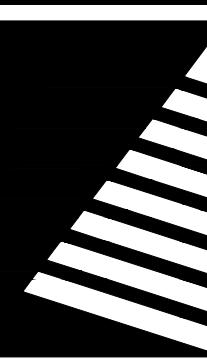


ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHEAST 1/4 OF SECTION 23 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE 3RD PRINCIPAL MERIDIAN
SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS

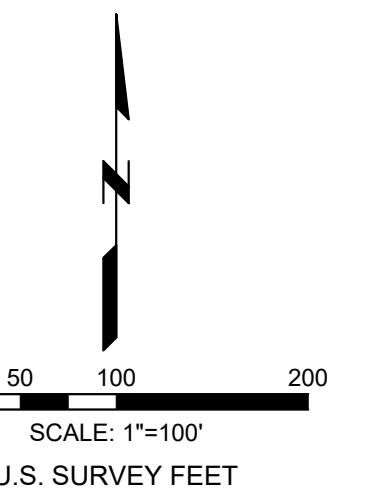


Farnsworth
GROUP

2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE: # DATE: DESCRIPTION:
1 10/23/2023 REVISED PER UPDATED TITLE
WORK PROVIDED



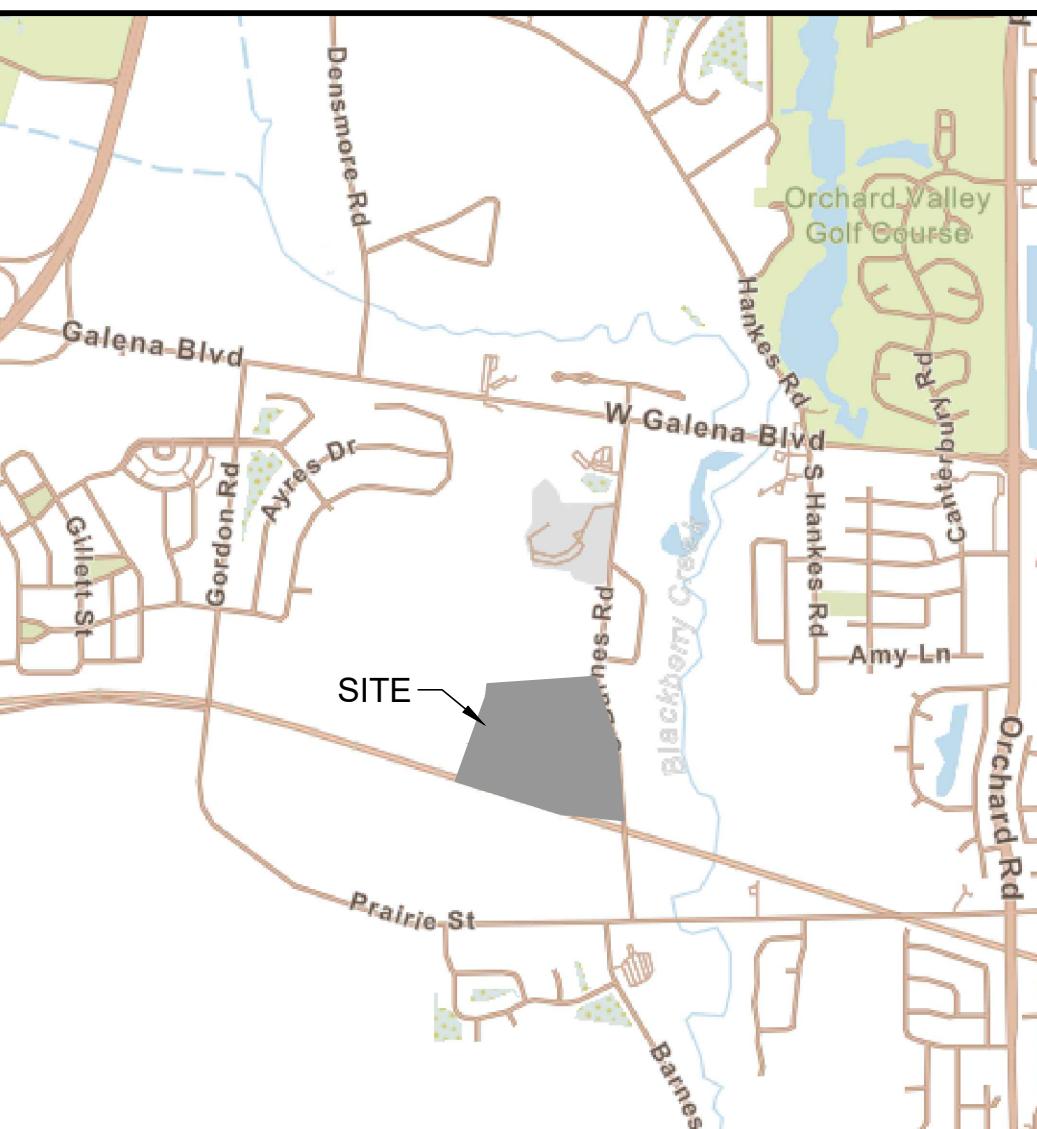
BASIS OF BEARINGS IS ILLINOIS STATE PLANE COORDINATE SYSTEM,
EAST ZONE, NAD 83, 2011 ADJUSTMENT

