

LEGAL DESCRIPTION TRACT A:

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER, ALL IN SECTION 1, TOWNSHIP 13 SOUTH, RANGE 1 EAST AND PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 1 EAST, ALL OF THE THIRD PRINCIPAL MERIDIAN, UNION COUNTY, ILLINOIS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 85°10'47" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, A DISTANCE OF 647.62 FEET TO A POINT IN THE CENTER LINE OF BUCK RUN CREEK; THENCE ALONG THE CENTER LINE OF SAID BUCK RUN CREEK THE FOLLOWING 17 CALLS: THENCE NORTH 02°49'44" WEST, A DISTANCE OF 11.37 FEET TO A POINT; THENCE NORTH 22°54'06" EAST, A DISTANCE OF 108.36 FEET TO A POINT; THENCE NORTH 05°13'25" EAST, A DISTANCE OF 170.54 FEET TO A POINT; THENCE NORTH 32°45'03" EAST, A DISTANCE OF 62.85 FEET TO A POINT; THENCE NORTH 04°12'06" EAST, A DISTANCE OF 141.82 FEET TO A POINT; THENCE NORTH 24°38'25" EAST, A DISTANCE OF 31.42 FEET TO A POINT; THENCE NORTH 16°06'00" EAST, A DISTANCE OF 264.45 FEET TO A POINT; THENCE NORTH 01°28'50" WEST, A DISTANCE OF 133.71 FEET TO A POINT; THENCE NORTH 56°24'59" EAST, A DISTANCE OF 69.36 FEET TO A POINT; THENCE NORTH 01°15'27" WEST, A DISTANCE OF 74.27 FEET TO A POINT; THENCE NORTH 18°46'11" EAST, A DISTANCE OF 68.35 FEET TO A POINT; THENCE NORTH 14° 37'52" EAST, A DISTANCE OF 70.51 FEET TO A POINT ON A LINE; THENCE NORTH 22°52'39" EAST, A DISTANCE OF 78.15 FEET TO A POINT; THENCE NORTH 11°25'31" EAST, A DISTANCE OF 129.33 FEET TO A POINT; THENCE NORTH 01°06'54" WEST, A DISTANCE OF 97.42 FEET TO A POINT; THENCE NORTH 30°16'45" EAST, A DISTANCE OF 91.09 FEET TO A POINT; THENCE NORTH 00°06'12" WEST, A DISTANCE OF 41.36 FEET TO A POINT IN THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 86°11'05" EAST, A DISTANCE OF 233.65 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 00°02'42" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 560.31 FEET TO AN IRON ROD SET IN THE CENTER LINE OF SAID BUCK RUN CREEK; THENCE NORTH 12°13'24" EAST, A DISTANCE OF 115.69 FEET TO A POINT; THENCE SOUTH 86°35'24" EAST ALONG A NEW LINE PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 1,866.23 FEET TO A POINT IN THE WEST LINE OF A PREVIOUSLY SURVEYED TRACT; THENCE ALONG THE WEST LINE OF SAID PREVIOUSLY SURVEYED TRACT THE FOLLOWING 9 CALLS: THENCE SOUTH 00°47'42" EAST, A DISTANCE OF 48.33 FEET TO A POINT; THENCE SOUTH 05°33'45" WEST, A DISTANCE OF 156.08 FEET TO A POINT; THENCE SOUTH 21°51'12" EAST, A DISTANCE OF 124.85 FEET TO A POINT; THENCE SOUTH 40°52'25" WEST, A DISTANCE OF 102.95 FEET TO A POINT; THENCE SOUTH 26°06'59" EAST, A DISTANCE OF 66.14 FEET TO A POINT; THENCE SOUTH 17°04'30" WEST, A DISTANCE OF 231.07 FEET TO A POINT; THENCE SOUTH 26°59'00" EAST, A DISTANCE OF 121.78 FEET TO A POINT; THENCE SOUTH 07°08'35" WEST, A DISTANCE OF 135.09 FEET TO A POINT; THENCE SOUTH 03°19'01" WEST, A DISTANCE OF 136.32 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE PREVIOUSLY SURVEYED TRACT; THENCE NORTH 86°35'24" WEST ALONG A NEW LINE PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1,164.04 FEET TO AN IRON ROD SET; THENCE SOUTH 01°01'35" EAST ALONG A NEW LINE, A DISTANCE OF 1,215.41 FEET TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF THE WEST HALF OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 85°56'36" WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 674.05 FEET TO THE POINT OF

BEGINNING, CONTAINING 80.000 ACRES, MORE OR LESS, PER SURVEY BY VICTOR W. SHOCKLEY, ILLINOIS
PROFESSIONAL LAND SURVEY NO. 3621, DATED SEPTEMBER 17, 2020.

