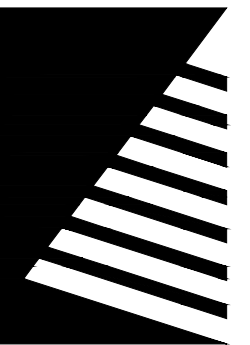


ALTA/NSPS LAND TITLE SURVEY

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

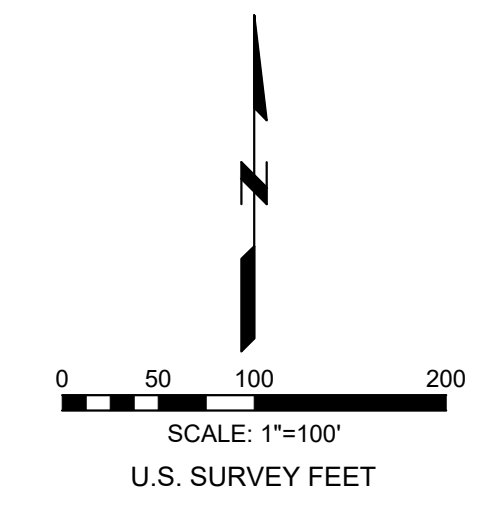


Farnsworth
GROUP

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BLOOMINGTON, ILLINOIS 61704
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Engineers | Architects | Surveyors | Scientists

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



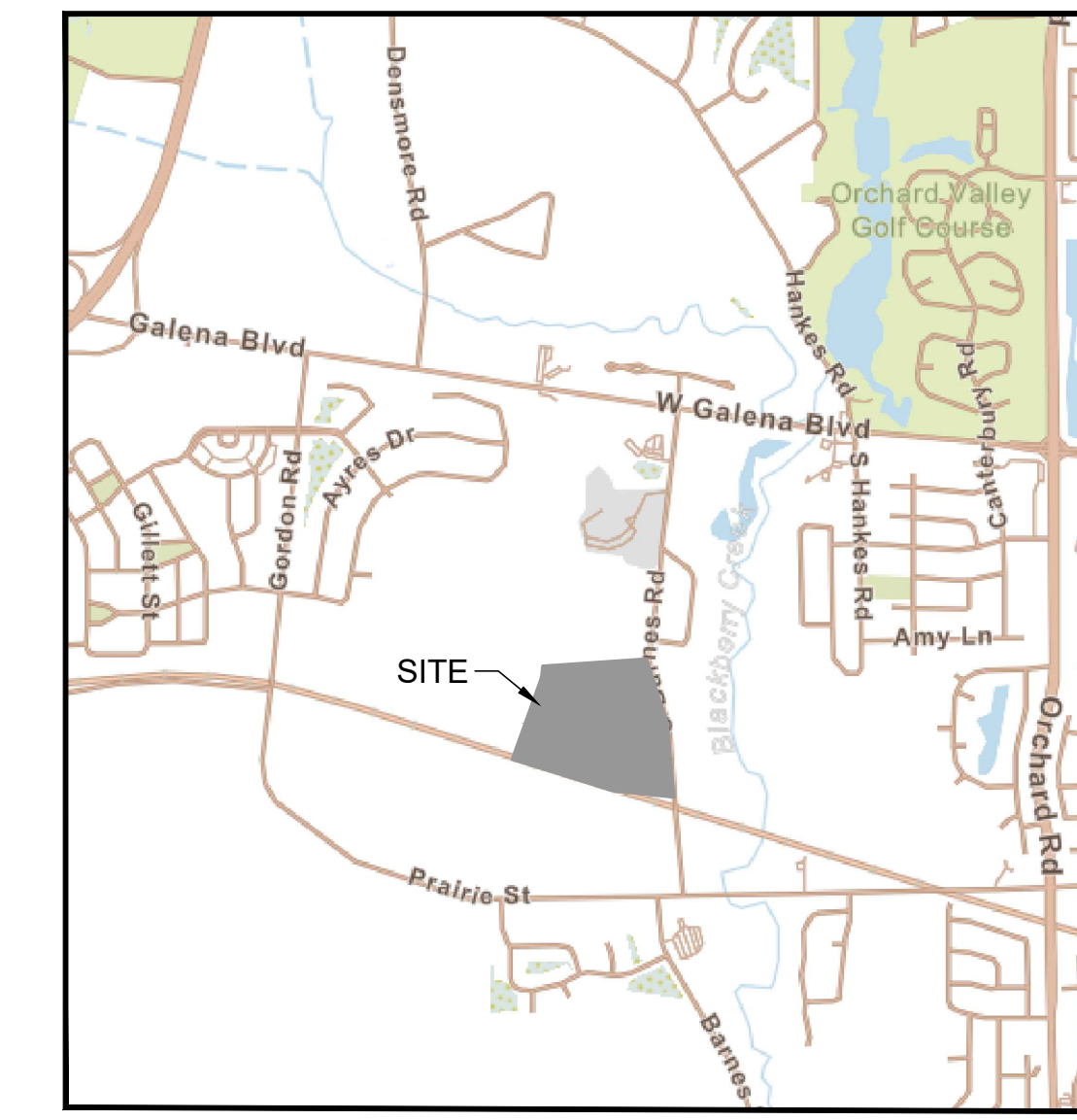
BASIS OF BEARINGS IS ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, 2011 ADJUSTMENT

