

TRACT: RI-0010
TITLE HOLDER: Wayne and Cheryl Coyne Trust
MAILING ADDRESS: 1220 127th Ave W
Milan, IL 61264
MORTGAGE LIENS: None
TENANT: None
OTHERS: None

PROPERTY LEGAL DESCRIPTION

The West Half (W 1/2) of the Southwest Quarter (SW 1/4), South of 127th Avenue West, also known as S.B.I. Rte. 3 (ILL. Rts 94-192), excepting therefrom the following described tract:

Commencing at a right-of-way monument located at the intersection of the southerly right-of-way line of S.B.I. Rte. 3 (ILL. Rts 94-192) and the East line of the West Half of the Southwest Quarter of said Section 11, thence Westerly along the Southerly right-of-way line of S.B.I. Rte. 3 (ILL. Rts 94-192) 322.8 feet; thence due North to a point on the centerline of said S.B.I. Rte. 3 (ILL. Rts 94-192) to the place of beginning of this tract; thence Westerly along the centerline of S.B.I. Rte. 3 (ILL. Rts 94-192) 294.4 feet; thence due South to a point which is 148.0 feet South of the southerly right-of-way line of S.B.I. Rte. 3 (ILL. Rts 94-192), thence Easterly and parallel to the southerly right-of-way line of S.B.I. Rte. 3 (ILL. Rts 94-192) 294.4 feet, thence due North to the place of beginning; in Section Eleven (11), Township Sixteen (16) North, Range Two (2) West of the Fourth Principal Meridian; Situated in Rock Island County, Illinois

EXCEPTING FROM the above Tract, that part Deeded to Department of Transportation, State of Illinois, shown in Order recorded December 23, 1997 as document number 97-29999.

FURTHER EXCEPTING therefrom the following described tract:

Part of the West Half of the Southwest Quarter of Section 11, Township 16 North, Range 2 West of the Fourth Principal Meridian, County of Rock Island, State of Illinois, more particularly described as follows:

Commencing at a five-eighths inch rebar with cap number 2279 found at the intersection of the South Right-of-Way of F.A.S. Route 1205 (formerly known as S.B.I. Route 3) (Illinois Route 94-192) and the East line of the West Half of said Southwest Quarter; thence North 89 degrees 59 minutes 56 seconds West along said South Right-of-Way line, a distance of 239.67 feet to the Point of Beginning; thence South 00 degree 08 minutes 06 seconds East, a distance of 138.78 feet; thence North 89 degrees 57 minutes 24 seconds West, a distance of 375.00 feet to the Southerly extension of the West line of that parcel conveyed and recorded as Document Number 97-11703 in the Rock Island County Recorder's Office; thence North 00 degree 08

minutes 06 seconds West along the Southerly extension of said West line, a distance of 7.56 feet to the South line of said parcel; thence South 89 degrees 59 minutes 56 seconds East along said South line, a distance of 295.00 feet to the East line of said parcel; thence North 00 degree 08 minutes 06 seconds West along said East line, a distance of 130.94 feet to said South Right-of-Way line; thence South 89 degrees 59 minutes 56 seconds East along said South Right-of-Way line, a distance of 80.00 feet to the Point of Beginning.

The above-described real estate contains 13,361 square feet, more or less. For the purpose of this description, the South Right-of-Way line of F.A.S. Route 1205 has an assigned bearing of North 89 degrees 59 minutes 56 seconds West.

EXCEPTING FROM the above Tract, that part Deeded to Department of Transportation, State of Illinois, shown in Order recorded December 23, 1997 as document number 97-29998 and rerecorded January 9, 1998 as document number 98-00638.

ELECTRIC TRANSMISSION EASEMENT LEGAL DESCRIPTION

A 150.00 foot wide Electric Line Easement, through, over and across that part of the above described "Premises", the centerline of which is described as follows:

Commencing at the southwest corner of said West Half of the Northwest Quarter; thence North 63 degrees 20 minutes 45 seconds East, assuming the west line of said West Half of the Northwest Quarter bears North 01 degree 11 minutes 30 seconds East, a distance of 990.65 feet to a point hereinafter referred to as Point "A"; thence South 25 degrees 48 minutes 32 seconds East, a distance of 969.27 feet more or less to the east line of said West Half of the Southwest Quarter and the point of beginning of the centerline to be described; thence return North 25 degrees 48 minutes 32 seconds West, a distance of 969.27 more or less to the east line of said West Half of the Southwest Quarter and the point of beginning of the centerline to be described; thence return North 25 degrees 48 minutes 32 seconds West, a distance of 969.27 feet to the aforementioned Point "A"; thence North 26 degrees 12 minutes 13 seconds West, a distance of 968.14 feet more or less to a north line of said "Premises" and said centerline there terminating.

