

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT

ORDER # 2018-00890COM

EXHIBIT "A" Legal Description

PARCEL 1:

LOT 1 AND LOT 2 IN VALLEY VIEW SECOND SUBDIVISION PHASE III, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, ALL IN TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 16, 2013 AS DOCUMENT NUMBER 2013-20634 IN ROCK ISLAND COUNTY, ILLINOIS.

PARCEL 2:

AN EASEMENT FOR STORM WATER FACILITIES AS GRANTED BY EASEMENT AGREEMENT DATED MAY 8, 2007 AND RECORDED MAY 9, 2007 AS DOCUMENT NO. 2007-10476, OVER AND ACROSS THE FOLLOWING DESCRIBED 2 TRACTS OF LAND:

POND A EASEMENT:

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14 AND PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4TH P.M.; SITUATED IN THE CITY OF MOLINE, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 14; THENCE SOUTH 89°23'49" EAST ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 80.00 FEET TO THE EAST RIGHT OF WAY LINE OF 60TH STREET; THENCE NORTH 00°32'17" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1,429.55 FEET TO THE NORTHERLY LINE OF PROPOSED VALLEY VIEW SECOND SUBDIVISION, LOT 1; THENCE SOUTH 89°08'46" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 495.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°08'46" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 30 FEET; THENCE SOUTH 00°51'14" WEST, A DISTANCE OF 118.94 FEET; THENCE NORTH 87°58'51" EAST, A DISTANCE OF 5.44 FEET; THENCE SOUTH 24°44'46" EAST, A DISTANCE OF 79.34 FEET; THENCE SOUTH 81°59'04" EAST, A DISTANCE OF 118.96 FEET; THENCE NORTH 85°18'08" EAST, A DISTANCE OF 109.56 FEET; THENCE NORTH 39°36'43" EAST, A DISTANCE OF 102.07 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 7.43 FEET; THENCE NORTH 00°51'14" EAST, A DISTANCE OF 114.74 FEET TO SAID NORTHERLY LINE; THENCE SOUTH 89°08'46" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°51'41" WEST, A DISTANCE OF 114.30 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 14.85 FEET; THENCE SOUTH 30°08'45" EAST, A DISTANCE OF 109.16 FEET; THENCE NORTH 89°19'02" EAST, A DISTANCE OF 203.41 FEET; THENCE NORTH 39°49'06" EAST, A DISTANCE OF 90.91 FEET; THENCE NORTH 75°44'01" EAST, A DISTANCE OF 12.29 FEET; THENCE NORTH 00°51'14" EAST, A DISTANCE OF 115.30 FEET TO SAID NORTHERLY LINE; THENCE SOUTH 89°08'46" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°51'14" WEST, A DISTANCE OF 116.32 FEET; THENCE SOUTH 77°29'03" EAST, A DISTANCE OF 3.38 FEET; THENCE SOUTH 40°04'53" EAST, A DISTANCE OF 83.13 FEET; THENCE SOUTH 81°02'12" EAST, A DISTANCE OF 128.11 FEET; THENCE NORTH 87°49'00"

Underwriter: **FIDELITY NATIONAL TITLE INSURANCE COMPANY**
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EAST, A DISTANCE OF 74.42 FEET; THENCE SOUTH 00°16'17" EAST, A DISTANCE OF 35.67 FEET, TO THE SOUTHEASTERLY LINE OF SAID PROPOSED VALLEY VIEW SECOND SUBDIVISION, LOT 1; THENCE SOUTH 48°40'49" EAST, A DISTANCE OF 107.60 FEET; THENCE SOUTH 78°45'12" EAST, A DISTANCE OF 122.68 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF A WETLAND MITIGATION SITE AS DESCRIBED IN DOCUMENT NO. 98-03763 AND RECORDED IN ROCK ISLAND COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°35'54" WEST, ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE, A DISTANCE OF 15.26 FEET TO A POINT 3.75 FEET NORTH OF THE NORTHEAST COMER OF SAID WETLAND MITIGATION SITE; THENCE NORTH 78°45'12" WEST, A DISTANCE OF 129.53 FEET; THENCE NORTH 48°40'49" WEST, A DISTANCE OF 122.24 FEET, TO THE SOUTHEASTERLY LINE OF SAID PROPOSED VALLEY VIEW SECOND SUBDIVISION, LOT 1; THENCE SOUTH 76°35'56" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 65.63 FEET; THENCE SOUTH 64°54'05" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 141.10 FEET; THENCE SOUTH 25°36'08" WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 28.60 FEET; THENCE SOUTH 58°54'28" WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 23.67 FEET; THENCE NORTH 89°03'28" WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 55.32 FEET; THENCE NORTH 67°34'34" WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 38.86 FEET; THENCE NORTH 46°34'54" WEST, A DISTANCE OF 28.96 FEET; THENCE NORTH 21°23'19" WEST, A DISTANCE OF 33.71 FEET; THENCE NORTH 71°35'00" WEST, A DISTANCE OF 53.89 FEET; THENCE SOUTH 73°10'16" WEST, A DISTANCE OF 233.13 FEET; THENCE SOUTH 74°47'46" WEST, A DISTANCE OF 107.14 FEET; THENCE SOUTH 65°56'14" WEST, A DISTANCE OF 175.18 FEET; THENCE NORTH 77°58'24" WEST, A DISTANCE OF 184.99 FEET; THENCE NORTH 68°16'31" WEST, A DISTANCE OF 91.01 FEET; THENCE NORTH 01°51'27" EAST, A DISTANCE OF 171.38 FEET; THENCE NORTH 73°49'34" EAST, A DISTANCE OF 102.91 FEET; THENCE NORTH 22°50'07" EAST, A DISTANCE OF 70.87 FEET; THENCE NORTH 87°58'51" EAST, A DISTANCE OF 8.66 FEET; THENCE NORTH 00°51'14" EAST, A DISTANCE OF 120.48 FEET TO THE POINT OF BEGINNING.