LEGEND

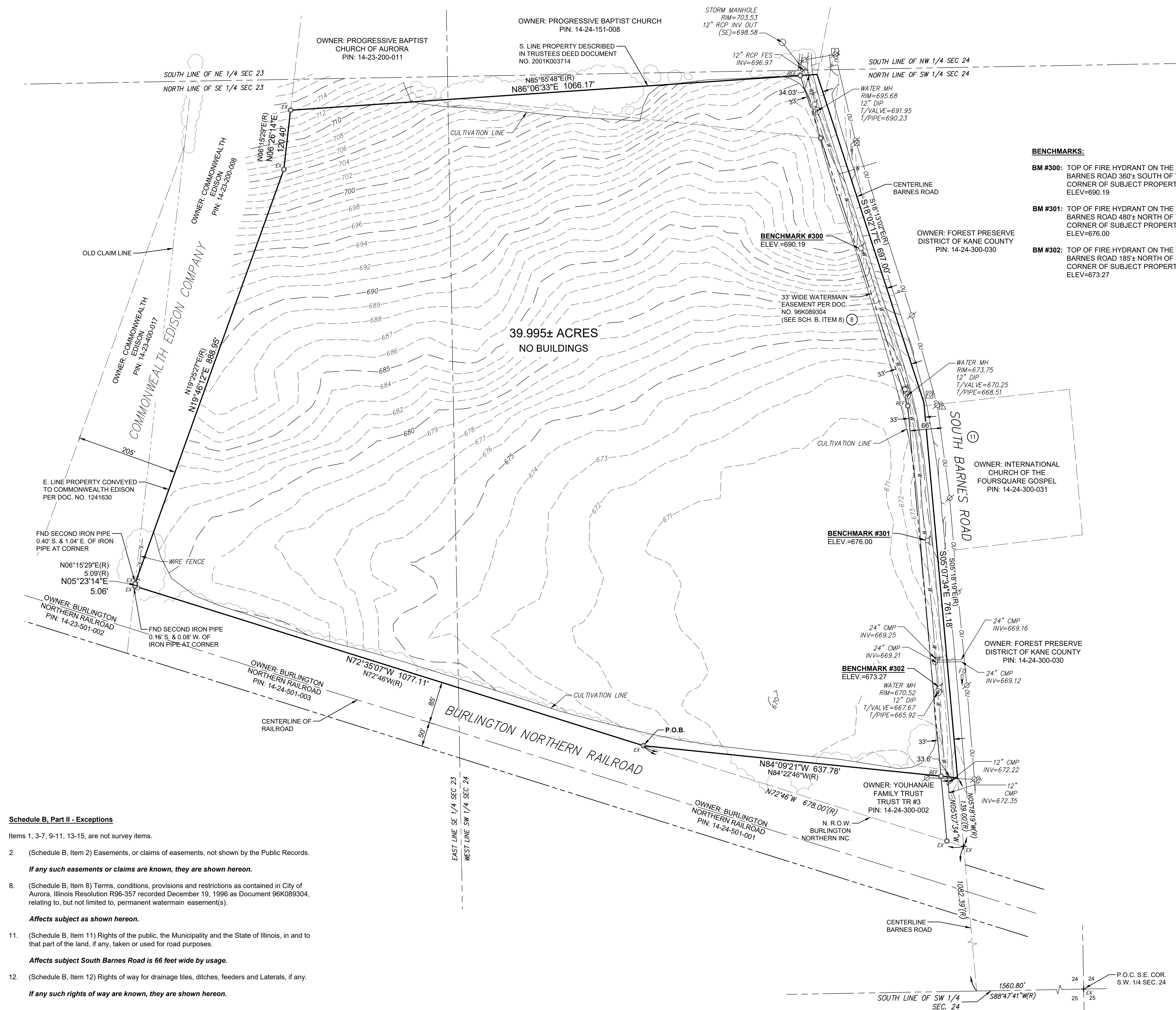
EX	EXISTING MONUMENT
REF	REFERENCE MONUMENT
○	IRON PIPE
●	IRON ROD
+	PK NAIL
□	WOOD POST
+	SIGN
⊥	GAS LINE MARKER POST
⊥	COMMUNICATIONS PEDESTAL
⊥	FIBER OPTIC LINE MARKER POST
⊥	FIBER OPTIC PEDESTAL
⊥	UTILITY POLE
⊥	UTILITY POLE WITH DROP
⊥	UTILITY POLE WITH TRANSFORMER
⊙	WATER MANHOLE
⊙	WATER METER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