LEGEND

EX	EXISTING MONUMENT
REF	REFERENCE MONUMENT
○	IRON PIPE
●	IRON ROD
+	PK NAIL
□	WOOD POST
SIGN	SIGN
G	GAS LINE MARKER POST
FO	COMMUNICATIONS PEDESTAL
FO	FIBER OPTIC LINE MARKER POST
FO	FIBER OPTIC PEDESTAL
FO	UTILITY POLE
FO	UTILITY POLE WITH DROP
FO	UTILITY POLE WITH TRANSFORMER
W	WATER MANHOLE
W	WATER METER
W	WATER VALVE
W	FIRE HYDRANT
W	STORM MANHOLE
W	STORM SEWER LINE
W	COMMUNICATION LINE
W	OVERHEAD UTILITY LINE
W	NATURAL GAS LINE
W	GROUND CONTOUR WITH ELEVATION
ST	POINT OF BEGINNING
T	POINT OF COMMENCEMENT
OU	PREVIOUS PLAT OR DEED CALL
G	MEASURED BEARING AND DISTANCE
67	APPARENT R.O.W. LINE
P.O.B.	SECTION LINE
P.O.C.	SUBJECT PROPERTY BOUNDARY
(S89°21'26"W 446.71') (S89°21'55"W 446.72') (R)	PARCEL LINE
(8)	SCHEDULE B II EXCEPTIONS LOCATION
(8)	TREE LINE

PROJECT: Renewable Properties Solar

South Barnes Road



Kane County, Illinois

Date: 10-16-23
Design/Drawn: DJM
Reviewed: PEB
Field Book No.: 3413/15
Project No.: 0230932.00