The sidelines of said easement are to be prolonged or shortened to terminate at said north line and said east line of "Premises".

THE EASEMENT RIGHTS BEING SOUGHT ARE AS FOLLOWS:

1. A perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary poles, towers, wires, including other necessary equipment incident thereto (collectively "facilities") upon, over, along, and across certain property described below, together with the right to survey the property and the right to trim, cut down, and remove such trees, brush, saplings, and bushes as may interfere with the proper construction, maintenance, operation or removal of said lines upon, over, along, across, adjacent to and overhanging the premises as described on the attached Attachment "A" ("easement area"), and by this reference made a part hereof, together with the right to extend to any other party the use, jointly with the Grantee, of any structure(s) placed pursuant to the terms hereof, such lines to form a part of an electric

distribution and transmission system and including the right of ingress and egress to and from the same, and all the rights and privileges incident and necessary to the enjoyment of this easement.

2. Grantee shall have the irrevocable right to survey the property, to conduct engineering and associated investigations including, but not limited to, core boring and soil testing; to cut down, trim, spray or remove any trees or other vegetation growing in or adjacent to said easement area which, in the judgment of Grantee, may interfere with or endanger said facilities; and to install access gates to said easement area in the fences on the property of Grantor.

3. Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences, or other property, real or personal, of the Grantor by the construction, reconstruction, maintenance, operation, replacement or removal of the facilities, (except for damage to property placed subsequent to the granting of this easement), that Grantee determines interferes with the operation and maintenance of the facilities and associated equipment. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the easement area is expected and not considered damage to the Grantor.

4. Subject to the rights of the Grantee granted herein, Grantor shall have the right to cultivate, use and occupy the land. No brush or other inflammable materials shall be deposited, or accumulated or burned within the easement area.

5. Grantor agrees that it will not construct or place any permanent or temporary buildings, structures, including but not limited to fences, trees, plants, wells or other objects on the easement area described herein, or make any changes in ground elevation without written permission from Grantee indicating that said construction or ground elevation changes will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its facilities, and that no act shall be performed which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Illinois Commerce Commission.

OWNER

WAYNE E. COYNE & CHERYL L. COYNE

EASEMENT AREA

6.28± ACRES

EXISTING PROPERTY DESCRIPTION (PREMISES):

The West One-Half (W 1/2) of the Northwest Quarter (NW 1/4), North of 127th Avenue West and East of 14th Street West, excepting therefrom the following described tract: Beginning at the northwest corner of the said Northwest Quarter (NW 1/4); thence South eighty-nine degrees two minutes three seconds East (S 8902°03" E) along the North line of the said Northwest Quarter (NW 1/4) six hundred fifty-eight and thirty-six one-hundredths (658.36) feet to the northeast corner of the said West One-Half (W 1/2); thence South zero degrees zero minutes twenty-eight seconds East (S 0000°28" E) along the East line of the said West One-Half (W 1/2) one thousand three hundred twenty-four and seventy-two one-hundredths (1324.72) feet to the southeast corner of the said West One-Half (W 1/2); thence North eighty-nine degrees seventeen minutes fifteen seconds West (N 8917°15" W) along the South line of the said West One-Half (W 1/2) six hundred fifty-eight and fifty one-hundredths (658.50) feet to the West line of the Northwest Quarter (NW 1/4) of said Section Eleven (11); thence North zero degrees zero minutes zero seconds East (N 0000°00" E) along the said West Line one thousand three hundred twenty-seven and sixty-three one-hundredths (1327.63) feet to the point of beginning; in Section Eleven (11), Township Sixteen (16) North, Range Two (2) West of the Fourth Principal Meridian; Situated in Rock Island County, Illinois.

