



CHAMPAIGN
CO, ILLINOIS

LAND AUCTION

160± ACRES
IN 2 TRACTS

Virtual Live Auction - Online Only

Wednesday, August 14th • 10AM CDT

Registration Due By August 13th at Noon



Murray Wise
ASSOCIATES LLC

217.398.6400

www.MurrayWiseAssociates.com

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Call (217) 398-6400 or email Ross.Perkins@mwallc.com with any questions.



Virtual Live Auction - Online Only
Wed, August 14th • 10AM CDT
 Registration Due By August 13th at Noon

Wonderful Investment Opportunity!



PROPERTY INFORMATION

160 ± Acres of prime Champaign County farmland, located just southeast of Champaign, IL.

Located east of Philo, Illinois at the intersection of County Road 800 North and County Road 1900 East.
 Located in Section 30 of Sidney Township, Champaign County, Illinois.



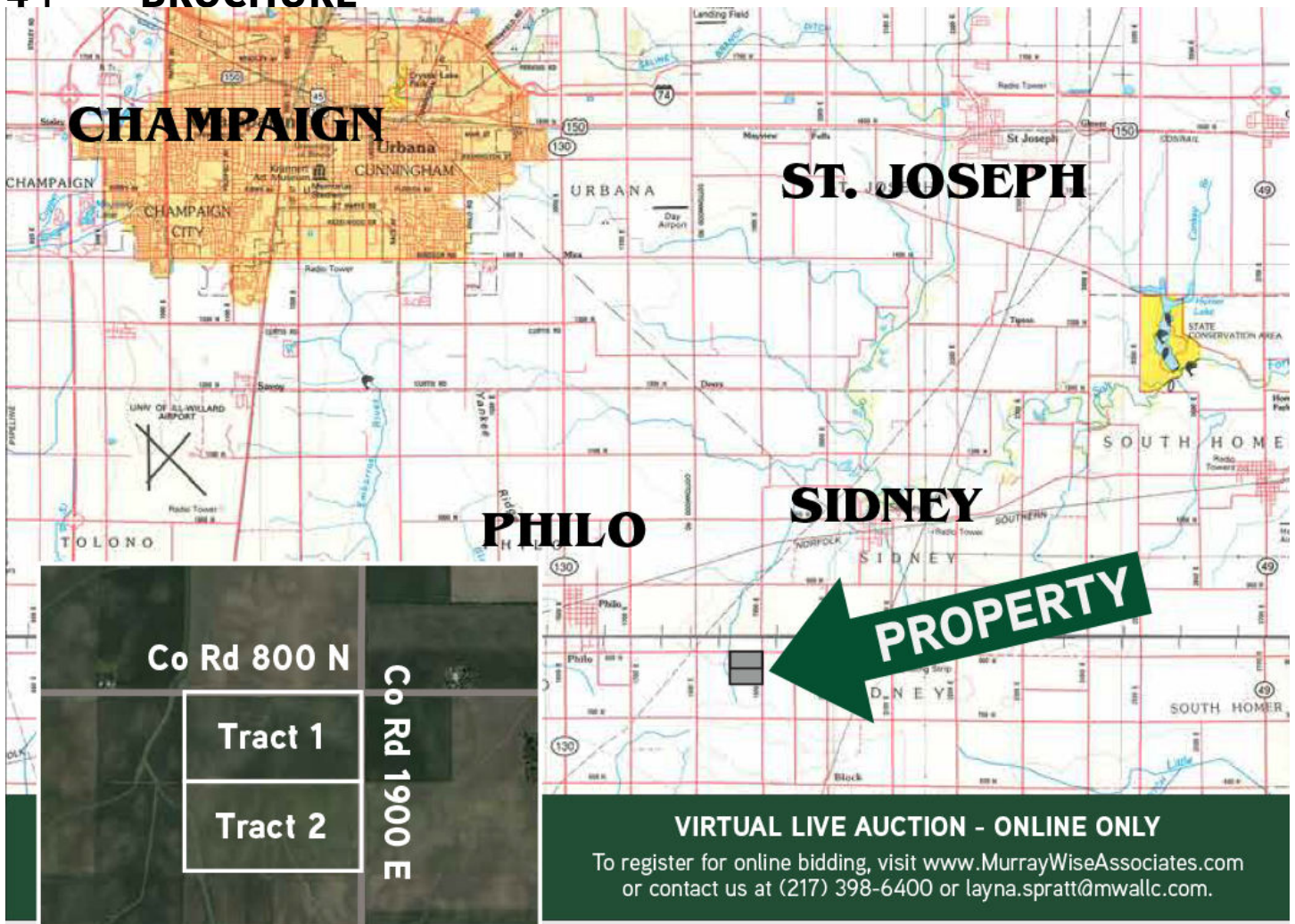
TRACT 1: 80± ACRES

Drummer silty clay loam, Dana silt loam, and Flanagan silt loam; weighted average PI is 139.7 with highly productive soils.



TRACT 2: 80± ACRES

Drummer silty clay loam, Dana silt loam, and Flanagan silt loam; weighted average PI is 141.2 with highly productive soils.



VIRTUAL LIVE AUCTION - ONLINE ONLY
 To register for online bidding, visit www.MurrayWiseAssociates.com or contact us at (217) 398-6400 or layna.spratt@mwallc.com.

AUCTION TERMS & CONDITIONS

PROCEDURE: The Property will be offered in a virtual online auction format in 2 individual tracts using the "Buyer's Choice" method of sale, whereas the high bidder at the conclusion of the first round of bidding can purchase either individual tract or both tracts for their high bid. Should the high bidder not select both tracts, the remaining tract will be offered with another round of bidding. This process will repeat until both parcels have been chosen by a high bidder. Bidding and livestream viewing will be available at www.MurrayWiseAssociates.com. Bidding will be on a dollars per acre basis. The final price per acre will be multiplied by the following acreages for each parcel. Tract 1: 80 acres, Tract 2: 80 acres

REGISTRATION: All bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CDT on Tuesday, August 13, 2024. Once the online registration form is filled out it will be automatically sent to Murray Wise Associates LLC for approval to allow bidding. Auction company may request a letter of recommendation from prospective bidder's financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase.

ACCEPTANCE OF BID PRICES: The successful high bidder will enter into a purchase agreement immediately following the close of bidding for presentation to the Seller. Final bid price is subject to approval or rejection by Seller. Seller reserves the right to accept or reject any and all bids. Upon the close of the auction the winning bidder will sign the purchase agreement in DocuSign.

DOWN PAYMENT: A 10% non-refundable down payment of the total contract purchase price will be due within 24 hours of the close of the auction from the winning bidder. The down payment shall be made via a wire transfer as a non-refundable deposit. The balance of the contract purchase price is due in

cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

CLOSING: The closing shall take place on or before September 25, 2024.

POSSESSION: Possession will be given at closing subject to the existing farm lease expiring December 31, 2024. Please contact the Auction Company for more information regarding the lease.

TITLE: Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.

INCOME: Seller shall credit Buyer(s) \$150 per crop acre as part of the 2024 cash rent. Seller shall collect the remainder of the 2024 rent directly from the farm tenant due on November 30, 2024. All 2025 farm expenses shall be the responsibility of the Buyer and all 2025 income shall be the Buyer's.

REAL ESTATE TAXES & ASSESSMENTS: The 2023 calendar year taxes due and payable in 2024 shall be paid by Seller. Seller shall credit Buyer for 50% of the 2024 calendar year taxes due in 2025 based on the most recent tax figures available. Buyer is responsible for 2025 and all subsequent taxes.

SURVEY: Seller shall provide a survey for any tract where there is no existing legal description or where new boundaries are created by the tract division for the Auction. If a new survey is determined necessary, the Seller shall obtain and pay for the necessary survey. Purchase price will not be adjusted if a survey is completed.

CRP: A portion of the property is enrolled in the Conservation Reserve Program (CRP). Seller shall transfer all rights and obligations of that contract to the buyer. Call for details on the contract terms.

MINERAL RIGHTS: The sale shall include any and all mineral

rights owned by the Seller, if any.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

EASEMENTS & LEASES: The sale is subject to any and all easements and leases of record.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Murray Wise Associates LLC. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the final round of bidding and increments of bidding are at the direction and discretion of the seller's agent. The Seller and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if the internet service fails to work correctly before or during the auction.

AGENCY: Murray Wise Associates, LLC and its representatives are exclusive agents of the Seller.

SELLER: Wesley Foundation Farm



Murray Wise ASSOCIATES LLC

217.398.6400
www.MurrayWiseAssociates.com

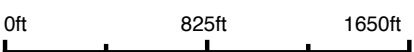
Aerial Map



©2024 AgriData, Inc.



Boundary Center: 39° 59' 41.65, -88° 6' 32.81



30-18N-10E
Champaign County
Illinois



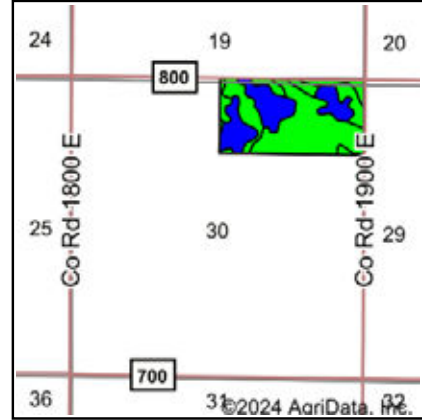
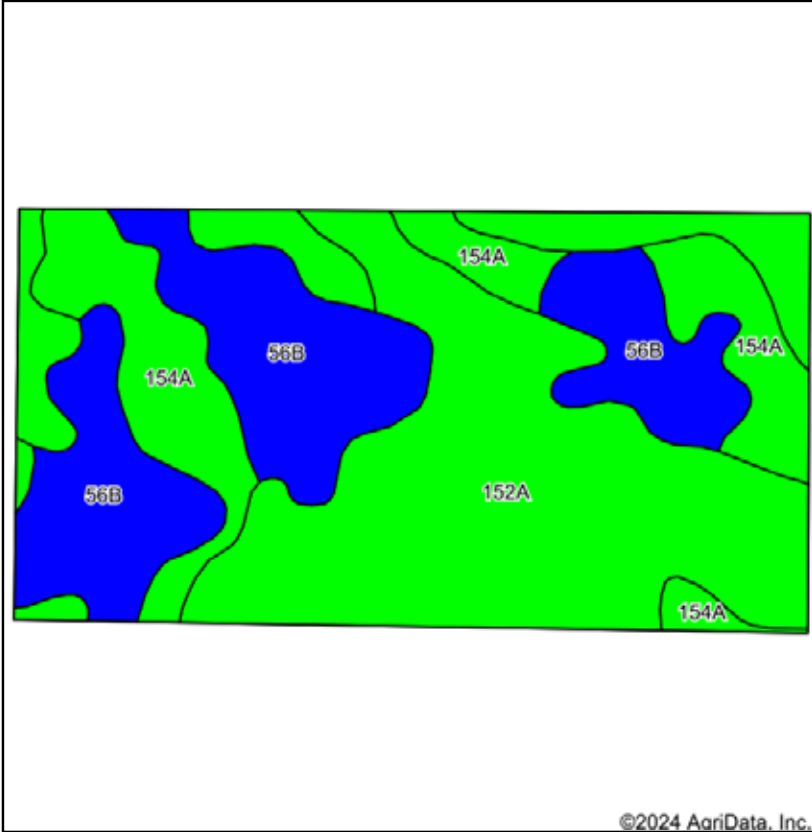
7/2/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

All boundary lines and acreages are approximated

6 | SOIL MAP - TRACT 1

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **30-18N-10E**
 Township: **Sidney**
 Acres: **81.51**
 Date: **7/2/2024**



Area Symbol: IL019, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
**152A	Drummer silty clay loam, 0 to 2 percent slopes	38.49	47.2%		FAV	**195	**63	**144	82	81	68	74
**56B	Dana silt loam, 2 to 5 percent slopes	24.91	30.6%		FAV	**178	**55	**130	90	90	74	79
154A	Flanagan silt loam, 0 to 2 percent slopes	18.11	22.2%		FAV	194	63	144	90	90	73	76
Weighted Average						189.6	60.6	139.7	*n 86.2	*n 85.8	*n 70.9	*n 76

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

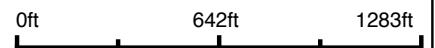
Aerial Map



©2024 AgriData, Inc.



