965

Grantor: Thomas W Tormey, Weston C. Tormey, Elizabeth Tormey Werner, and Marion Tormey Darbo[heirs of Eva Marie Cole Tormey Kiesel]
Grantee: Thomas W. Tormey and Weston C. Tormey, as Trustees under a trust agreement dated the 27th, day of April, 1976, known as the Eva Cole Tormey Kiesel Heirs Trust
Date of Recording: 05/26/1976
Document Number: 76R2923

Weston C. Tormey's date of death was 10/03/1993

Thomas W. Tormey's date of death was 08/28/1999

Grantor: Richard T. Werner, Successor Trustee, under a trust agreement dated April 27th, 1976, known as the Eva Cole Tormey Kiesel Heirs Trust
Grantee: SIBS Associates, as to an undivided one half interest; and Marilyn Hemley, as to an undivided one sixth interest; and Douglass Tormey, as to an undivided one sixth interest; and Patricia Adam, as to an undivided one sixth interest
Date of Recording: 01/30/2001
Document Number: 20-0101008

Grantor: Marion Hemley, Douglass Tormey, and Patricia Adam
Grantee: Dorothy L. Tyler, Trustee u/t/a Dated 09/14/85 known as the Dorothy Tyler Trust, as to an undivided on quarter interest; Richard D. Tyler, Trustee of the Richard D. Tyler Trust dated 10/23/93, as to an undivided one quarter interest; Laurie Ann Menozi as Custodian for Nicholas Menozi, as to an undivided one quarter interest; and Laurie Ann Menozi as Custodian for Douglas Menozi, a to an undivided one quarter interest
Date of Recording: 04/29/2004
Document Number: 20-0403925
as to an undivided one half interest

Grantor: SIBS Associates
Grantee: Dorothy L. Tyler, Trustee u/t/a Dated 09/14/85 known as the Dorothy Tyler Trust, as to an undivided on quarter interest; Richard D. Tyler, Trustee of the Richard D. Tyler Trust dated 10/23/93, as to an undivided one quarter interest; Laurie Ann Menozi as Custodian for Nicholas Menozi, as to an undivided one quarter interest; and Laurie Ann Menozi as Custodian for Douglas Menozi, a to an undivided one quarter interest
Date of Recording: 04/29/2004
Document Number: 20-0403926
as to an undivided one half interest

SCHEDULE B
(Continued)

Dorothy L. Tyler's date of death was 10/06/2020

Richard D. Tyler's date of death was 08/15/2025

Grantor: John A. Tryner and Laurie Menozi, as Successor Trustees of the Richard D. Tyler Trust dated October 23, 1993
Grantee: Vince A. Menozi and Laurie A. Menozi, Trustees of the Menozi Family Trust dated March 22, 2013
Date of Recording: 12/23/2025
Document Number: 20-2506362
as to an undivided one quarter interest

Grantor: John A. Tryner and Laurie Menozi, as Successor Trustees of the Richard D. Tyler Trust dated October 23, 1993
Grantee: Vince A. Menozi and Laurie A. Menozi, Trustees of the Menozi Family Trust dated March 22, 2013
Date of Recording: 12/23/2025
Document Number: 20-2506363
as to an undivided one quarter interest

9. Illinois 2025 taxes payable in 2026 were levied in the amount of $10757.58 annually, paid in two equal installments due June 10, 2026 and September 10, 2026. The June installment is showing as paid. The September installment is showing as paid.

   Illinois 2024 taxes payable in 2025 are showing as paid.
   Illinois 2023 taxes payable in 2024 are showing as paid.
   Illinois 2022 taxes payable in 2023 are showing as paid.

   PIN: 08-23-200-001

10. NOTE: Parcel Number shown affects subject real estate and other real estate.

11. Subject to rights, conditions, restrictions, covenants and easements, if any, as shown on the recorded plat of survey, filed for record 07/15/2026, as Document Number 20-2603487, in the Office of the Recorder, Henry County, IL.

12. Right of Way Easement to Farmers Mutual Electric Company, dated 07/21/38 and recorded in Book 421 at Page 384, in the Office of the Recorder, Henry County, Illinois.

13. Easement for public utilities, in favor of Commonwealth Edison Co., filed for record as Document Number 92R5642, in the Office of the Recorder, Henry County, Illinois