





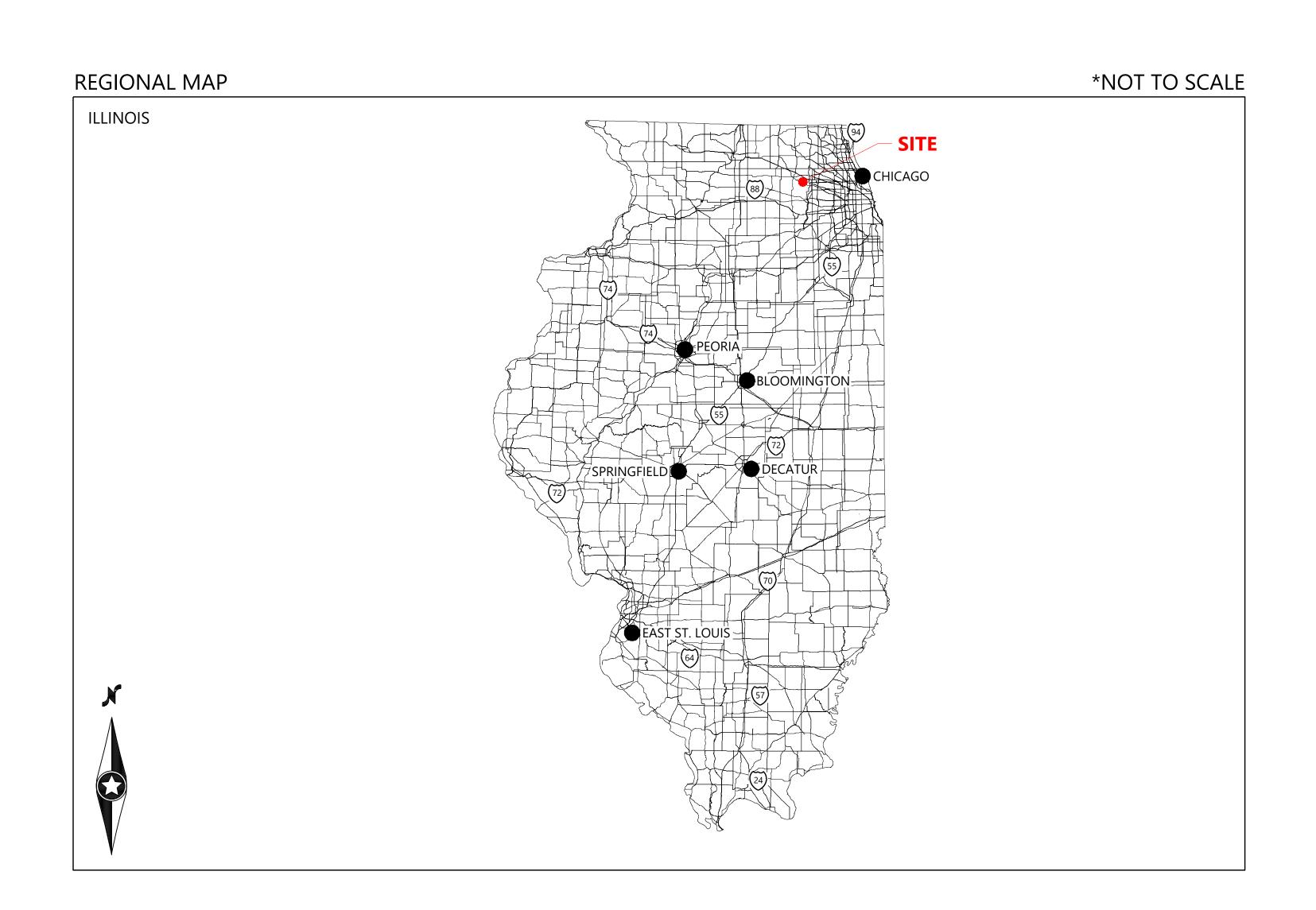
Wilson School Solar Project

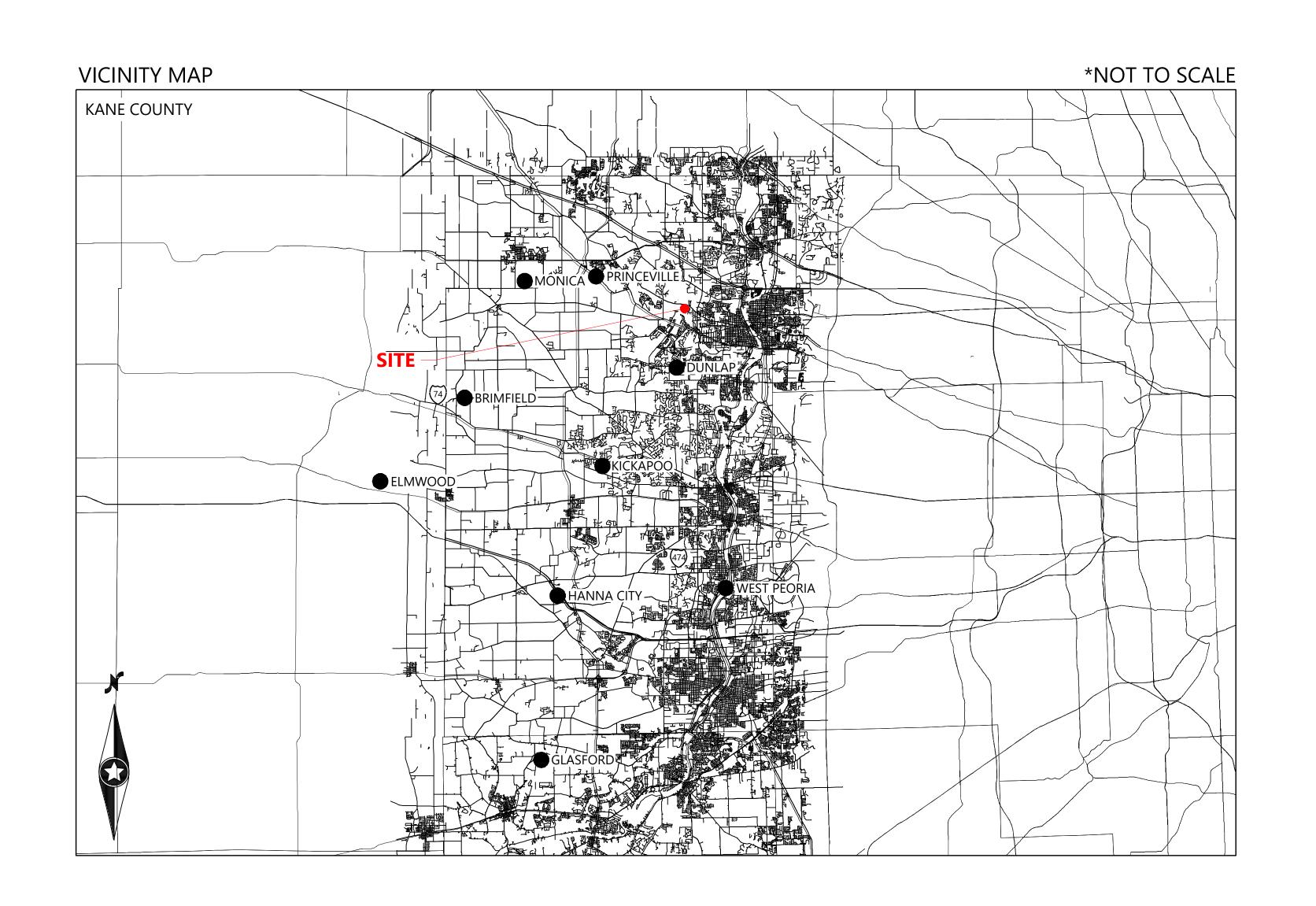
Kane County, Illinois

ALTA/NSPS LAND TITLE SURVEY

GENERAL DRAWINGS

DWG NO.	TITLE	
SHEET 1 SHEET 2 SHEET 3 SHEET 4	COVER SHEET GENERAL NOTES AND LEGAL DETAIL SHEETS (NON-CONTOUR) DETAIL SHEETS (CONTOUR)	





WILSON SCHOOL **SOLAR PROJECT**

Kane County, IL

CERTIFICATION

TO: SUNVEST SOLAR, LLC.; AND CHICAGO TITLE INSURANCE COMPANY

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, AND INCLUDES TABLE A OPTIONAL ITEMS 1, 2, 3, 4, 6(A), 6(b), 7(c), 8, 11(a), 13, 14, 15, 16, 17, 18, 19, AND 20 . FIELD WORK COMPLETED ON 06/06/2025. THIS PROFESSIONAL SERVICE CONFORMS TO THE ILLINOIS MINIMUM STANDARD FOR AN ALTA AND TOPOGRAPHIC SURVEY.