Boundary Center: 39° 59' 28.48, -88° 6' 32.8



30-18N-10E
Champaign County
Illinois



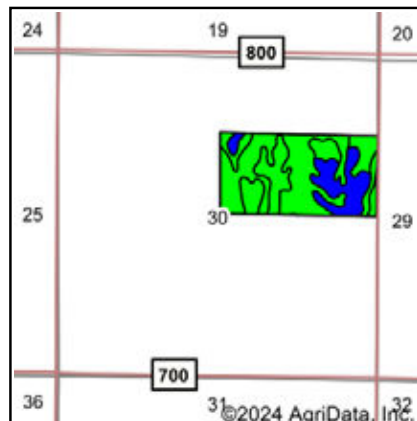
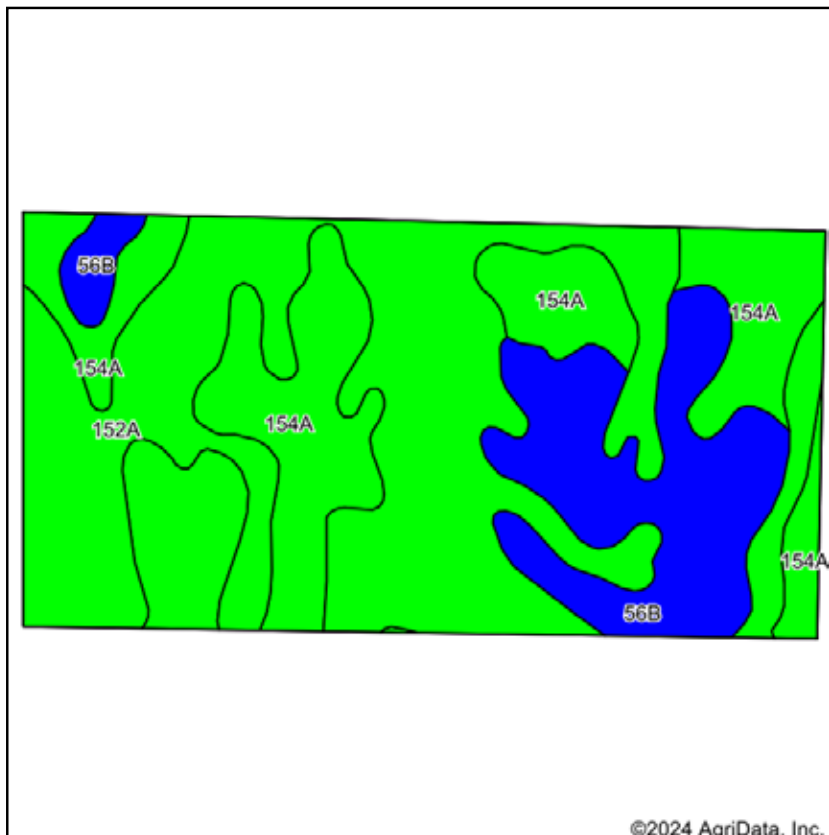
7/2/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

All boundary lines and acreages are approximated

8 | SOIL MAP - TRACT 2

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **30-18N-10E**
 Township: **Sidney**
 Acres: **79.6**
 Date: **7/2/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL019, Soil Area Version: 18													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
**152A	Drummer silty clay loam, 0 to 2 percent slopes	38.11	47.8%		FAV	**195	**63	**144	82	81	68	74	
154A	Flanagan silt loam, 0 to 2 percent slopes	25.68	32.3%		FAV	194	63	144	90	90	73	76	
**56B	Dana silt loam, 2 to 5 percent slopes	15.81	19.9%		FAV	**178	**55	**130	90	90	74	79	
Weighted Average						191.3	61.4	141.2	*n 86.2	*n 85.7	*n 70.8	*n 75.6	

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

Year	Corn Yield Per Acre	Soybean Yield Per Acre
	All Tracts	All Tracts
2021	240	81
2022	222	80.6
2023	233.4	76.4
<i>Average Yield</i>	231.8	79.33

Year	Corn Yield Per Acre	Soybean Yield Per Acre
	All Tracts	All Tracts
<i>3 Year Average Yield</i>	231.8	79.33

** Yield information provided by current tenant

10 | TAX INFORMATION - TRACT 1 + 2

Property Information			
Parcel Number 24-28-30-200-002	Site Address		Owner Name & Address
Tax Year 2023 (Payable 2024) ▼			
Sale Status None			
Property Class 0021 - Farmland	Tax Code 2401 -	Tax Status Taxable	
Net Taxable Value 113,230	Tax Rate 5.532400	Total Tax \$7,239.34	Print Tax Bill
Township Sidney	Acres 160.0000	Mailing Address	
Legal Description			

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/03/2024	\$3,132.17	\$0.00	\$0.00	\$487.50	\$3,619.67	\$3,619.67	5/24/2024	\$0.00
2	09/03/2024	\$3,132.17	\$0.00	\$0.00	\$487.50	\$3,619.67	\$0.00		\$3,619.67
Total		\$6,264.34	\$0.00	\$0.00	\$975.00	\$7,239.34	\$3,619.67		\$3,619.67

Drainage / Special Districts	
District	Amount
SOUTH FORK DD MAIN	\$750.00
SOUTH FORK DD SUB 1	\$225.00

TAX INFORMATION - TRACT 1 + 2 | 11

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2023	\$7,239.34	\$3,619.67	\$3,619.67
2022	\$7,030.96	\$7,030.96	\$0.00
2021	\$6,815.14	\$6,815.14	\$0.00

Show 36 More

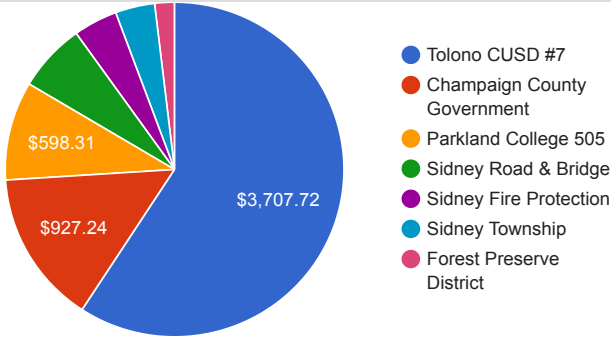
Assessments							
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
DOR Equalized	0	0	113,230	0	0	113,230	No
Department of Revenue	0	0	113,230	0	0	113,230	No
Board of Review Equalized	0	0	113,230	0	0	113,230	No
Board of Review	0	0	113,230	0	0	113,230	No
S of A Equalized	0	0	113,230	0	0	113,230	No
Supervisor of Assessments	0	0	113,230	0	0	113,230	No
Township Assessor	0	0	113,230	0	0	113,230	No
Prior Year Equalized	0	0	107,360	0	0	107,360	No

Final values

No Exemptions

Taxing Bodies

District	Tax Rate	Extension
Tolono CUSD #7	3.274500	\$3,707.72
Champaign County Government	0.818900	\$927.24
Parkland College 505	0.528400	\$598.31
Sidney Road & Bridge	0.364400	\$412.61
Sidney Fire Protection	0.233200	\$264.05
Sidney Township	0.208300	\$235.86
Forest Preserve District	0.104700	\$118.55
TOTAL	5.532400	\$6,264.34



No Redemptions

No Forfeiture Information

TAX INFORMATION - TRACT 1 + 2 | 13

7/2/24, 2:46 PM

Parcel Details for 242830200002

Farmland		
Land Type	Acres	EAV
CROPLAND	155.6100	118,699
DRNGE DEBASE	0.0000	-5,738
NON-AG	2.5200	0
OTHER FARMLAND	1.8700	265
Totals	160.0000	113,226

[Click to open Farmland Details](#)

No Sales History Information

Legal Information

Legal 1

Legal Description

Important Information

Please make check payable to "Champaign County Collector" and mail payment to:

Champaign County Collector
P.O. Box 4306
Springfield, IL 62708-4306

1st Installment Due: 6/3/2024
2nd Installment Due: 9/3/2024
If you are paying after 9/30/2024 it must be in-person at the Treasurer/Collector's Office with cash, cashier's check, or money order.
Last day to pay to avoid Tax Sale: 10/24/2024
Tax Sale: 10/25/2024

Failure to receive a real estate tax bill or receiving it late for any reason does not relieve the taxpayer of penalties accruing if taxes are not paid by their respective due dates.

Please make sure the Supervisor of Assessments has your most current address on file. Forms for address updates and exemptions can be found here.

14 | FSA 156 - TRACT 1 + 2

ILLINOIS
 CHAMPAIGN
 Form: FSA-156EZ
 See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3172
 Prepared : 7/15/24 8:38 AM CST
 Crop Year : 2024

Operator Name :
 CRP Contract Number(s) : 12031
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
160.26	160.26	160.26	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	158.66	0.00		1.60	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	97.80	0.00	172	0
Soybeans	58.40	0.00	52	0
TOTAL	156.20	0.00		

NOTES

Tract Number : 4523

Description : J16-4 SEC 30 X T18N R10E
 FSA Physical Location : ILLINOIS/CHAMPAIGN
 ANSI Physical Location : ILLINOIS/CHAMPAIGN
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : WESLEY FOUNDATION
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
160.26	160.26	160.26	0.00	0.00	0.00	0.00	0.0

ILLINOIS
CHAMPAIGN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3172
Prepared : 7/15/24 8:38 AM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Tract 4523 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	158.66	0.00	1.60	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	97.80	0.00	172
Soybeans	58.40	0.00	52
TOTAL	156.20	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

16 | FSA 156 - TRACT 1 + 2

Unless Noted: All crops are Non-Irrigated
 All crops intended use is Grain
 All Corn - YEL
 All Soybeans - COM



Champaign County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year

Map Created April 18, 2024

Farm 3172
Tract 4523

Tract Cropland Total: 160.26 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Tract	Effective DCP Cropland Acres*	CRP Acres
1	80.13	
2	78.53	1.6

*FSA Effective DCP Cropland acres and CRP acres have been estimated. FSA reconstitution will determine exact allocated acres.