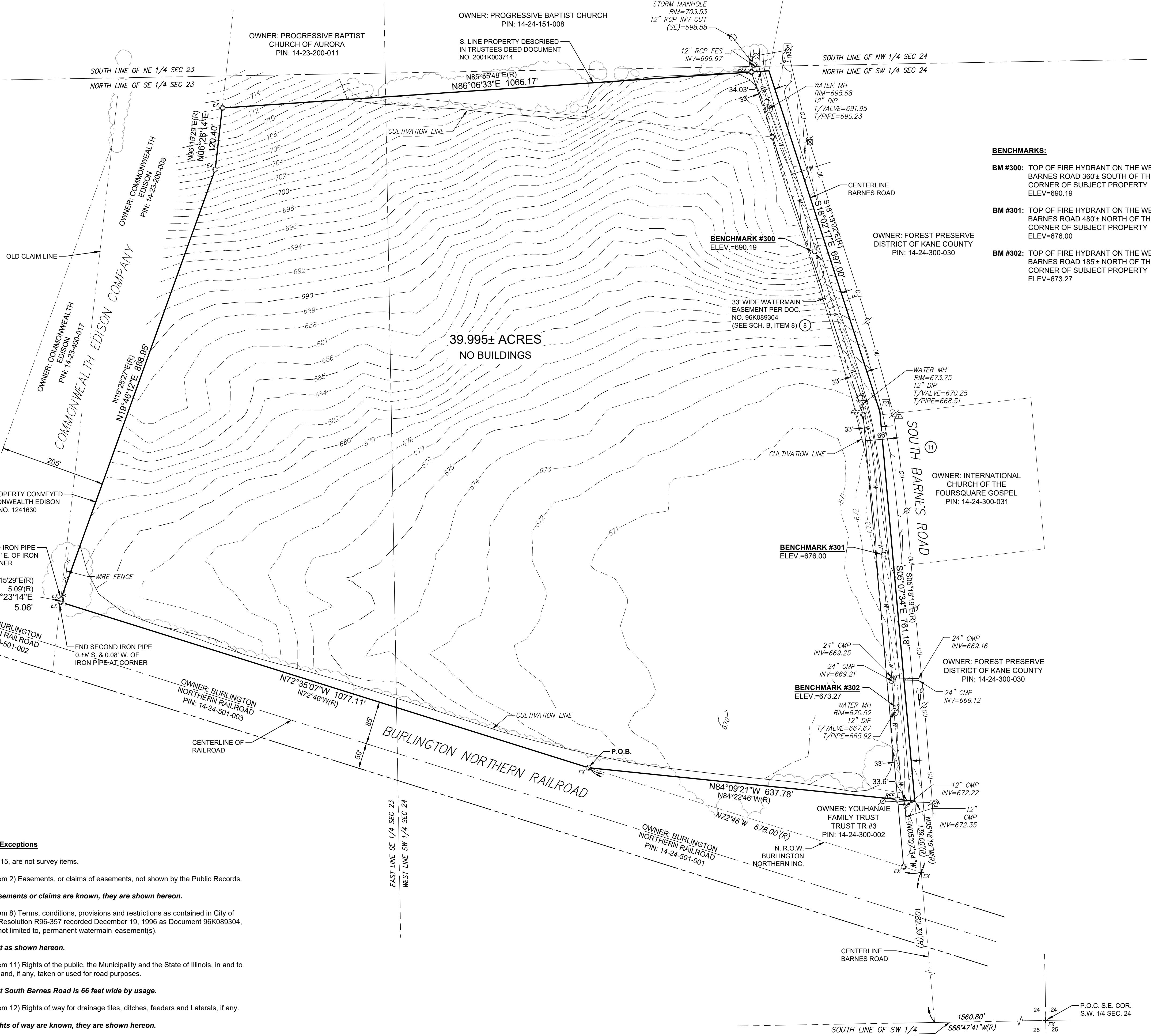
SHEET TITLE: ALTA/NSPS LAND
TITLE SURVEY

SHEET NUMBER:

1

of 3

File No.: 24-9378



Location Map
Not to Scale

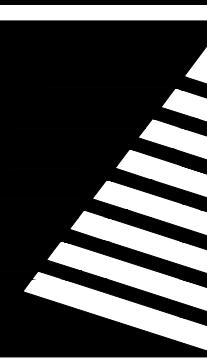
1

of 3

File No.: 24-9378

ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHEAST 1/4 OF SECTION 23 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE 3RD PRINCIPAL MERIDIAN
SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS



Farnsworth
GROUP

2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE: # DATE: DESCRIPTION:
1 10/23/2023 REVISED PER UPDATED TITLE
WORK PROVIDED