LEGAL DESCRIPTION TRACT B:

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNION COUNTY, ILLINOIS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD SET AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 85°10'47" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID QUARTER SECTION, A DISTANCE OF 647.62 FEET TO A POINT IN THE CENTER LINE OF BUCK RUN CREEK, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 85°10'47" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2,028.11 FEET TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SAID QUARTER SECTION; THENCE NORTH 00°19'02" WEST ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 1,403.68 FEET TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF THE JOHN WEAVER PROPERTY (BOOK 2008, PAGE 0182); THENCE SOUTH 86°11'05" EAST, A DISTANCE OF 300.00 FEET TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF THE SAID WEAVER PROPERTY; THENCE NORTH 00°19'02" WEST ALONG THE EAST LINE OF THE SAID WEAVER PROPERTY, A DISTANCE OF 140.00 FEET TO AN IRON ROD SET IN THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 86°11'05" EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 2,115.27 FEET TO A POINT IN THE CENTER LINE OF SAID BUCK RUN CREEK; THENCE ALONG THE CENTER LINE OF SAID BUCK RUN CREEK THE FOLLOWING 17 CALLS: THENCE SOUTH 00°06'12" EAST, A DISTANCE OF 41.36 FEET TO A POINT; THENCE SOUTH 30°16'45" WEST, A DISTANCE OF 91.09 FEET TO A POINT; THENCE SOUTH 01°06'54" EAST, A DISTANCE OF 97.42 FEET TO A POINT; THENCE SOUTH 11°25'31" WEST, A DISTANCE OF 129.33 FEET TO A POINT; THENCE SOUTH 22°52'39" WEST, A DISTANCE OF 78.15 FEET TO A POINT; THENCE SOUTH 14°37'52" WEST, A DISTANCE OF 70.51 FEET TO A POINT; THENCE SOUTH 18°46'11" WEST, A DISTANCE OF 68.35 FEET TO A POINT; THENCE SOUTH 01°15'27" EAST, A DISTANCE OF 74.27 FEET TO A POINT; THENCE SOUTH 56°24'59" WEST, A DISTANCE OF 69.36 FEET TO A POINT; THENCE SOUTH 01°28'50" EAST, A DISTANCE OF 133.71 FEET TO A POINT; THENCE SOUTH 16°06'00" WEST, A DISTANCE OF 264.45 FEET TO A POINT; THENCE SOUTH 24°38'25" WEST, A DISTANCE OF 31.42 FEET TO A POINT; THENCE SOUTH 04°12'06" WEST, A DISTANCE OF 141.82 FEET TO A POINT; THENCE SOUTH 32°45'03" WEST, A DISTANCE OF 62.85 FEET TO A POINT; THENCE SOUTH 05°13'25" WEST, A DISTANCE OF 170.54 FEET TO A POINT; THENCE SOUTH 22°54'06" WEST, A DISTANCE OF 108.36 FEET TO A POINT; THENCE SOUTH 02°49'44" EAST, A DISTANCE OF 11.37 FEET TO THE POINT OF BEGINNING, CONTAINING 78.471 ACRES, MORE OR LESS, PER SURVEY BY VICTOR W. SHOCKLEY, ILLINOIS PROFESSIONAL LAND SURVEY NO. 3621, DATED SEPTEMBER 17, 2020.

LEGAL DESCRIPTION ACCESS EASEMENT FOR TRACT A:

A TWENTY FOOT (20') WIDE ACCESS AND UTILITY EASEMENT BEING TEN FEET (10') ON BOTH SIDES OF THE FOLLOWING CENTER LINE DESCRIPTION, BE PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, UNION COUNTY, ILLINOIS, SAID CENTER LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00°40'57" EAST ALONG THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 384.35 FEET TO AN IRON ROD FOUND; THENCE NORTH 86°35'24" WEST, A DISTANCE OF 1,257.16 FEET TO A POINT AT THE INTERSECTION OF THE CENTER LINE OF AN EXISTING UNNAMED DRIVE; THENCE ALONG THE CENTER LINE OF SAID UNNAMED DRIVE AND THE CENTER LINE OF GATES LANE, BEING A PRIVATE DRIVE, THE FOLLOWING SIXTEEN (16) CALLS: THENCE SOUTH 9°36'56" WEST, A DISTANCE OF 272.90 FEET TO A POINT; THENCE SOUTH 3°02'04" WEST, A DISTANCE OF 165.59 FEET TO A POINT; THENCE SOUTH 1°44'41" WEST, A DISTANCE OF 186.72 FEET TO A POINT; THENCE SOUTH 2°16'18" EAST, A DISTANCE OF 197.26 FEET TO A POINT; THENCE SOUTH 5°34'20" EAST, A DISTANCE OF 209.98 FEET TO A POINT; THENCE SOUTH 0°12'35" WEST, A DISTANCE OF 60.21 FEET TO A POINT; THENCE SOUTH 5°37'26" WEST, A DISTANCE OF 264.67 FEET TO A POINT; THENCE SOUTH 4°37'03" WEST, A DISTANCE OF 161.63 FEET TO A POINT; THENCE SOUTH 9°41'39" WEST, A DISTANCE OF 171.48 FEET TO A POINT; THENCE SOUTH 2°42'34" WEST, A DISTANCE OF 105.83 FEET TO A POINT; THENCE SOUTH 4°32'46" EAST, A DISTANCE OF 128.10 FEET TO A POINT; THENCE SOUTH 6°45'41" EAST, A DISTANCE OF 216.42 FEET TO A POINT; THENCE SOUTH 6°00'02" EAST, A DISTANCE OF 173.28 FEET TO A POINT; THENCE SOUTH 2°49'01" EAST, A DISTANCE OF 140.31 FEET TO A POINT; THENCE SOUTH 1°37'47" WEST, A DISTANCE OF 99.93 FEET TO A POINT; THENCE SOUTH 2°05'51" WEST, A DISTANCE OF 239.73 FEET TO A POINT IN THE CENTER LINE OF CORIZINE ROAD, BEING A COUNTY MAINTAINED ROAD, SAID POINT BEING THE POINT OF TERMINATION OF THIS CENTER LINE DESCRIPTION.