18 | CRP CONTRACT

CRP-1 (01-08-24) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT		1. ST. & CO. CODE & ADMIN. LOCATION 17 019		2. SIGN-UP NUMBER 52	
		3. CONTRACT NUMBER 12031		4. ACRES FOR ENROLLMENT 1.60	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CHAMPAIGN COUNTY FARM SERVICE AGENCY		6. TRACT NUMBER 4523	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2019 09-30-2029		
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (217) 352-3536 x2		8. SIGNUP TYPE: Continuous			
<p>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant".) The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</p>					
9A. Rental Rate Per Acre \$ 244.00		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 390.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment \$		4523	0003	CP8A	1.60
(Item 9C is applicable only when the first year payment is prorated.)					E. Total Estimated Cost-Share \$ 1,920.00
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 100.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 0.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)
<p>NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p>					

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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Dalenberg Farm Drainage
 708 N State St.
 Ridge Farm IL, 61870
 217-304-5965

Invoice

Wesley Foundation

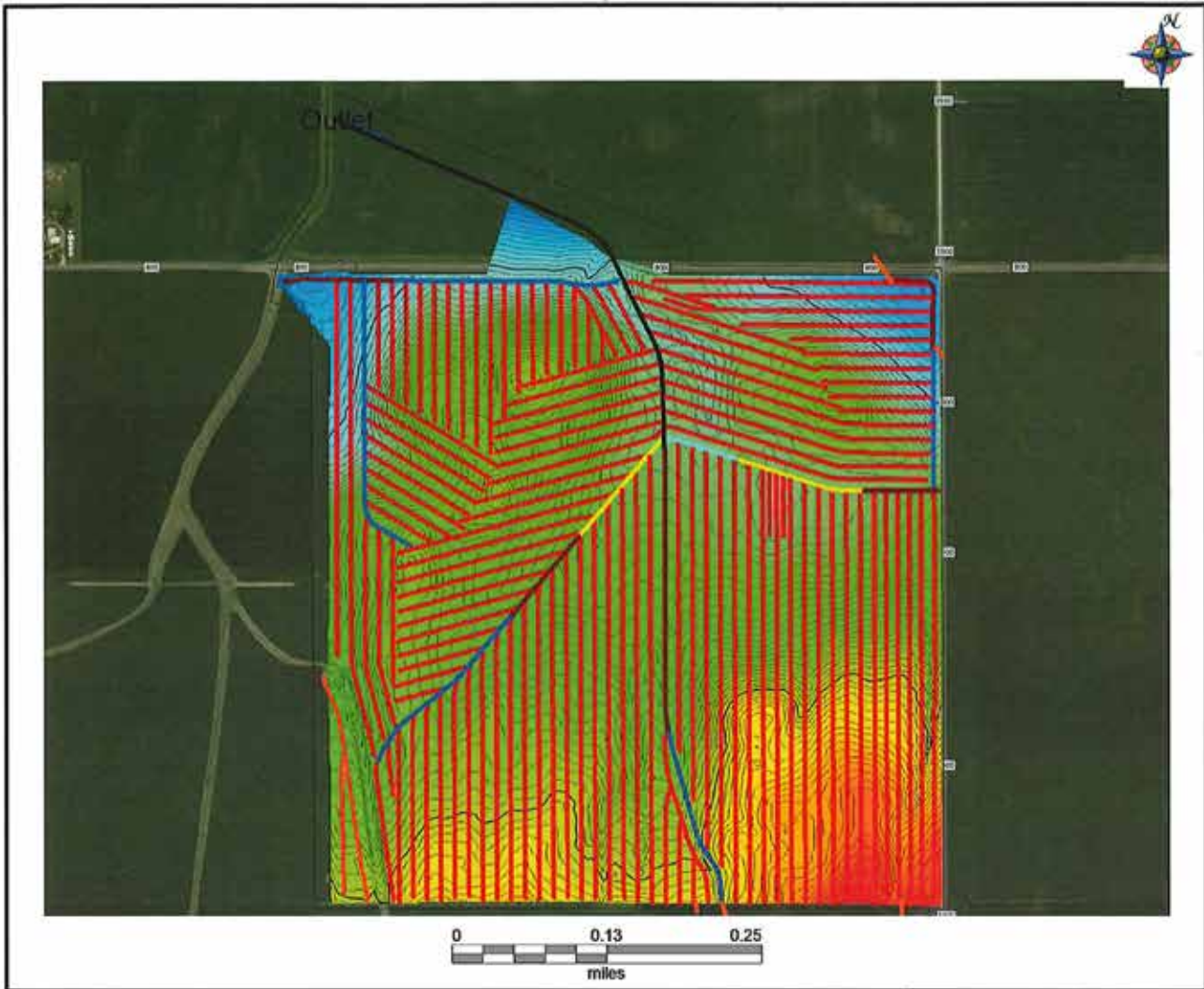
Date: 12/12/2020
 Invoice No.: 10219
 Due Date: 01/11/2021
 Project Name: Wesley
 Foundation 160
 Completed

Qty	Item	Description
1		Existing Tile connections
110,496	4	4 Inch Tile
4,379	6	6 Inch Tile
2,892	8	8 Inch Tile
1,100	10	10 Inch Tile
330	12	12 Inch Tile
2,270	15DW	15 Inch Dual Wall
1		15 Inch Outlet +Animal Gaurd + Install
134	NTC	New Tile Connections
1	RC	Road Cut (2 semi loads gravel backfill+excavating under road + utilities)
9	4-6	Existing Tile Connections
6	8-10	Existing Tile Connections

Thank you for your business.

20 | TILE MAP

Wesley Farm Install Pipe



Client:
Farm:
Field: Wesley Farm Install
Name: Drainage - Completed

4 Inch	110496.00 ft
6 in	4378.53 ft
8 in	2892.40 ft
10 in	1100.00 ft
12 in	330.00 ft
15 Inch Dual Wall	2270.16 ft
Existing Clay	1890.86 ft



Wesley Farm Install
Pipe



DALENBERG FARM DRAINAGE

Farm: Wesley Foundation
Field: Wesley Farm Install
Name: Drainage - Completed

4 Inch	110496.00 ft
6 in	4378.53 ft
8 in	2892.40 ft
10 in	1100.00 ft
12 in	330.00 ft
15 Inch Dual Wall	2270.16 ft
Existing Clay	1890.86 ft

Soil Test Report
2023

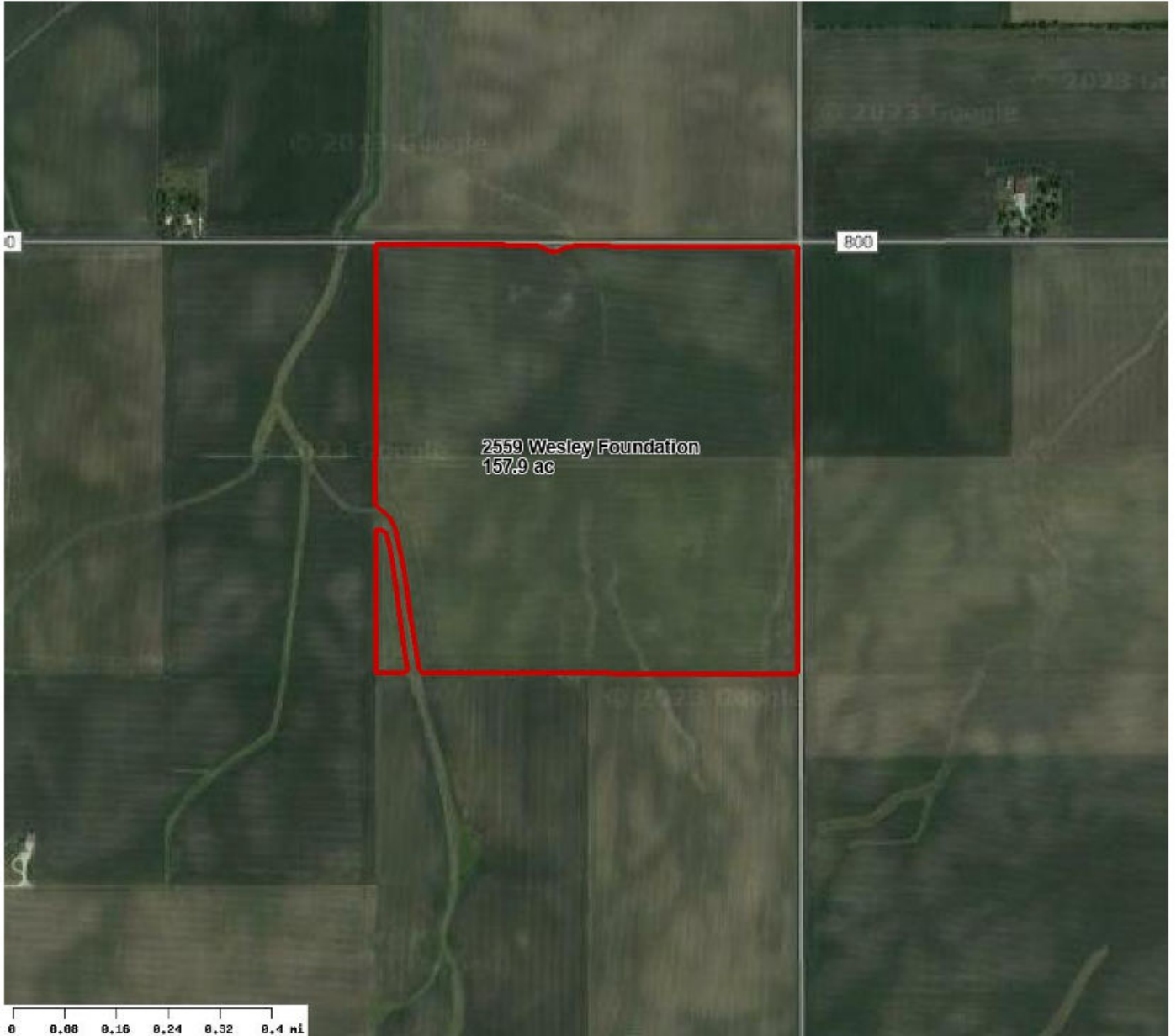


Wesley Foundation
#2559
157.9A sec30 SIDNEY

Grower:

Farm:

Field: 2559 Wesley Foundation



LEGEND	
Label	Area
<input type="checkbox"/>	No Selection 157.9 ac



Location	Grower	Farm	Field	Area	Centroid
Agricultural Soil Management			2559 Wesley Foundation	157.9 acres	39.993058, -88.109112



	Min	Max	Avg
P	54.1	179.2	100.4
K	305.5	613.5	415.0
Mg	567.7	1110	797.4
Ca	4466	8235	6358
S	35.3	65.4	49.0
B	0.0	3.6	1.1
Cu	3.7	8.4	5.1
Fe	311.2	590.4	408.3
Mn	62.2	263.1	149.1
Zn	3.7	13.1	6.4
pH	5.4	6.5	6.0
bpH	6.13	7.00	6.65
OM	3.0	3.5	3.2
CEC	16.9	29.6	23.9

Sample Date	Soil Lab
2023-05-18	Agricultural Soil Management

ID	P lbs/ac	K lbs/ac	Mg lbs/ac	Ca lbs/ac	S lbs/ac	B lbs/ac	Cu lbs/ac	Fe lbs/ac	Mn lbs/ac	Zn lbs/ac	pH	bpH	OM %	CEC meq
1	151.2	449.1	886.0	7628	51.9	1.7	7.0	545.5	90.4	6.4	6.2	6.92	3.0	24.3
2	63.8	381.9	811.2	5948	45.0	0.0	4.9	355.0	247.8	6.1	6.0	6.74	3.0	21.9
3	56.9	310.4	695.6	5017	41.3	0.3	4.4	375.9	263.1	5.2	6.2	6.91	3.0	16.9
4	83.3	406.0	697.6	5617	44.6	1.6	4.5	355.8	193.0	8.8	5.9	6.59	3.0	22.4
5	75.1	395.4	673.3	6106	50.3	1.2	4.8	358.8	182.9	6.8	6.2	6.89	3.0	19.9
6	57.5	322.9	623.8	5911	37.7	0.1	4.0	340.5	195.6	3.9	5.9	6.63	3.0	22.2
7	54.1	334.0	612.8	5707	39.8	0.5	3.7	344.3	234.5	3.7	6.3	6.99	3.0	17.4
8	88.7	398.1	587.2	5659	39.2	3.4	3.9	454.6	219.2	5.3	5.9	6.59	3.0	22.0
9	120.4	533.9	629.6	5783	49.2	0.5	4.6	480.3	173.6	10.5	6.5	7.00	3.0	17.8
10	136.8	607.9	782.6	5715	52.2	0.3	5.0	459.1	121.0	13.1	5.9	6.63	3.0	22.8
11	74.1	319.3	628.3	5463	54.0	0.5	4.6	378.0	119.0	5.6	6.2	6.94	3.0	17.4