0 50 100 200
SCALE: 1"=100'
U.S. SURVEY FEET

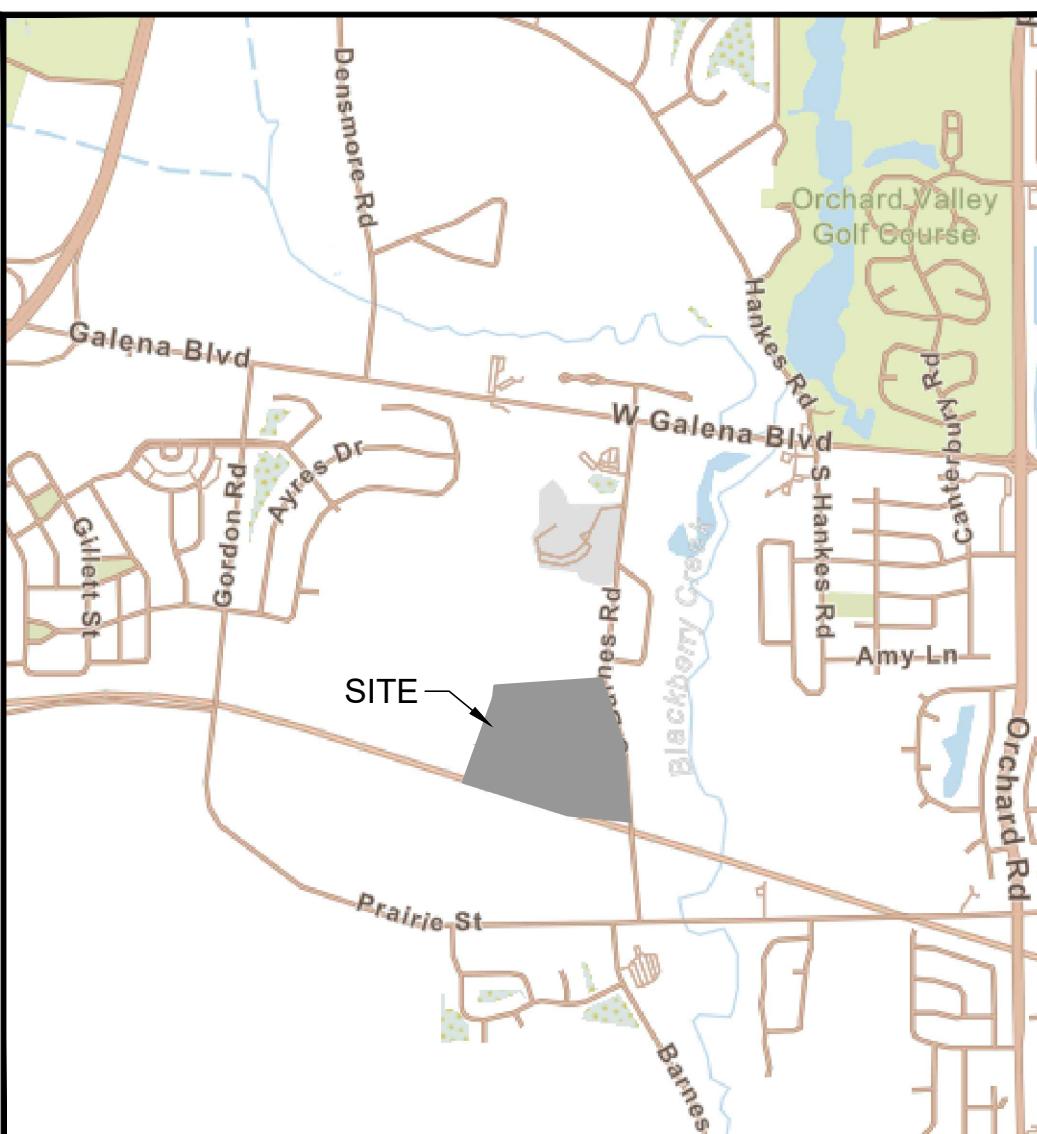
BASIS OF BEARINGS IS ILLINOIS STATE PLANE COORDINATE SYSTEM,
EAST ZONE, NAD 83, 2011 ADJUSTMENT

LEGEND

EX	EXISTING MONUMENT
REF	REFERENCE MONUMENT
○	IRON PIPE
●	IRON ROD
+	PK NAIL
□	WOOD POST
SIGN	SIGN
G	GAS LINE MARKER POST
FO	COMMUNICATIONS PEDESTAL
FO	FIBER OPTIC LINE MARKER POST
FO	FIBER OPTIC PEDESTAL
FO	UTILITY POLE
FO	UTILITY POLE WITH DROP
FO	UTILITY POLE WITH TRANSFORMER
W	WATER MANHOLE
W	WATER METER
W	WATER VALVE
W	FIRE HYDRANT
W	STORM MANHOLE
ST	STORM SEWER LINE
T	COMMUNICATION LINE
OU	OVERHEAD UTILITY LINE
G	NATURAL GAS LINE
67	GROUND CONTOUR WITH ELEVATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(S89°21'26"W 446.71') (S89°21'55"W 446.72') (R)	PREVIOUS PLAT OR DEED CALL
8	MEASURED BEARING AND DISTANCE
8	APPARENT R.O.W. LINE
8	SECTION LINE
8	SUBJECT PROPERTY BOUNDARY
8	PARCEL LINE
8	SCHEDULE B II EXCEPTIONS LOCATION
8	TREE LINE
8	TOP OF TREE ELEVATION
8	TREE HEIGHT