BENCHMARKS:

- BM #300:** TOP OF FIRE HYDRANT ON THE WEST SIDE OF SOUTH BARNES ROAD 360± SOUTH OF THE NORTHEAST CORNER OF SUBJECT PROPERTY ELEV=690.19
- BM #301:** TOP OF FIRE HYDRANT ON THE WEST SIDE OF SOUTH BARNES ROAD 480± NORTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY ELEV=676.00
- BM #302:** TOP OF FIRE HYDRANT ON THE WEST SIDE OF SOUTH BARNES ROAD 185± NORTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY ELEV=673.27



Location Map
Not to Scale



Schedule B, Part II - Exceptions

- Items 1, 3-7, 9-11, 13-15, are not survey items.
- (Schedule B, Item 2) Easements, or claims of easements, not shown by the Public Records.
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 - (Schedule B, Item 8) Terms, conditions, provisions and restrictions as contained in City of Aurora, Illinois Resolution R96-357 recorded December 19, 1996 as Document 96K089304, relating to, but not limited to, permanent watermain easement(s).
Affects subject as shown hereon.
 - (Schedule B, Item 11) Rights of the public, the Municipality and the State of Illinois, in and to that part of the land, if any, taken or used for road purposes.
Affects subject South Barnes Road is 66 feet wide by usage.
 - (Schedule B, Item 12) Rights of way for drainage tiles, ditches, feeders and Laterals, if any.
If any such rights of way are known, they are shown hereon.

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

ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:

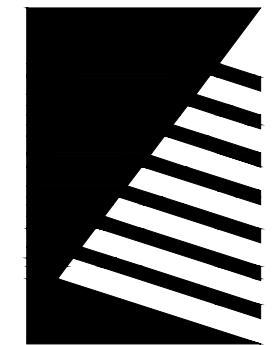
1
of 3

File No.: 24-9378

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

ALTA/NSPS LAND TITLE SURVEY

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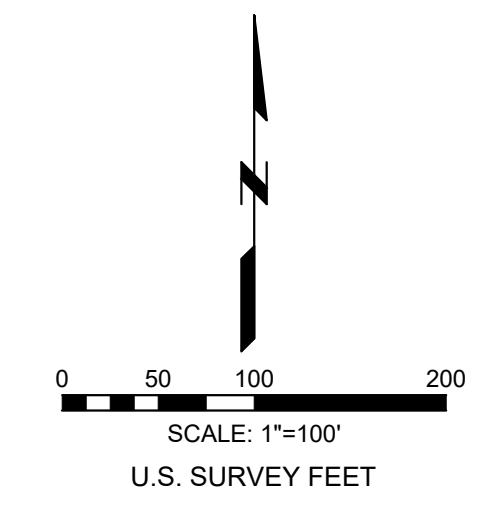


