

SECURITY UNION TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Prepared For: ATTORNEY MICHELLE SPRINGER

1. Effective Date: August 24, 2000
at 8:00 a.m.

Address Given:
1985N Arick School Road
Peatonica, IL 61063

2. Policy or Policies to be issued:

Our No. 69567

ALTA Owner's Policy
Proposed Insured:

Amount \$ 138,509.00

(Parcel #3)

NOAVIATION CORPORATION

ALTA Loan Policy
Proposed Insured:

Amount \$

Proposed Insured:

Amount \$

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

Fee simple

4. Title to the fee simple estate or interest in said land is at the effective date hereof vested in:

THOMAS LESTER, TRUSTEE IN BANKRUPTCY FOR CLARENCE L. VANCE, BANKRUPT

5. The Land referred to in the Commitment is in the state of Illinois, County of Winnebago, and is described as follows:

Part of the South Half (1/2) of Section 9, Township 27 North, Range 10 East of the Fourth Principal Meridian, bounded and described as follow, to-wit: Beginning at the Northwest corner of the Southeast Quarter (1/4) of said Section; thence North 84 degrees 27 minutes 50 seconds East, along the North line of the Southeast Quarter (1/4) of said Section 1019.23 feet to the Northeast corner of the Northwest

SCHEDULE B - SECTION 1

REQUIREMENTS

The following are the requirements to be complied with:

1. Payment to or for the account of the persons entitled thereto of the full consideration for the estate or interest and mortgage thereon covered by said policy or policies of title insurance.
2. Instruments in insurable form which must be executed, delivered and duly filed for record:

- a. Trustee's deed from THOMAS LESTER, TRUSTEE IN BANKRUPTCY FOR CLARENCE L. VANCE, BANKRUPT conveying fee simple title to HCAVIATION CORPORATION.

Note: Plat Act Affidavit must accompany deed called for above.

- b. Notice and Claim for Common Law Lien as contained in instrument recorded as Document No. 0031611.

- c. Proper proceedings in Bankruptcy Case No. 97-B-50687 authorizing said deed called for above.

NOTE: Your attention is directed to the provisions of the Tax Reform Act of 1986 which require the reporting of real estate transactions to the Internal Revenue Service. All real estate transactions (except for refinances) closed after January 1, 1987 must be reported on a Form 1099-S which must be completed in full at the time of closing.

NOTE: Mortgage policies insuring one to four family properties, will contain our Environmental Protection Lien, ALTA Endorsement-Form 8.1.

3. Pay all taxes, charges and assessments levied against subject premises which are due and payable.

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SCHEDULE B-SECTION 1

Schedule B of the policy or policies to be issued will contain exception to the following matters unless the same are disposed of to the satisfaction of the Company (all clauses, if any, which indicate any preference, limitation or discrimination based on race, color, religion or national origin are omitted from all building and use restrictions, covenants and conditions, if any, shown herein):

A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

B. STANDARD EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements, or claims of easements, not shown by the public records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

C. SPECIAL EXCEPTIONS:

1. Taxes for the year 2000 and subsequent years.

New Property Code: Part of 03-09-300-007

Old Property Code: Part of 441 501A (1999 \$2,537.10)
1999 tax rate 6.82420
SGV \$39,483
EXEMPTION \$3,500
Lot Dimensions 178.62 Acres
Township Pecatonica

2. Title to that part of insured premises that may be within the bounds of any road or highway.
3. Easement to Central Illinois Electric and Gas Company as contained in instrument recorded in Book 775 on Page 559.