AND

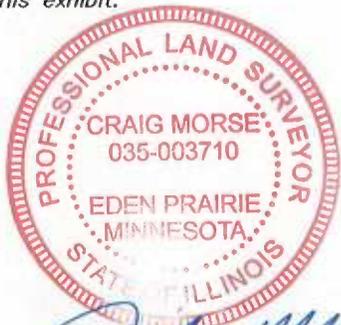
The West One-Half (W 1/2) of the Southwest Quarter (SW 1/4), South of 127th Avenue West, also known as S.B.I. Rte. 3 (ILL. Rts 94-192), excepting therefrom the following described tract: Commencing at a R O W Monument located at the intersection of the Southerly R O W Line of S.B.I. Rte. 3 (ILL. Rts 94-192) and the East line of the West Half of the Southwest Quarter of said Section 11, thence Westerly along the Southerly R O W Line of S.B.I. Rte. 3 (ILL. Rts 94-192) 322.8 feet; thence due North to a point on the centerline of said S.B.I. Rte. 3 (ILL. Rts 94-192) to the place of beginning of this tract; thence Westerly along the centerline of S.B.I. Rte. 3 (ILL. Rts 94-192) 294.4 feet; thence due South to a point which is 148.0 feet South of the Southerly R O W Line of S.B.I. Rte. 3 (ILL. Rts 94-192), thence Easterly and parallel to the Southerly R O W Line of S.B.I. Rte. 3 (ILL. Rts 94-192) 294.4 feet, thence due North to the place of beginning; in Section Eleven (11), Township Sixteen (16) North, Range Two (2) West of the Fourth Principal Meridian; Situated in Rock Island County, Illinois. And also excepting therefrom the following described tract: Part of the West Half of the Southwest Quarter of Section 11, Township 16 North, Range 2 West of the Fourth Principal Meridian, County of Rock Island, State of Illinois, more particularly described as follows: Commencing at a five-eighths inch rebar with cap number 2279 found at the intersection of the South Right-of-Way of F.A.S. Route 1205 (formerly known as S.B.I. Route 3) (Illinois Route 94-192) and the East line of the West Half of said Southwest Quarter; thence North 89 degrees 59 minutes 56 seconds West along said South Right-of-Way line, a distance of 239.67 feet to the Point of Beginning; thence South 00 degree_ 08 minutes 06 seconds East, a distance of 138.78 feet; thence North 89 degrees 57 minutes 24 seconds West, a distance of 375.00 feet to the Southerly extension of the West line of that parcel conveyed and recorded as Document Number 97-11703 in the Rock Island County Recorder's Office; thence North 00 degrees 08 minutes 06 seconds West along the Southerly extension of said West line, a distance of 7.56 feet to the South line of said parcel; thence South 89 degrees 59 minutes 56 seconds East along said South line, a distance of 295.00 feet to the East line of said parcel; thence North 00 degree_ 08 minutes 06 seconds West along said East line, a distance of 130.94 feet to said South Right-of-Way line; thence South 89 degrees 59 minutes 56 seconds East along said South Right-of-Way line, a distance of 80.00 feet to the Point of Beginning.

ELECTRIC LINE EASEMENT DESCRIPTION (EASEMENT AREA):

A 150.00 foot Electric Line Easement, through, over and across that part of the above described "Premises", the centerline of which is described as follows:

Commencing at the southwest corner of said West Half of the Northwest Quarter; thence North 63 degrees 20 minutes 45 seconds East, assuming the west line of said West Half of the Northwest Quarter bears North 01 degree 11 minutes 30 seconds East, a distance of 990.65 feet to a point hereinafter referred to as Point "A"; thence South 25 degrees 48 minutes 32 seconds East, a distance of 969.27 feet more or less to the east line of said West Half of the Southwest Quarter and the point of beginning of the centerline to be described; thence return North 25 degrees 48 minutes 32 seconds West, a distance of 969.27 feet to the aforementioned Point "A"; thence North 26 degrees 12 minutes 13 seconds West, a distance of 968.14 feet more or less to a north line of said "Premises" and said centerline there terminating.

The sidelines of said easement are to be prolonged or shortened to terminate at said north line and said east line of "Premises" all as shown on sheet 1 of 2 sheets of this exhibit.



[Handwritten Signature]
SIGNATURE
1/22/15
DATE

License expires 11-30-16



Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoodps.com

MIDAMERICAN ENERGY COMPANY	
ROCK ISLAND COUNTY SECTION 11, T-16N, R-02W	
DRAWN BY: SRS	DATE: 01/22/15
CHECKED: CDH	SCALE: N/A
APPROVED: CDH	
Attachment A	RI-0010-R