26 | SOIL TEST

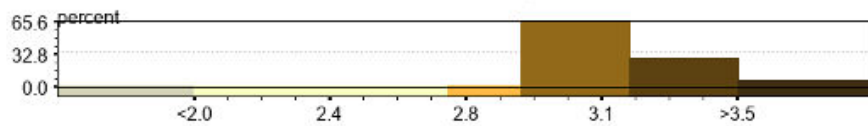
P lbs/ac	K lbs/ac	Mg lbs/ac	Ca lbs/ac	S lbs/ac	B lbs/ac	Cu lbs/ac	Fe lbs/ac	Mn lbs/ac	Zn lbs/ac	pH	bpH	OM %	CEC meq
60.3	431.0	616.6	5150	47.1	0.9	4.7	375.4	201.6	6.2	5.7	6.37	3.0	23.6
97.4	492.8	840.6	6459	47.4	2.0	6.2	457.4	102.1	6.8	6.0	6.69	3.0	24.0
151.9	613.5	1088	8235	56.0	1.4	8.4	590.4	62.2	8.5	6.0	6.74	3.0	29.0
156.4	506.0	975.9	7454	63.4	1.6	7.1	506.8	81.8	8.2	6.1	6.78	3.0	26.0
93.9	478.6	828.3	6354	49.7	1.4	5.6	412.4	123.4	8.5	6.1	6.84	3.0	21.9
84.9	411.6	670.8	5892	39.4	0.7	4.4	386.8	145.1	5.9	6.1	6.77	3.0	20.8
67.9	355.7	617.1	5887	45.1	1.2	4.2	392.5	178.5	4.8	6.2	6.88	3.0	19.2
61.1	305.5	598.3	6020	42.7	0.2	3.7	370.2	177.5	4.4	6.3	6.99	3.0	18.1
79.1	318.8	605.2	6192	37.9	1.1	4.7	417.7	121.0	5.3	6.0	6.71	3.0	21.9
108.8	374.2	779.4	6719	51.1	0.4	5.9	477.9	80.0	6.6	6.0	6.71	3.5	24.0
179.2	491.2	1078	7418	64.2	1.1	6.9	505.8	75.1	7.1	6.0	6.74	3.5	26.8
130.8	431.6	974.5	7620	58.8	0.6	6.9	451.5	78.7	7.1	6.1	6.81	3.5	25.9
91.6	419.7	854.4	7435	65.4	0.0	6.8	457.2	96.3	7.5	6.1	6.79	3.5	25.2
94.4	429.6	729.6	6490	49.8	2.1	5.4	415.9	119.3	6.8	6.0	6.65	3.5	24.0
90.4	415.5	756.0	5897	45.3	0.8	5.0	410.2	172.1	7.0	5.8	6.49	3.5	24.5
93.0	372.4	904.6	6873	51.1	1.3	5.5	382.9	129.9	6.0	5.8	6.49	3.5	27.6
80.0	371.0	966.6	6630	42.8	0.8	5.3	354.3	161.8	4.4	5.8	6.55	3.0	26.5
59.7	353.7	914.9	6284	51.7	0.4	4.5	350.8	172.2	5.3	5.9	6.60	3.0	24.8
62.8	323.0	762.9	5335	50.5	1.6	4.4	362.5	162.3	6.7	5.9	6.61	3.0	21.6
75.2	330.1	567.7	4466	44.3	0.4	3.8	371.8	190.5	4.7	5.4	6.13	3.0	24.4
89.7	380.4	735.4	5424	44.4	0.1	4.2	356.4	177.3	5.9	5.5	6.19	3.0	26.8
125.5	455.6	1040	7001	52.8	0.4	5.4	440.7	149.3	6.8	5.7	6.40	3.5	29.6
163.5	523.2	1110	7929	54.7	1.5	6.3	436.1	106.8	7.1	6.1	6.82	3.5	27.3
109.4	413.2	927.4	6750	55.6	3.0	5.0	379.3	148.4	5.9	5.8	6.50	3.0	27.3
73.3	359.5	709.3	5769	35.3	1.2	4.1	318.5	154.9	5.2	5.7	6.36	3.0	25.5
68.5	401.8	702.0	6010	40.1	1.2	4.2	311.2	156.8	6.2	5.9	6.64	3.0	22.8
78.2	417.2	678.4	5518	50.4	2.6	4.0	319.0	198.9	5.7	6.0	6.65	3.0	21.4
110.5	431.6	816.0	6653	44.1	3.6	4.6	363.9	138.3	5.6	5.9	6.58	3.0	25.6
116.5	442.5	777.2	5756	46.5	0.7	4.4	400.4	171.2	5.0	5.8	6.47	3.0	24.6
103.1	376.1	769.1	5413	50.8	1.1	4.5	417.3	155.7	5.7	5.5	6.21	3.0	26.7
96.2	366.6	820.2	6429	49.6	0.1	4.9	397.8	163.4	6.2	5.7	6.36	3.5	27.6
111.3	408.8	826.5	7312	47.0	1.9	4.8	367.4	192.5	6.0	6.2	6.86	3.5	23.9
145.7	443.0	897.7	6990	52.0	0.2	5.3	425.1	160.5	6.7	6.0	6.69	3.5	25.5
151.7	421.6	938.6	7218	55.8	1.5	5.4	443.7	110.9	7.2	6.0	6.70	3.5	26.1
159.8	444.2	992.9	7596	49.4	0.1	6.2	490.6	86.1	7.0	5.9	6.59	3.5	28.6
147.9	536.6	1032	7698	62.0	2.6	6.1	460.4	80.1	6.1	6.0	6.65	3.5	28.4
86.3	414.4	745.9	6372	52.0	0.3	4.9	374.0	133.1	6.9	5.8	6.55	3.0	25.0

Grower: Farm: Field: 2559 Wesley Foundation Zone: Not Specified Area: 157.9 Sample Date: 2023-05-18

Organic Matter (OM) %



Min: 3.0 Max: 3.5 Avg: 3.2

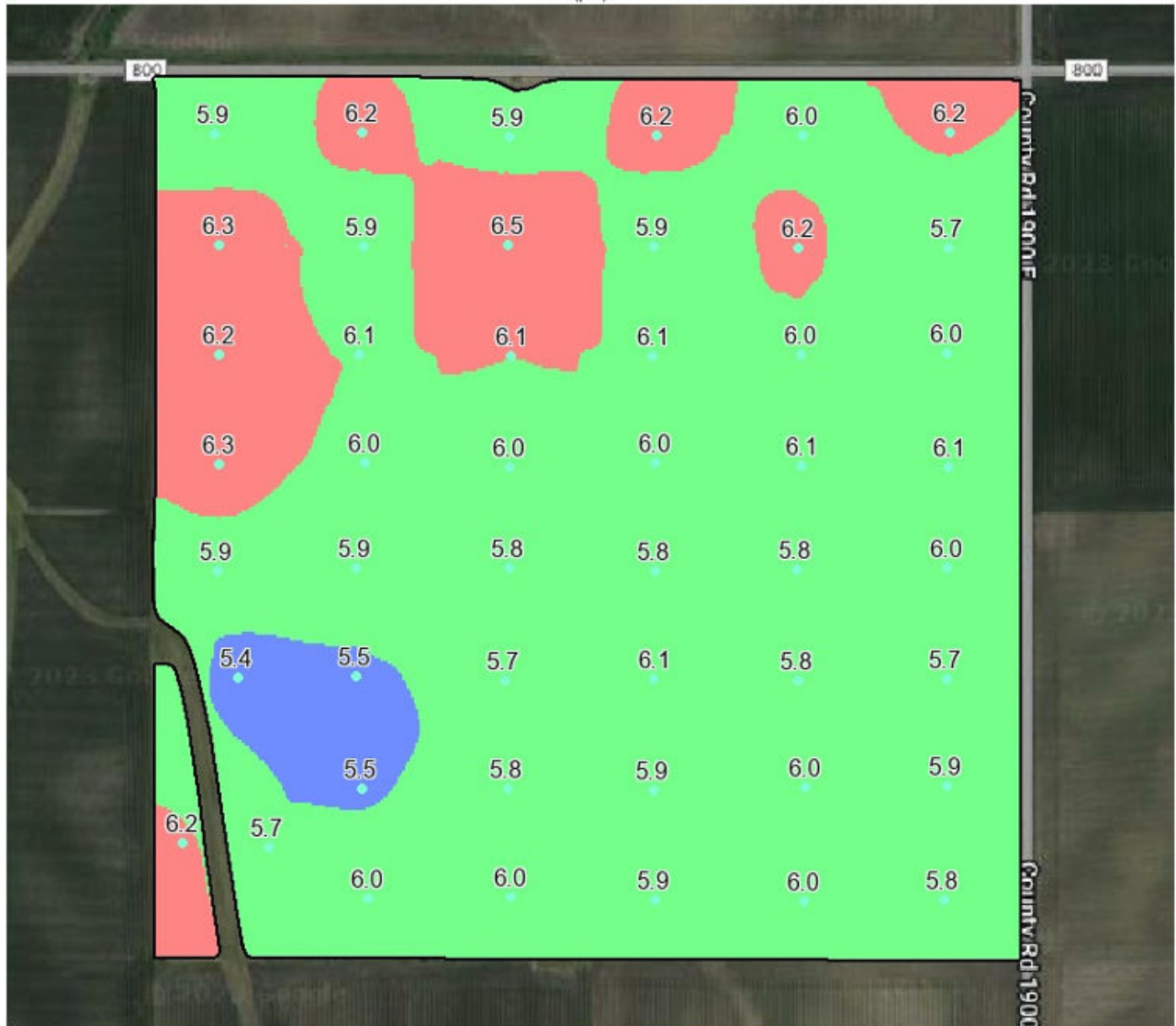


28 | SOIL TEST



Elemental Field Sample Report

Grower: [Redacted]
 Farm: [Redacted]
 Field: 2559 Wesley Foundation
 Zone: Not Specified
 Area: 157.9
 Sample Date: 2023-05-18
 (pH)