PROJECT: Renewable Properties Solar

South Barnes Road



Kane County, Illinois

Date: 10-16-23
Design/Drawn: DJM
Reviewed: PEB
Field Book No.: 3413/15
Project No.: 0230932.00

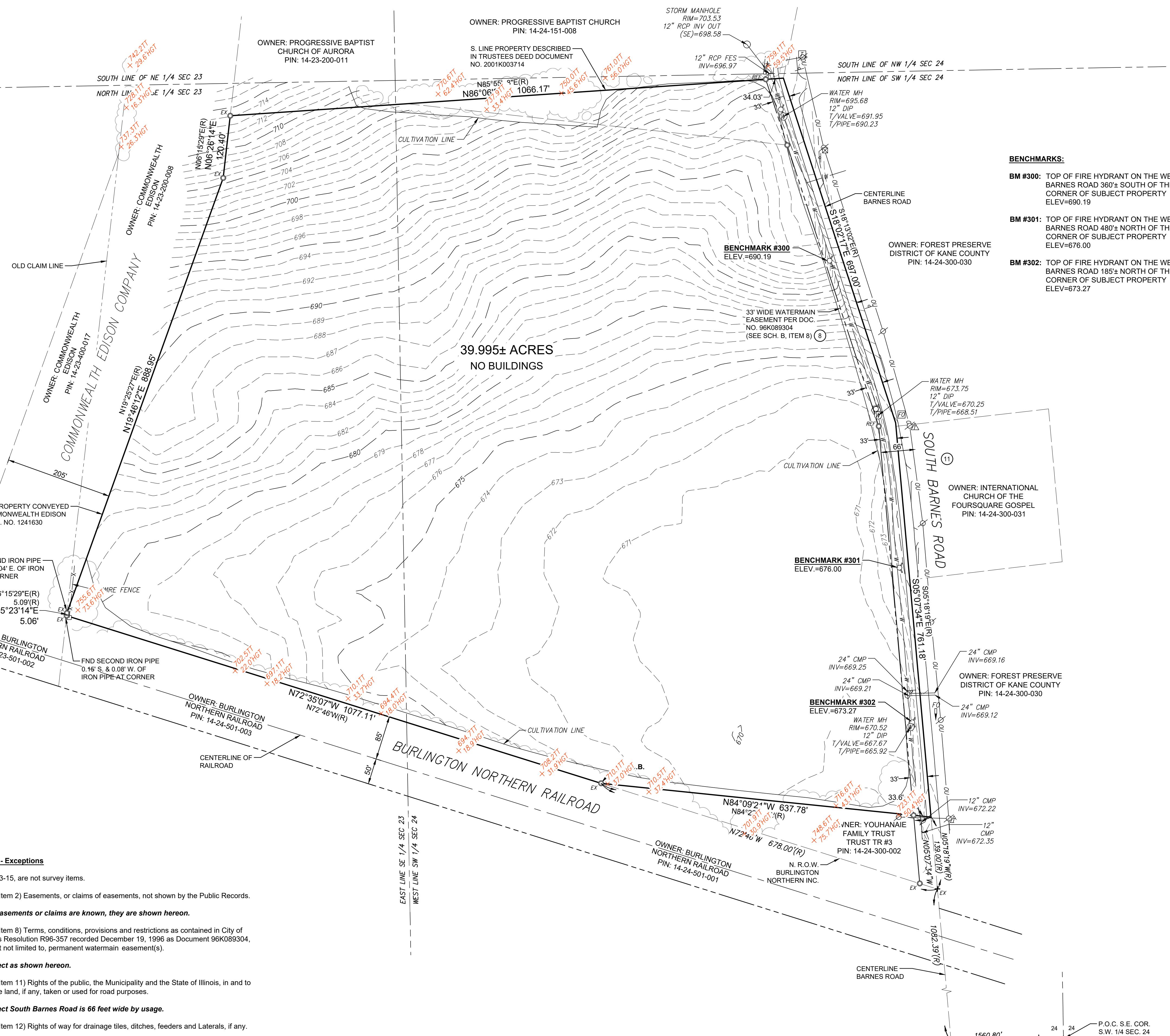
SHEET TITLE: ALTA/NSPS LAND
TITLE SURVEY

