

KEELSTONE TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Commitment Number: KT-2026-44817

Effective Date: March 10, 2026 at 8:00 A.M.

Issuing Office: Keelstone Title Insurance Company

1. Policies to be issued:

(a) ALTA Owner's Policy (6/17/06) [T-1]

Proposed Insured: 1450 Commerce Owner, LLC

Proposed Amount of Insurance: \$2,400,000.00

(b) ALTA Loan Policy (6/17/06) [T-2]

Proposed Insured: Stonepath Bank, N.A., its successors and/or assigns as their interests may appear

Proposed Amount of Insurance: \$1,800,000.00

2. The estate or interest in the Land described or referred to in this Commitment is: Fee Simple

3. Title to the estate or interest in the Land is at the Effective Date vested in:

Cardinal Commerce Partners, LLC, an Illinois limited liability company

4. The Land referred to in this Commitment is described as follows:

Lot 7, Block 3, CARDINAL BUSINESS PARK, according to the plat thereof recorded in Plat Book 48, Page 22, of the Public Records of Sangamon County, Illinois.

SCHEDULE B - SECTION II

EXCEPTIONS

The Policy will not insure against loss or damage by reason of the following:

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

2. Ten-foot (10') public utility easement along the West and North lot lines of the subject property as shown on the recorded plat (Plat Book 48, Page 22).

3. Ingress and egress easement per Document No. 2015-1122, recorded in the Public Records of Sangamon County, Illinois.