Min: 5.4 Max: 6.5 Avg: 6.0

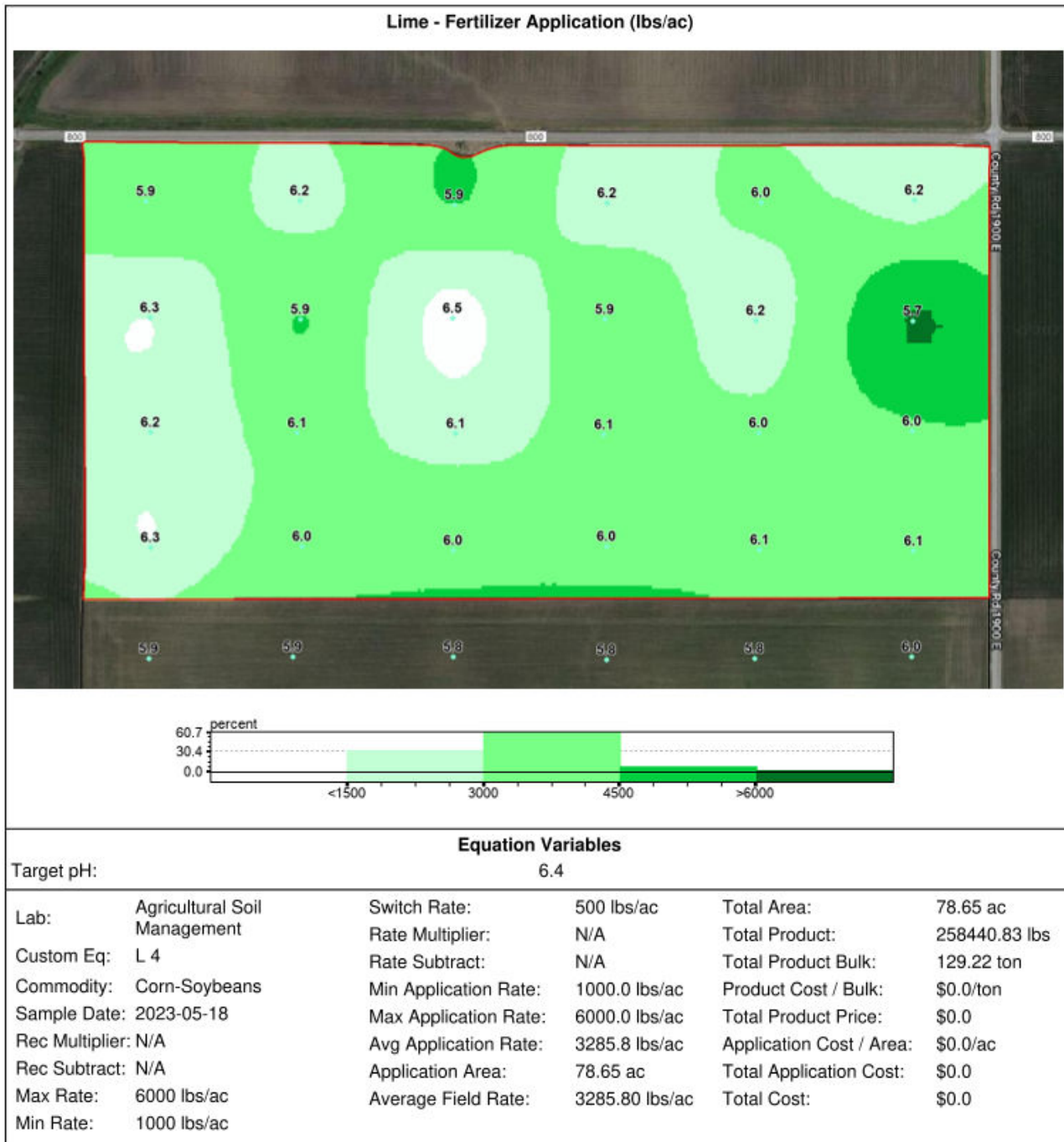
(pH)	Soil Levels	Area (ac)	Percent Acres
0 - 5.6	Very Low	5.7	3.61
5.6 - 6.1	Low	126.12	79.87
6.1 - 6.6	Optimum	26.08	16.52
6.6 - 9	High	0.0	0.0





Soil Fertility

Grower: Farm: Field(s): 2559 Wesley Foundation Season: Spring 2023 Zone(s): North



30 | SOIL TEST



Soil Fertility

Fertilizer Application Summary

Grower:
Farm:
Field(s): 2559 Wesley Foundation

Commodity: Corn-Soybeans
Labs: Agricultural Soil Management

Selected Parameters					
Product	Rec %	Max Rate	Min Rate	+/-	Switch Rate
Lime	100	6000 lbs/ac	1000 lbs/ac	0.00	500 lbs/ac

Product	Wt App	Wt App Bulk	Applied Area	Product Cost	Est. Cost	Est. Cost/Area
Lime	258440.83 (lbs)	129.22 ton	78.65	\$0.0/ton	\$0.0	\$0.0/ac
Application				\$0.0 /ac	\$0.0	\$0.0/ac
Totals					\$0.00	\$0.0/ac

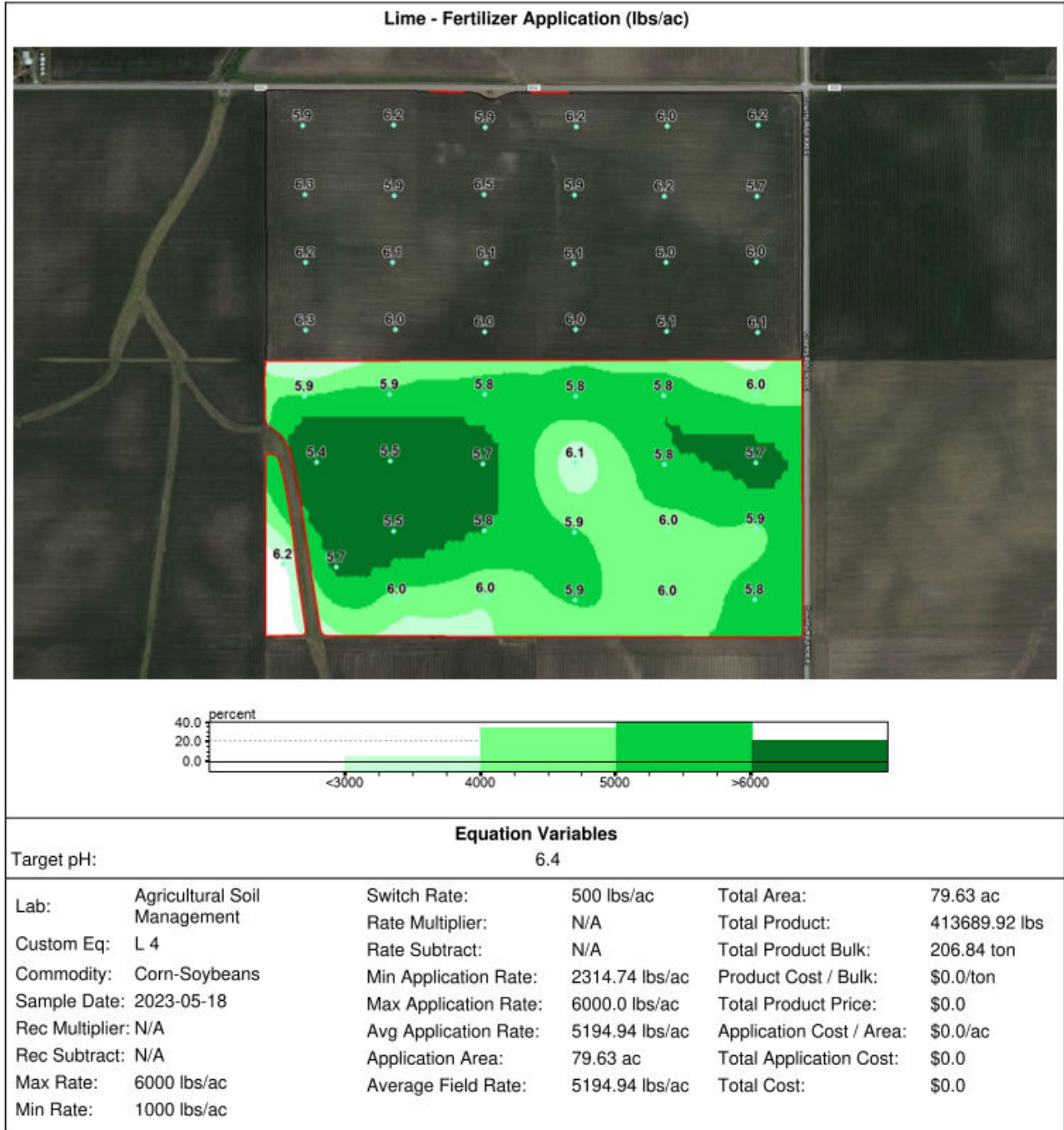
Field Summary					
Field	PLS ID	FSA ID	County	Area	Centroid
2559 Wesley Foundation	30 18N 10E	--	Champaign	157.90 ac	39.993058, -88.109112





Soil Fertility

Grower: Farm: Field(s): 2559 Wesley Foundation Season: Spring 2023 Zone(s): South





Fertilizer Application Summary

Grower:
 Farm:
 Field(s): 2559 Wesley Foundation

Commodity: Corn-Soybeans
 Labs: Agricultural Soil Management

Selected Parameters					
Product	Rec %	Max Rate	Min Rate	+/-	Switch Rate
Lime	100	6000 lbs/ac	1000 lbs/ac	0.00	500 lbs/ac

Product	Wt App	Wt App Bulk	Applied Area	Product Cost	Est. Cost	Est. Cost/Area
Lime	413689.92 (lbs)	206.84 ton	79.63	\$0.0/ton	\$0.0	\$0.0/ac
Application				\$0.0 /ac	\$0.0	\$0.0/ac
Totals					\$0.00	\$0.0/ac

Field Summary					
Field	PLS ID	FSA ID	County	Area	Centroid
2559 Wesley Foundation	30 18N 10E	--	Champaign	157.90 ac	39.993058, -88.109112



Grower: Farm: Field: 2559 Wesley Foundation Zone: Not Specified Area: 157.9 Sample Date: 2023-05-18

Phosphorous (P) lbs/ac



Min: 54.1 Max: 179.2 Avg: 100.4

Phosphorous (P) lbs/ac	Soil Levels	Area (ac)	Percent Acres
0-45	Low	0.0	0.0
45-55	Optimum	1.29	0.82
55-70	High	19.7	12.48
70-1000	Very High	136.91	86.71

Phosphorus (P) One of three primary nutrients, phosphorus is essential for plant growth, and a plant must access it to complete its normal production cycle. Plants absorb P from the soil as primary and secondary ortho-phosphates (H₂PO₄⁻ and HPO₄²⁻).

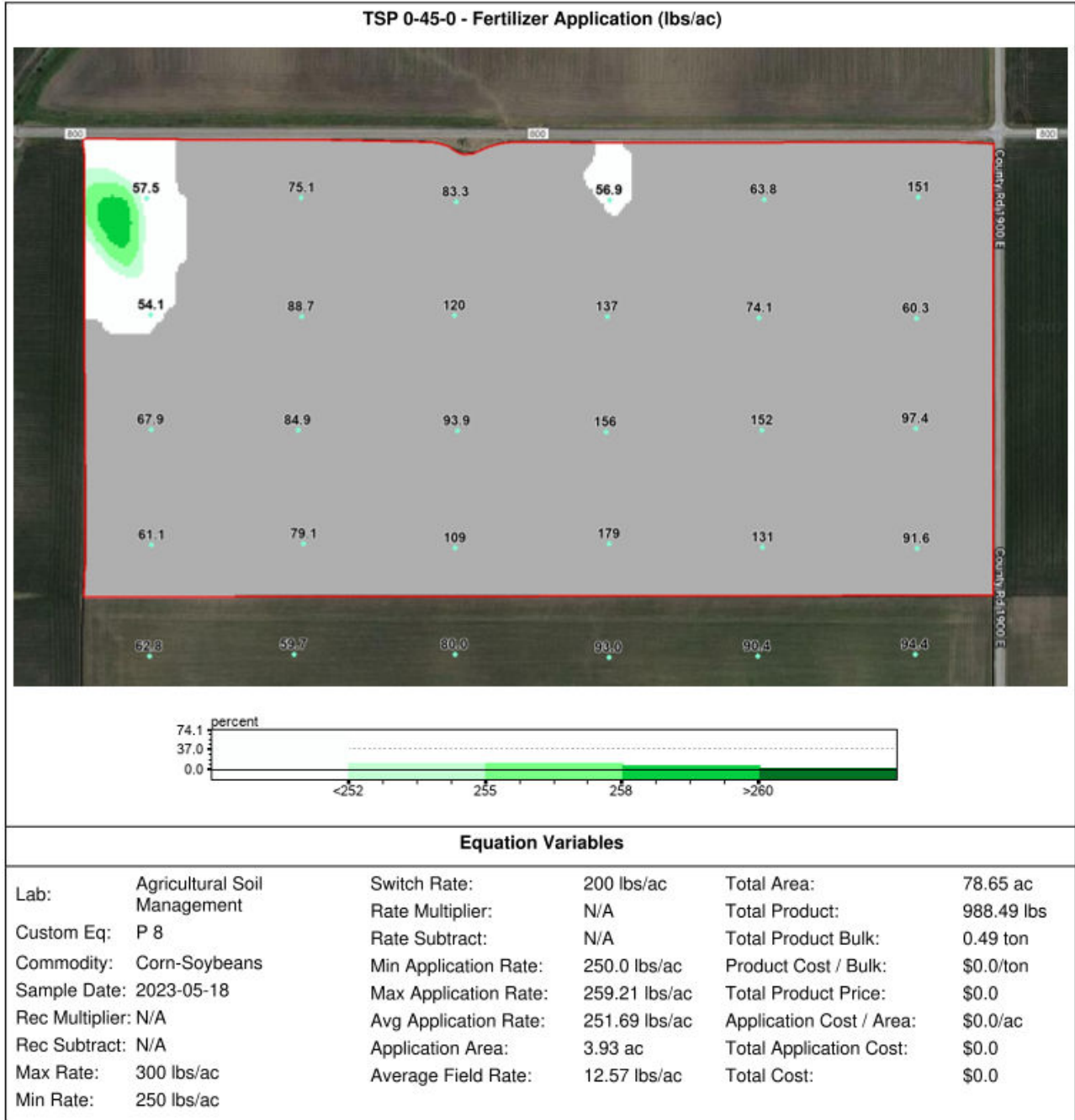


34 | SOIL TEST



Soil Fertility

Grower: Farm: Field(s): 2559 Wesley Foundation Season: Spring 2023 Zone(s): North