SHEET NUMBER:

2

of 3

File No.: 24-9378



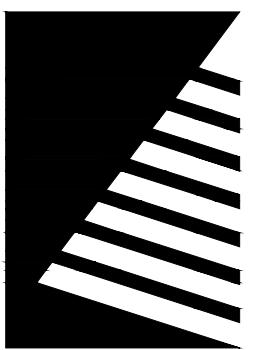
Location Map
Not to Scale

PARCEL: 14-23-400-026
14-24-300-001
14-24-151-006
SE 1/4, SEC 23, T38N, R7E, 3RD PM
SW 1/4, SEC 24, T38N, R7E, 3RD PM

24-9378

ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHEAST 1/4 OF SECTION 23 AND SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE 3RD PRINCIPAL MERIDIAN
SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS



Farnsworth
GROUP

2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE: # DATE: DESCRIPTION:
1 10/23/2023 REVISED PER UPDATED TITLE
WORK PROVIDED

To: Renewable Properties, LLC, RLC Ventures, LLC and First American Title Insurance Company.

SURVEYOR'S CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c) 8, 9, 10, 11, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on August 29, 2023.

Description of Property

THAT PART OF THE EAST 1/2 OF SECTION 23 AND THAT PART OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 88 DEGREES 47 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1560.80 FEET TO THE CENTER LINE OF BARNES ROAD; THENCE NORTH 5 DEGREES 18 MINUTES 19 SECONDS WEST ALONG SAID CENTERLINE 1082.39 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN INC (FORMERLY KNOWN AS THE BURLINGTON RAILROAD COMPANY) LANDS RUNNING WESTERLY, SAID NORTHERLY RIGHT OF WAY BEING 85.0 FEET NORMALLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID RAILROAD; THENCE NORTH 72 DEGREES 46 MINUTES WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 678.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 72 DEGREES 46 MINUTES WEST ALONG SAID RIGHT OF WAY LINE 1077.11 FEET TO AN OLD CLAIM LINE; THENCE NORTH 6 DEGREES 15 MINUTES 29 SECONDS EAST ALONG SAID CLAIM LINE 5.0 FEET TO AN EASTERNLY LINE OF PROPERTY CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. 1241630; THENCE NORTH 19 DEGREES 25 MINUTES 27 SECONDS EAST ALONG SAID EASTERNLY LINE 888.8 FEET TO AN ANGLE POINT IN SAID EASTERNLY LINE; THENCE NORTH 6 DEGREES 15 MINUTES 29 SECONDS EAST ALONG SAID EASTERNLY LINE 120.40 FEET TO THE SOUTH LINE OF PROPERTY DESCRIBED IN DOCUMENT NO. 2001K003714; THENCE NORTH 85 DEGREES 55 MINUTES 48 SECONDS EAST 1066.17 FEET TO THE CENTERLINE OF BARNES ROAD; THENCE SOUTH 18 DEGREES 13 MINUTES 02 SECONDS EAST 697.0 FEET TO AN ANGLE POINT IN SAID CENTERLINE; THENCE SOUTH 5 DEGREES 18 MINUTES 19 SECONDS EAST ALONG SAID CENTERLINE 761.18 FEET TO A POINT THAT IS 139.0 FEET NORTHERLY OF SAID RAILROAD; THENCE NORTH 84 DEGREES 22 MINUTES 46 SECONDS WEST 637.78 FEET TO THE POINT OF BEGINNING, ALL IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

FARNSWORTH GROUP, INC.
2709 McGraw Drive
Bloomington, IL 61704



By: Brent A. Bazan
Professional Land Surveyor No. 3715

DATE: EXP. DATE: 11-30-2024
DESIGN FIRM REGISTRATION NO. 184-001856

NOTE:

The word "Certify" is defined as follows for this plat: "A Design Professional's opinion based on his or her observation of conditions, knowledge, information and beliefs. It is expressly understood that the Design Professional's certification of a condition's existence relieves no other party of any responsibility or obligation he or she has accepted by contract or custom."