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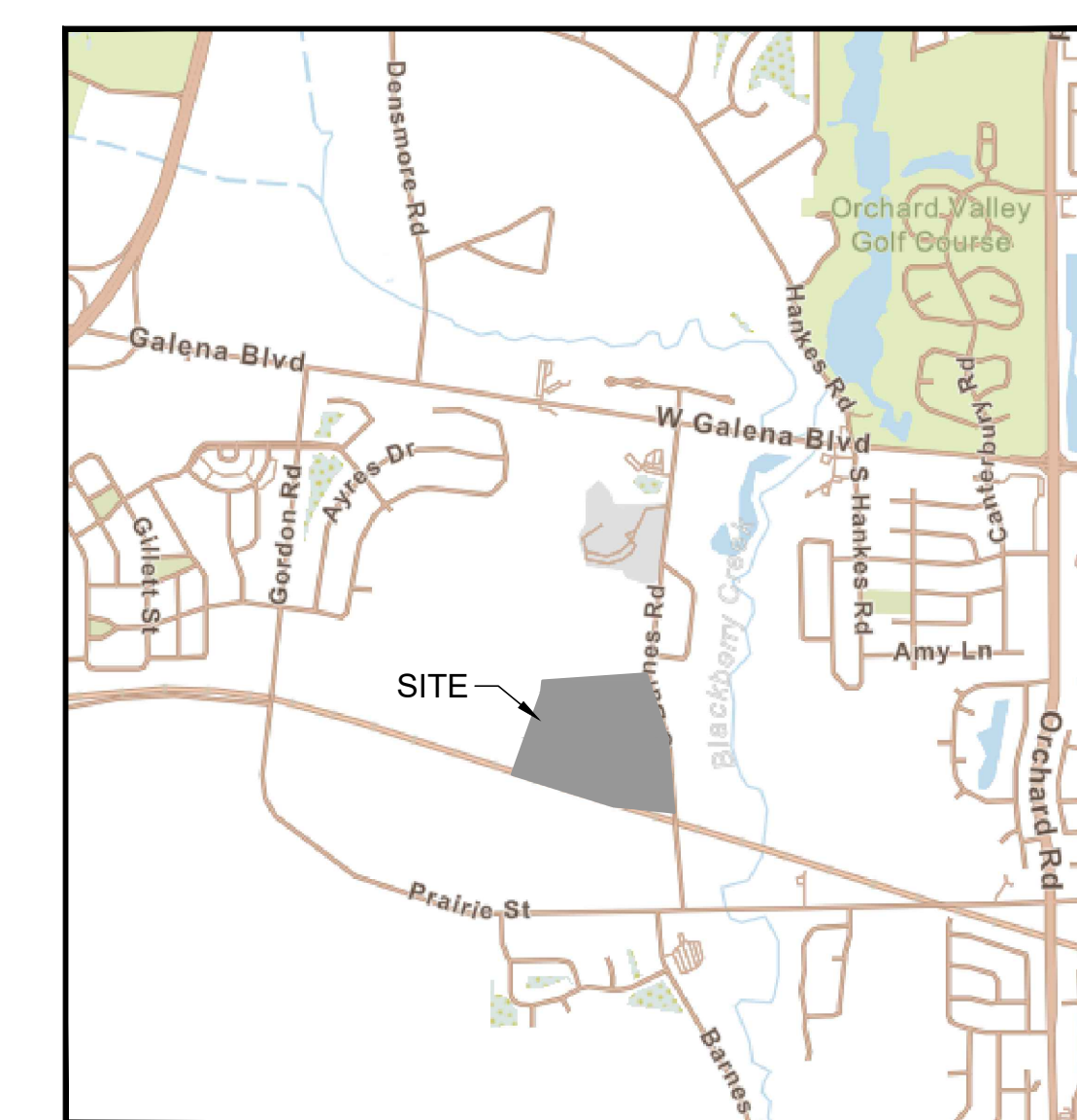
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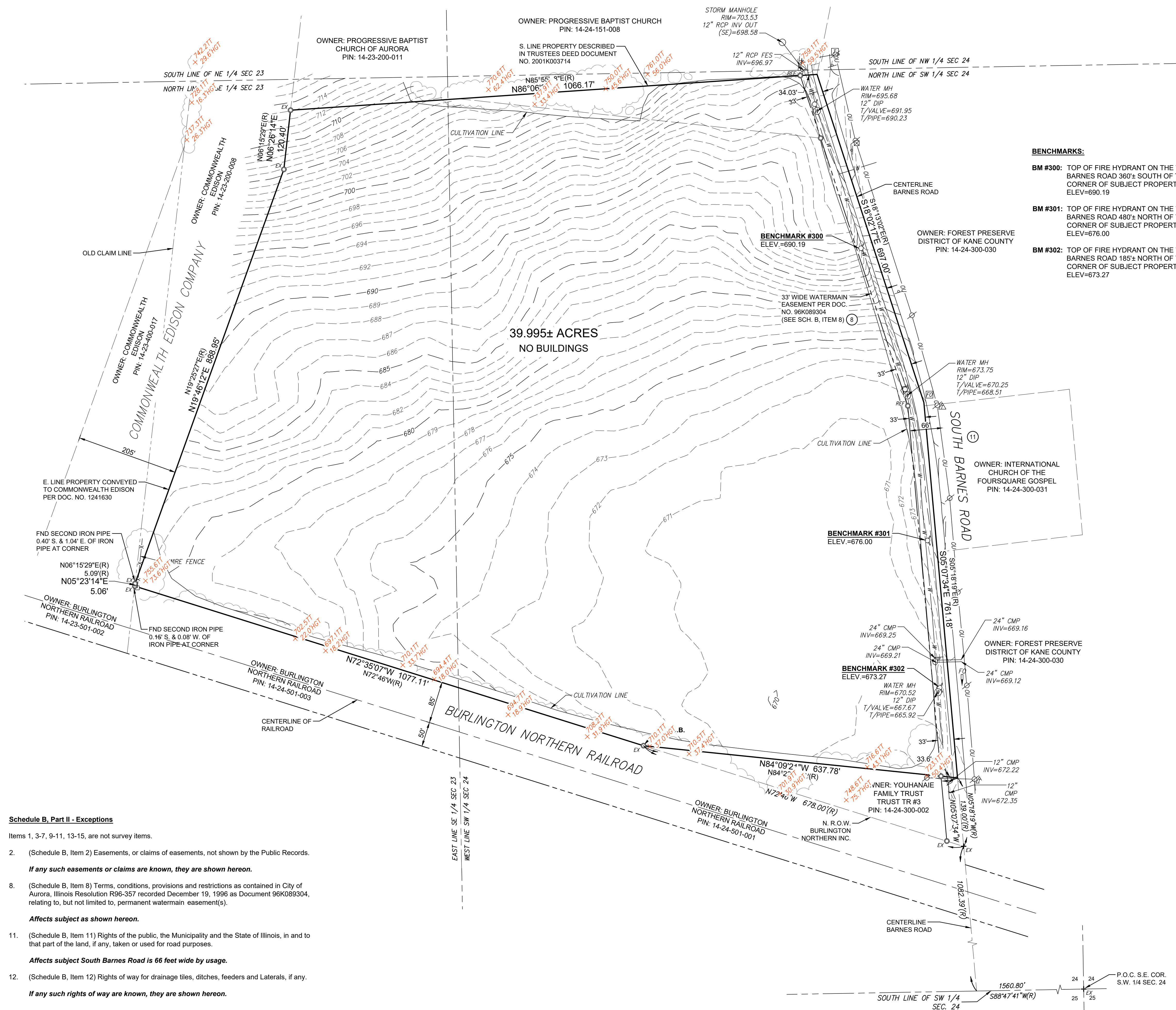
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—	TREE LINE
X640.77TT	TOP OF TREE ELEVATION
X72.4HGT	TREE HEIGHT