Soil Fertility

Fertilizer Application Summary

Grower:
Farm:
Field(s): 2559 Wesley Foundation

Commodity: Corn-Soybeans
Labs: Agricultural Soil Management

Selected Parameters					
Product	Rec %	Max Rate	Min Rate	+/-	Switch Rate
TSP 0-45-0	100	300 lbs/ac	250 lbs/ac	0.00	200 lbs/ac

Product	Wt App	Wt App Bulk	Applied Area	Product Cost	Est. Cost	Est. Cost/Area
TSP 0-45-0	988.49 (lbs)	0.49 ton	3.93	\$0.0/ton	\$0.0	\$0.0/ac
Application				\$0.0 /ac	\$0.0	\$0.0/ac
Totals					\$0.00	\$0.0/ac

Field Summary						
Field	PLS ID	FSA ID	County	Area	Centroid	
2559 Wesley Foundation	30 18N 10E	--	Champaign	157.90 ac	39.993058, -88.109112	



Grower: Farm: Field(s): 2559 Wesley Foundation Season: Spring 2023 Zone(s): South





Soil Fertility

Fertilizer Application Summary

Grower:
Farm: |
Field(s): 2559 Wesley Foundation

Commodity: Corn-Soybeans
Labs: Agricultural Soil Management

Selected Parameters					
Product	Rec %	Max Rate	Min Rate	+/-	Switch Rate
TSP 0-45-0	100	300 lbs/ac	250 lbs/ac	0.00	200 lbs/ac

Product	Wt App	Wt App Bulk	Applied Area	Product Cost	Est. Cost	Est. Cost/Area
TSP 0-45-0	10.00 (lbs)	0.00 ton	0.04	\$0.0/ton	\$0.0	\$0.0/ac
Application				\$0.0 /ac	\$0.0	\$0.0/ac
Totals					\$0.00	\$0.0/ac

Field Summary						
Field	PLS ID	FSA ID	County	Area	Centroid	
2559 Wesley Foundation	30 18N 10E	--	Champaign	157.90 ac	39.993058, -88.109112	

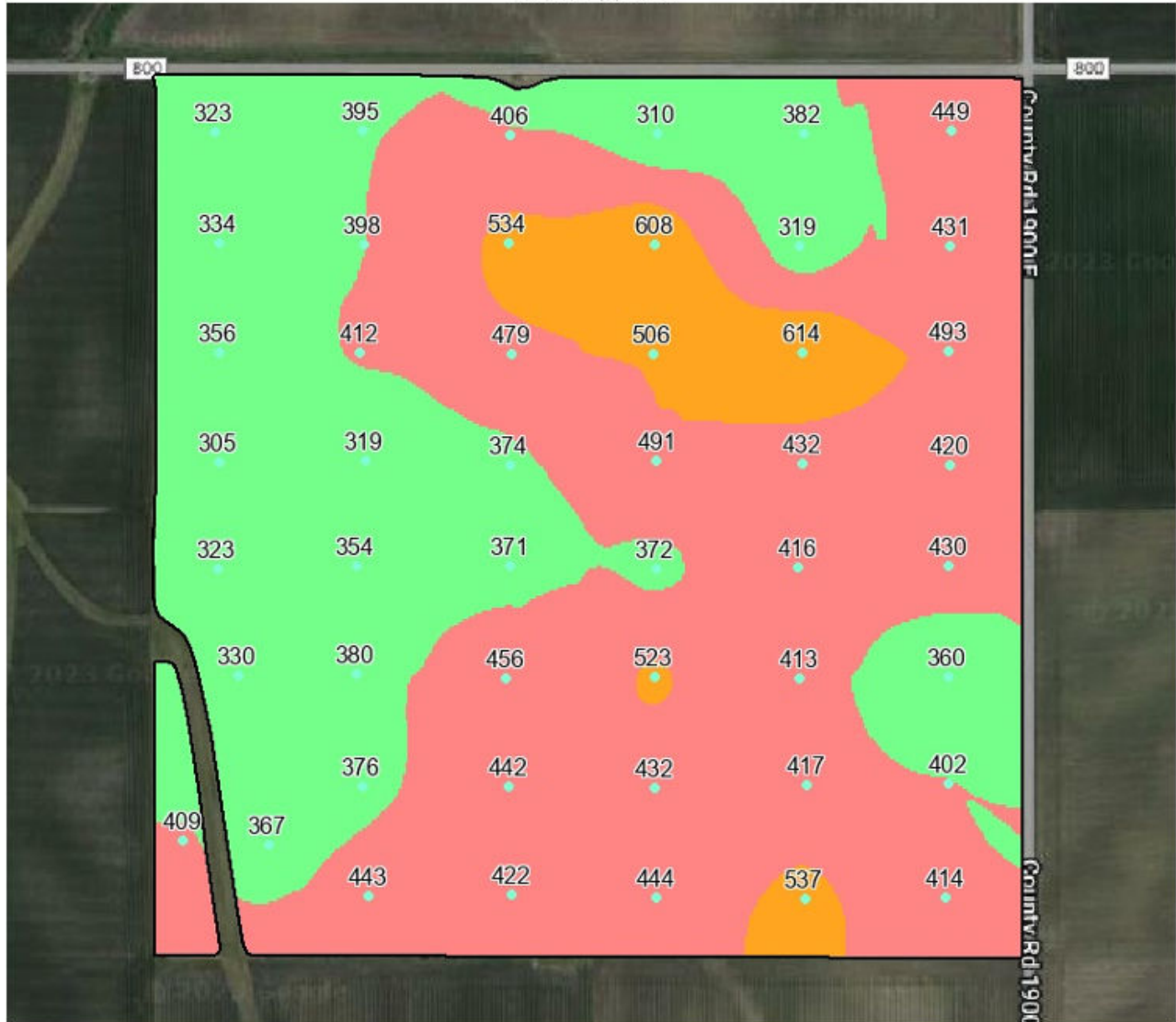
38 | SOIL TEST



Elemental Field Sample Report

Grower: **Farm:** **Field:** 2559 Wesley Foundation **Zone:** Not Specified **Area:** 157.9 **Sample Date:** 2023-05-18

Potassium (K) lbs/ac



Min: 305.5 Max: 613.5 Avg: 415.0

Potassium (K) lbs/ac	Soil Levels	Area (ac)	Percent Acres
0-300	Low	0.0	0.0
300-400	Optimum	59.3	37.55
400-500	High	85.98	54.45
500-1000	Very High	12.62	7.99

Potassium (K) is one of the essential nutrients and is taken up in significant amounts by crops. Potassium is vital to photosynthesis, protein synthesis and many other functions in plants. It is classified as a macro-nutrient, as are nitrogen (N) and phosphorus (P). Plants take up K in its ionic form (K+).





Soil Fertility

Grower: _____ Farm: _____ Field(s): 2559 Wesley Foundation Season: Spring 2023 Zone(s): North





Fertilizer Application Summary

Grower: I
 Farm:
 Field(s): 2559 Wesley Foundation

Commodity: Corn-Soybeans
 Labs: Agricultural Soil Management

Selected Parameters					
Product	Rec %	Max Rate	Min Rate	+/-	Switch Rate
Potash 0-0-60	100	300 lbs/ac	200 lbs/ac	0.00	150 lbs/ac

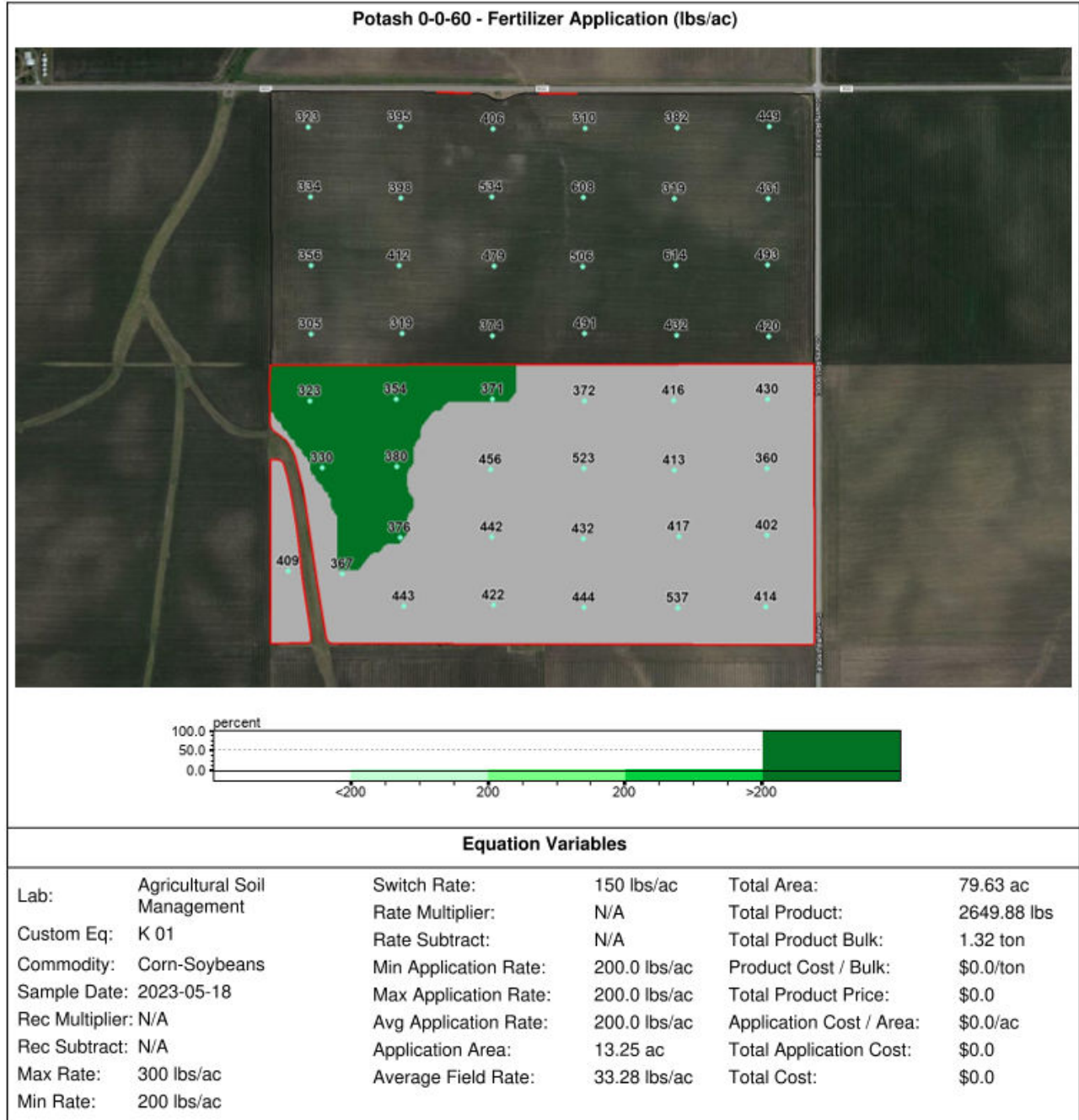
Product	Wt App	Wt App Bulk	Applied Area	Product Cost	Est. Cost	Est. Cost/Area
Potash 0-0-60	4009.52 (lbs)	2.00 ton	20.05	\$0.0/ton	\$0.0	\$0.0/ac
Application				\$0.0 /ac	\$0.0	\$0.0/ac
Totals					\$0.00	\$0.0/ac