FOR THE PURPOSE OF THIS DESCRIPTION THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14 IS ASSUMED TO HAVE A BEARING OF SOUTH 89°23'49" EAST.

POND B EASEMENT:

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14 AND PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 4TH P.M.; SITUATED IN THE CITY OF MOLINE, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE NORTH 88°34'03" EAST ALONG THE SOUTH LINE OF THE WEST HALF OF SAID SECTION 13, A DISTANCE OF 505.13 FEET TO THE EAST LINE OF A WETLAND MITIGATION SITE AS DESCRIBED IN DOCUMENT NO. 98-03763 RECORDED IN THE ROCK ISLAND COUNTY RECORDER'S OFFICE; THENCE NORTH 00°35'54" EAST ALONG SAID EAST LINE, A DISTANCE OF 351.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°35'54" EAST ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°23'30" EAST, A DISTANCE OF 124.69 FEET; THENCE NORTH 48°55'34" EAST, A DISTANCE OF 329.33 FEET; THENCE NORTH 35°10'43" WEST, A DISTANCE OF 14.67 FEET; THENCE NORTH 04°50'34" WEST, A DISTANCE OF 66.47 FEET; THENCE NORTH 00°38'16" WEST,

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A DISTANCE OF 123.81 FEET; THENCE NORTH 43°23'18" EAST A DISTANCE OF 39.88 FEET; THENCE NORTH 29°08'46" WEST, A DISTANCE OF 60.83 FEET; THENCE NORTH 00°51'14" EAST, A DISTANCE OF 168.12 FEET TO THE NORTHERLY LINE OF PROPOSED VALLEY VIEW SECOND SUBDIVISION, LOT 2; THENCE SOUTH 89°08'46" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°51'14" WEST, A DISTANCE OF 160.09 FEET; THENCE SOUTH 29°08'46" EAST, A DISTANCE OF 61.43 FEET; THENCE SOUTH 86°31'45" EAST, A DISTANCE OF 143.65 FEET; THENCE NORTH 32°51'14" EAST, A DISTANCE OF 70.81 FEET; THENCE NORTH 00°51'14" EAST, A DISTANCE OF 159.79 FEET TO SAID NORTHERLY LINE; THENCE SOUTH 89°08'46" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°51'14" WEST, A DISTANCE OF 168.40 FEET; THENCE SOUTH 32°51'14" WEST, A DISTANCE OF 72.20 FEET; THENCE SOUTH 66°06'14" EAST, A DISTANCE OF 86.95 FEET; THENCE NORTH 86°38'14" EAST, A DISTANCE OF 72.09 FEET; THENCE SOUTH 34°58'05" EAST, A DISTANCE OF 62.78 FEET; THENCE SOUTH 01°50'16" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 25°29'13" WEST, A DISTANCE OF 65.58 FEET; THENCE SOUTH 82°24'48" WEST, A DISTANCE OF 64.06 FEET; THENCE NORTH 86°31'53" WEST, A DISTANCE OF 291.20 FEET; THENCE NORTH 35°10'43" WEST, A DISTANCE OF 13.38 FEET; THENCE SOUTH 48°55'34" WEST, A DISTANCE OF 333.49 FEET; THENCE NORTH 89°23'30" WEST, A DISTANCE OF 130.40 FEET TO THE POINT OF BEGINNING.

FOR THE PURPOSE OF THIS DESCRIPTION THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13 IS ASSUMED TO HAVE A BEARING OF NORTH 88°34'30" EAST.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE CROSS ACCESS, PRIVATE UTILITY, TEMPORARY CONSTRUCTION AND SIGN EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN SAM'S REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, AND MENARD, INC., A WISCONSIN CORPORATION, DATED SEPTEMBER 18, 2013 RECORDED SEPTEMBER 24, 2013 AS DOCUMENT NUMBER 2013- 21219 IN ROCK ISLAND COUNTY, ILLINOIS.