Table A ALTA/NSPS Notes:

1. Item 1: Monuments are as shown on this survey.
2. Item 2: According to the Kane County GIS website, no address has been assigned to this property. Parcel Nos. (PIN) 14-24-300-001, 14-23-400-026 & 14-24-151-006.
3. Item 3: A portion of this property lies within Zone X-shaded (0.2% Annual Chance Flood Hazard) according to the Federal Emergency Management Agency's National Flood Insurance Rate Map for Kane County, Illinois, Community No. 170896, Map No. 170896C0319H dated August 3, 2009.
4. Item 4: The subject property contains 39.995 acres, more or less.
5. Item 5: The basis for bearings as measured during this survey is Illinois State Plane East None, NAD 83. Elevations based on GPS observations relative to NAVD 88 datum.
6. Items 6(a)(b): According to the online zoning map for Kane County (<https://www.countykane.org/FDER/Pages/development/zoneAtlas/pdfs/SU/SU24.pdf>), this property is zoned F (Farming District). No other zoning information was provided.
7. Items 7(a)(b)(c): There currently are no buildings on the subject property.
8. Item 8: Substantial features observed in the process of conducting the fieldwork are shown hereon.
9. Item 9: There are no designated parking spaces on the subject property.
10. Item 10: There are no division or party walls located on the subject property.
11. Item 11(a)(b): The utilities are shown from visible above ground appurtenances. The exact location of said utilities should be verified in the field prior to any construction.
12. Item 13: The names of adjoining owners according to current tax record are shown hereon.
14. Item 14: The subject property is located on the Westside of South Barnes Road, approximately 0.5 mile south of Galena Boulevard in unincorporated Sugar Grove Township, Kane County, Illinois.
16. Item 16: At the time of our fieldwork no evidence of earth-moving work, building construction, or building additions was observed.
17. Item 17: No evidence was provided for changes in street right-of-way lines. There was no recent street or sidewalk repairs observed during our fieldwork.
18. Item 18: We find no plottable offsite easements in the documents provided.
19. Item 19: As it pertains to insurance, this item is not shown hereon and has already been provided to the client.

General Notes:

1. This survey was made in accordance with First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-1181701-NAS, Policy No. 27-03-06-282758 dated June 6, 2023. Therefore, if there are any other agreements or easements of record affecting the property which is the subject matter of this survey plat which are not shown through said commitment, we would be unaware of same and thus, they would not be shown hereon.
2. This property is accessed from Barnes Road, a public roadway.
3. The subject property is located in unincorporated Kane County, Illinois.
4. There are no above ground encroachments, unless shown hereon.

UTILITY COMPANIES LISTED ON J.U.L.I.E. (811) ONE CALL TICKET #X232271300-00X.
NO CONTACT INFORMATION WAS LISTED FOR ANY OF THE FOLLOWING UTILITY COMPANIES:

ATTD5A = ATT/DISTRIBUTION
AURA0A = AURORA, CITY OF
CECO0A = COMED
COMC0A = COMCAST
NICR0A = NICOR GAS
USIC0A = USIC LOCATING SERVICES

PROJECT: Renewable Properties Solar

South Barnes Road

Kane County, Illinois

Date: 10-16-23
Design/Drawn: DJM
Reviewed: PEB
Field Book No.: 3413/15
Project No.: 0230932.00

SHEET TITLE:

ALTA/NSPS LAND
TITLE SURVEY

SHEET NUMBER:

3
of 3

PARCEL: 14-23-400-026
14-24-300-001
14-24-151-006
SE 1/4, SEC 23, T38N, R7E, 3RD PM
SW1/4, SEC 24, T38N, R7E, 3RD PM

File No.:

24-9378