Field Summary					
Field	PLS ID	FSA ID	County	Area	Centroid
2559 Wesley Foundation	30 18N 10E	--	Champaign	157.90 ac	39.993058, -88.109112



Soil Fertility

Grower: Farm: Field(s): 2559 Wesley Foundation Season: Spring 2023 Zone(s): South





Fertilizer Application Summary

Grower: I
 Farm:
 Field(s): 2559 Wesley Foundation

Commodity: Corn-Soybeans
 Labs: Agricultural Soil Management

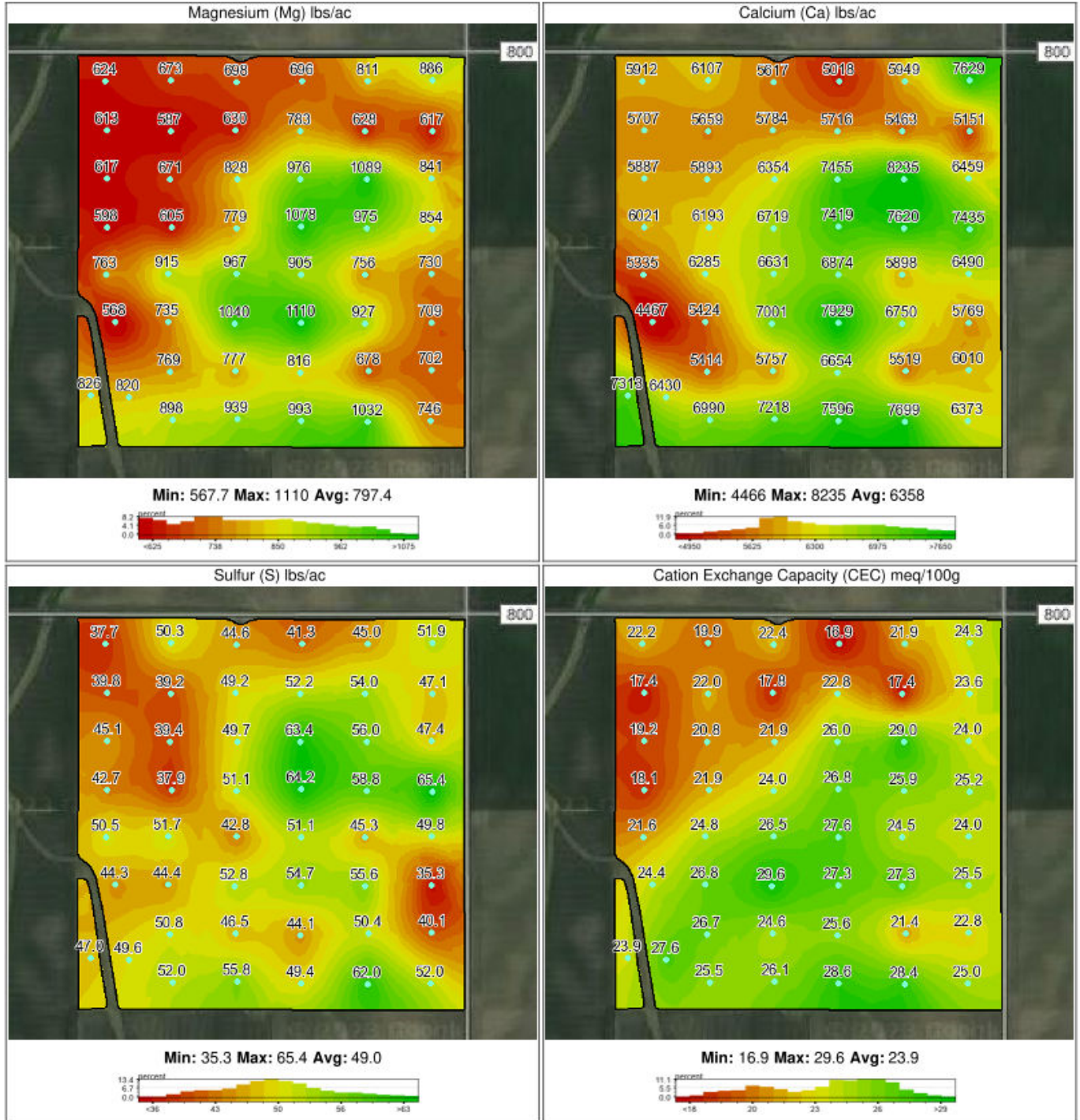
Selected Parameters					
Product	Rec %	Max Rate	Min Rate	+/-	Switch Rate
Potash 0-0-60	100	300 lbs/ac	200 lbs/ac	0.00	150 lbs/ac

Product	Wt App	Wt App Bulk	Applied Area	Product Cost	Est. Cost	Est. Cost/Area
Potash 0-0-60	2649.88 (lbs)	1.32 ton	13.25	\$0.0/ton	\$0.0	\$0.0/ac
Application				\$0.0 /ac	\$0.0	\$0.0/ac
Totals					\$0.00	\$0.0/ac

Field Summary					
Field	PLS ID	FSA ID	County	Area	Centroid
2559 Wesley Foundation	30 18N 10E	--	Champaign	157.90 ac	39.993058, -88.109112



Grower: Farm: **Field:** 2559 Wesley Foundation **Zone:** Not Specified **Area:** 157.9 **Sample Date:** 2023-05-18

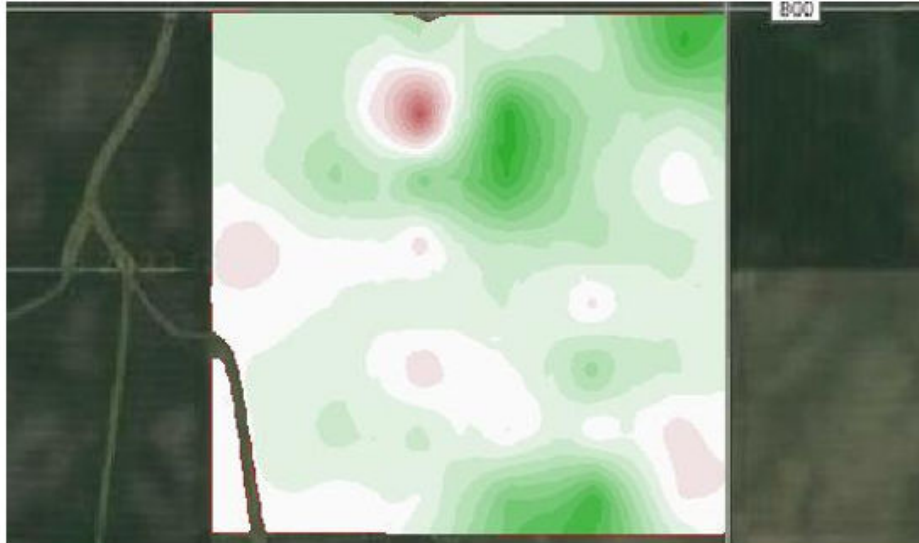


44 | SOIL TEST

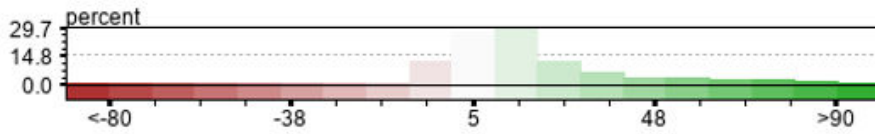


Soil Comparison Report

P Difference

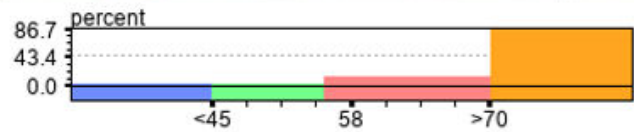
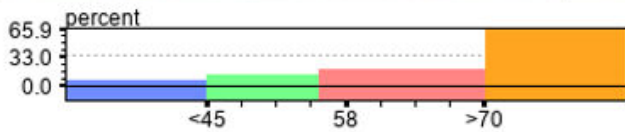
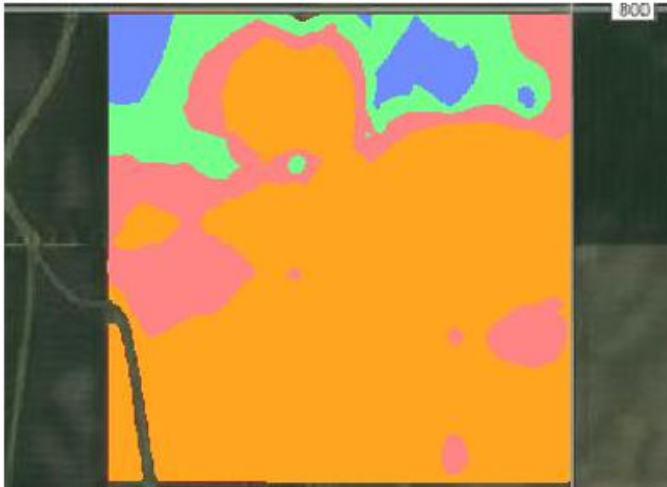


Grower:	
Farm:	
Field:	2559 Wesley Foundation
Area:	157.9 acres
Min:	-70.95
Max:	92.18
Average:	17.26



Start Date: 2019-04-23 - P (lbs/ac)

End Date: 2023-05-18 - P (lbs/ac)