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Kane County, Illinois
Date: 10-16-23
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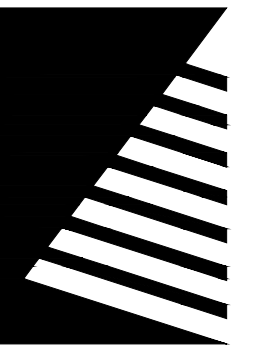
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File No.: 24-9378

PARCEL: 14-23-400-026
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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 5.09 FEET TO AN EASTERLY LINE OF PROPERTY CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. 1241630; THENCE NORTH 19 DEGREES 25 MINUTES 27 SECONDS EAST ALONG SAID EASTERLY LINE 888.95 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 6 DEGREES 15 MINUTES 29 SECONDS EAST ALONG SAID EASTERLY 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:

- Item 1: Monuments are as shown on this survey.
- 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.
- 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. 17089C0319H dated August 3, 2009.
- Item 4: The subject property contains 39.995 acres, more or less.
- 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.
- Items 6(a)(b): According to the online zoning map for Kane County (<https://www.countyofkane.org/FDER/Pages/development/zoneAtlas/pdfs/SU/SU24.pdf>), this property is zoned F (Farming District). No other zoning information was provided.
- Items 7(a)(b)(c): There currently are no buildings on the subject property.
- Item 8: Substantial features observed in the process of conducting the fieldwork are shown hereon.
- Item 9: There are no designated parking spaces on the subject property.
- Item 10: There are no division or party walls located on the subject property.
- 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.
- Item 13: The names of adjoining owners according to current tax record are shown hereon.
- 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.
- Item 16: At the time of our fieldwork no evidence of earth-moving work, building construction, or building additions was observed.
- 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.
- Item 18: We find no plottable offsite easements in the documents provided.
- Item 19: As it pertains to insurance, this item is not shown hereon and has already been provided to the client.

General Notes:

- This survey was made in accordance with First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-1181701-NAS, Policy No. 27-031-06-282758 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.
- This property is accessed from Barnes Road, a public roadway.
- The subject property is located in unincorporated Kane County, Illinois.
- 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
AURAOA = AURORA, CITY OF
CECOOA = COMED
COMCOA = COMCAST
NICROA = NICOR GAS
USICOA = USIC LOCATING SERVICES

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

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File No.: 24-9378