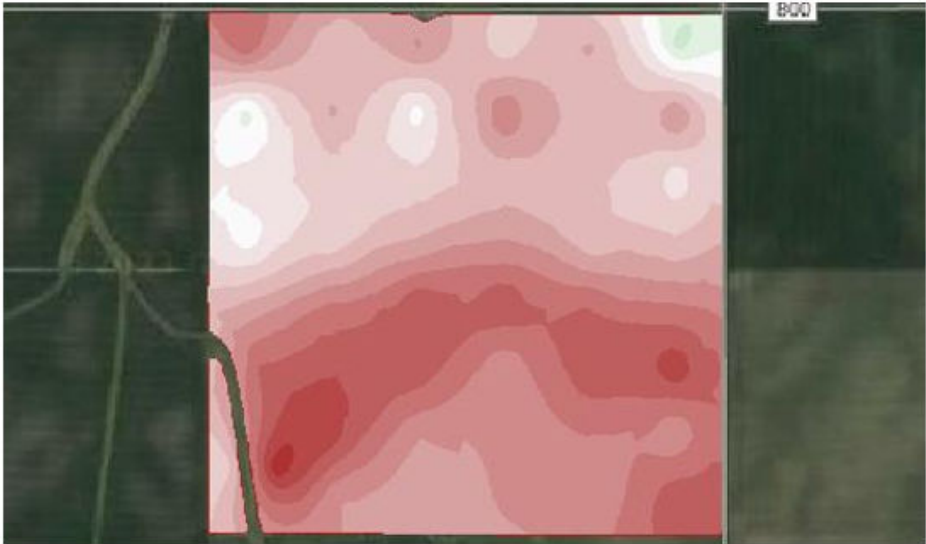
Min: 39.0 Max: 197.3 Average: 83.56

Min: 54.1 Max: 179.2 Average: 100.37

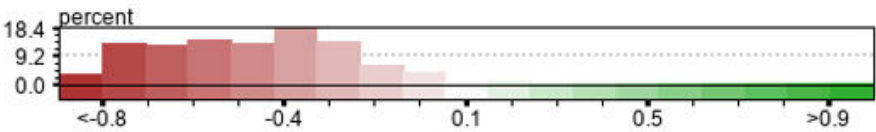


Soil Comparison Report

pH Difference

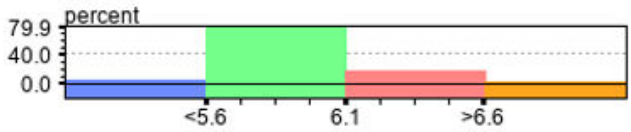
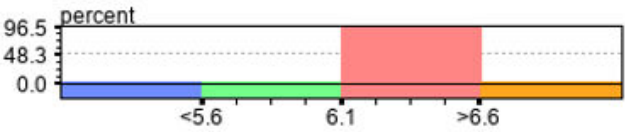
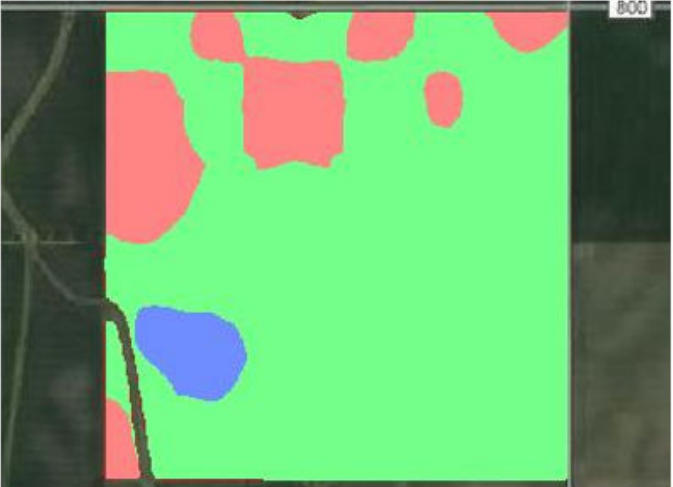


Grower:
Farm:
Field: 2559 Wesley Foundation
Area: 157.9 acres
Min: -0.98
Max: 0.19
Average: -0.45



Start Date: 2019-04-23 - pH (none)

End Date: 2023-05-18 - pH (none)



Min: 6.0 Max: 6.7 Average: 6.41

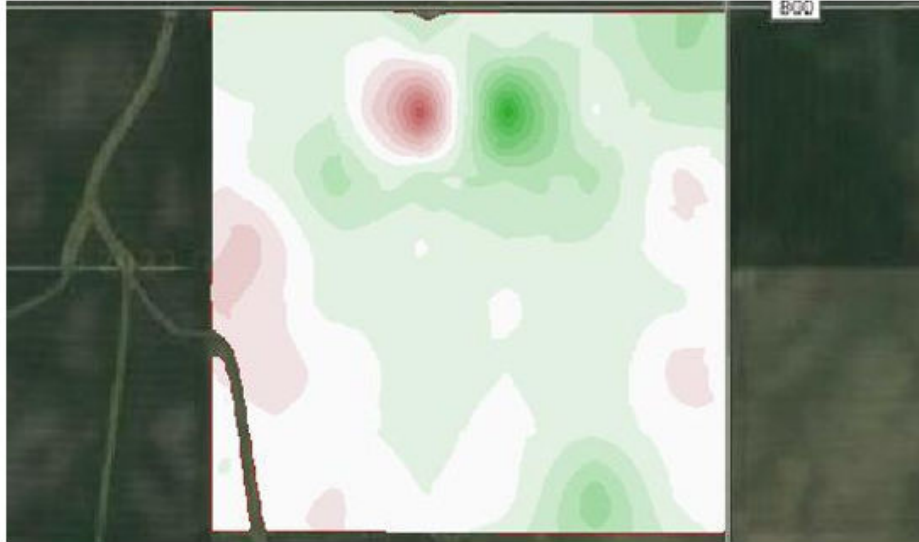
Min: 5.4 Max: 6.5 Average: 5.96

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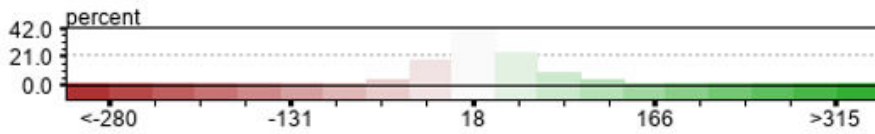


Soil Comparison Report

K Difference

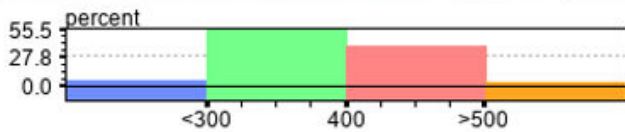


Grower:
Farm:
Field: 2559 Wesley Foundation
Area: 157.9 acres
Min: -241.08
Max: 306.69
Average: 27.83

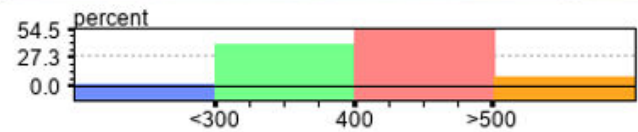


Start Date: 2019-04-23 - K (lbs/ac)

End Date: 2023-05-18 - K (lbs/ac)



Min: 274.7 **Max:** 792.8 **Average:** 387.94



Min: 305.5 **Max:** 613.5 **Average:** 415.01

**CONTACT MWA
TO GET INFOR-
MATION REGARD-
ING THE LEASE,
217-398-6400 OR
ROSS.PERKINS@
MWALLC.COM**

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment

Condition 5.e.:

Issuing Agent: Allied Capital Title
Issuing Office's ALTA Registry ID: 1070779
Loan ID Number:
Issuing Office File Number: 24-29109
Property Address:
Revision Number: 0

SCHEDULE A

1. Commitment Date: **July 12, 2024**
2. Policy to be Issued:
 - (a) ALTA® 2021 Owner's Policy
Proposed Insured: **TBD**
Proposed Policy Amount: **\$10,000.00**
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 **The Wesley Foundation at the University of Illinois, a corporation** and, as disclosed in the Public Records, has been since **May 21, 1984**
5. The Land is described as follows:
The Northeast Quarter of Section 30, Township 18 North, Range 10 East of the Third Principal Meridian, situated in Champaign County, Illinois.

Allied Capital Title

By: _____
Authorized Signatory

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. **Deed from The Wesley Foundation at the University of Illinois, a corporation to TBD to be recorded in the Champaign County Recorder's Office, State of Illinois.**
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Be advised that the "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) becomes effective 1-1-2010. This act places limitations upon our ability to accept certain types of deposits into escrow. Please consult with your closer regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois Notary Public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or the 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. **ACT should be furnished with a certified copy of the property resolutions passed by the authorized representative(s) of The Wesley Foundation at the University of Illinois, a corporation, authorizing the execution of the deed or mortgage along with a copy of the bylaws of said corporation.**
We should be furnished with a current "Certificate of Good Standing" issued by the Secretary of State of Illinois as to The Wesley Foundation at the University of Illinois, a corporation. If the proposed transaction involves all, or substantially all, of the assets of The Wesley Foundation at the University of Illinois, a corporation, we must be furnished with a certified copy of the shareholder's resolution authorizing the transaction.

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American Land Title Association

Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and provisions 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 the public records.
2. Easements or claims of easements, not shown by the Public Records.
3. 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.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. 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.
7. **P.I.N. 24-28-30-200-002**
Tax year: 2023:
First Installment of \$3,619.67 have been paid.
Second Installment of \$3,619.67 are due September 3, 2024.
Taxes for the year 2024 are not yet due and payable.
8. **Rights of the public, the State of Illinois, the county, the township and the municipality in and to that part of the premises in question taken, used, or dedicated for roads or highways.**
9. **Rights of way for drainage ditches, legal drain, feeders, laterals, and underground pipes, if any.**
10. **Existing unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the leases.**
11. **Terms, provisions and limitations of the Articles of Incorporation and By-Laws for The Wesley Foundation at the University of Illinois, a corporation.**
12. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
13. **Note for Information - Wire Instructions for ACT as follows:**
Bank:
ABA Routing No:
Account Number
File Number:



CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
Chicago 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 EXTRA CONTRACTUAL 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, **Chicago Title Insurance Company**, a Florida 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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

CHICAGO TITLE INSURANCE COMPANY

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemura
Secretary

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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.
- 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; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

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 be 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

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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 shall not be 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 and authenticated by a person authorized by the Company.
- 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 HAS BEEN 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.

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CHICAGO TITLE INSURANCE COMPANY

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.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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	STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOAN POLICIES
---	---

Commitment No: 24-29109 Loan No: Date: July 23, 2024

To the best knowledge and belief of the undersigned, the following is hereby certified with respect to the land described in the above commitment.

1. That, except as noted at the end of this paragraph, within the last six (6) months, (a) no labor, service or materials have been furnished to improve the land, or to rehabilitate, repair, refurbish, or remodel the building(s) situated on the land; (b) nor have any goods, chattels, machinery, apparatus or equipment been attached to the building(s) thereon, as fixtures; (c) nor have any contracts been let for the furnishing of labor, service, materials, machinery, apparatus or equipment which are to be completed subsequent to the date hereof; (d) nor have any notices of lien been received, except the following, if any:
2. There are no revolving credit mortgages, line of credit mortgages, home equity loan mortgages, or other voluntary liens or mortgages affecting title, other than those shown on Schedule B of the Commitment, except the following, if any:
3. That all management fees, if any, are fully paid, except the following:
4. That there are no unrecorded security agreements, leases, financing statements, chattel mortgages or conditional sales agreements in respect to any appliances, equipment or chattels that have or are to become attached to the land or any improvements thereon as fixtures, except the following, if any:
5. That there are no unrecorded contracts or options to purchase the land, except the following, if any:
6. That there are no unrecorded leases, easements, or other servitudes to which the land or building, or portions thereof, are subject, except the following, if any:
7. No unpaid Homeowners Association dues affects the land;
8. No proceedings in bankruptcy or receivership or other action in any state or federal court affecting the property are pending; and
9. That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledgees thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.

The Wesley Foundation at the University of Illinois, a corporation By: _____	TBD By: _____
---	----------------------

LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on _____, 20____. You are hereby authorized to date down the above commitment to cover the date of said disbursement.

Dated

Signature

Allied Capital Title
Privacy Statement

AlliedCapitalTitle,LLC (“ACT”) respects the privacy and security of your non-public personal information (“Personal Information”) and protecting your Personal Information is one of our top priorities. This Privacy Statement explains ACT’s privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. A C T follows the privacy practices described in this Privacy Statement and, depending on the business performed, ACT may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To insurance companies agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

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Disclosure to Affiliated Companies – We are permitted by law to share your name, address and facts about your transaction with other ACT companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties – We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/

Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out who your Personal Information has been disclosed to, and request correction or deletion of your Personal Information. However, ACT's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Allied Capital Title, LLC
201 W. Springfield
Ave, Suite 101
Champaign, IL 61820

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.