ILLINOIS LICENSE NO. 035.004113, EXPIRATION 11/30/2026 GREG.BOWERS@WESTWOODPS.COM

COVER SHEET

ALTA/NSPS 0069290.00

NUMBER:

LEGAL DESCRIPTION

THAT PART OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 38 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 1067.26 FEET (RECORD BEING NORTH 89 DEGREES 54 MINUTES WEST AND 1065.24 FEET). THENCE NORTH 00 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF 877.05 FEET (RECORD BEING NORTH AND 875.82 FEET) TO THE NORTHEASTERLY CORNER OF LOT 14 IN BLOCK 3 OF THE THIRD ADDITION TO ALMORA HEIGHTS. BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 8 AND PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP AND RANGE AFORESAID; THENCE NORTH 74 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 2112.54 FEET (RECORD BEING NORTH 74 DEGREES 06 MINUTES WEST AND 2114.20 FEET) TO AN EXISTING IRON STAKE FOR THE POINT OF BEGINNING; THENCE NORTH 74 DEGREES 21 MINUTES 40 SECONDS WEST, A DISTANCE OF 342.50 FEET; THENCE NORTH 74 DEGREES 10 MINUTES 43 SECONDS WEST A DISTANCE OF 1231.20 FEET (RECORD BEING NORTH 74 DEGREES 09 MINUTES 10 SECONDS WEST AND 1231.50 FEET) TO AN EXISTING IRON STAKE; THENCE NORTH 18 DEGREES 18 MINUTES 01 SECONDS EAST, ALONG A MONUMENTED LINE, SAID LINE HEREINAFTER REFERRED TO AS LINE "A", A DISTANCE OF 2156,22 FEET (RECORD BEING NORTH 18 DEGREES 16 MINUTES 30 SECONDS EAST 2159.30 FEET) TO AN EXISTING IRON STAKE, HEREINAFTER REFERRED TO AS POINT "C", THENCE NORTH 15 DEGREES 38 MINUTES 10 SECONDS EAST, ALONG A MONUMENTED LINE, A DISTANCE OF 192.92 FEET (RECORD BEING NORTH 15 DEGREES 56 MINUTES EAST AND 193.38 FEET) TO THE CENTERLINE OF HIGHLAND AVENUE ROAD; THENCE

SOUTH 79 DEGREES 54 MINUTES 26 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 194.60 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 79 DEGREES 33 MINUTES 48 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 251.30 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 79 DEGREES 03 MINUTES 05 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 312.47 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 77 DEGREES 34 MINUTES 22 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 300.00 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 75 DEGREES 34 MINUTES 57 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 322.08 FEET TO A MONUMENTED LINE THE BEARS NORTH 13 DEGREES 22 MINUTES 18 SECONDS EAST AND PASSES THROUGH THE POINT OF BEGINNING: THENCE SOUTH 13 DEGREES 22 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 13 DEGREES 22 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 13 DEGREES 22 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 13 DEGREES 22 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 13 DEGREES 22 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 13 DEGREES 22 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 13 DEGREES 22 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 13 DEGREES 22 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 13 DEGREES 22 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 13 DEGREES 22 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 13 DEGREES 22 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 13 DEGREES 22 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 14 DEGREES 24 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 14 DEGREES 24 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 14 DEGREES 24 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 14 DEGREES 24 MINUTES 18 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 2443.46 FEET (RECORD BEING SOUTH 14 DEGREES 24 MINUTES 18 DEGREES WEST AND 2443 70 FFFT) THE POINT OF BEGINNING: EXCEPTING THEREFROM THAT PART LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED AS DESCRIBED AS POLLOWS: COMMENCING AT THE AFORESAID POINT "C THENCE NORTH 15 DEGREES 38 MINUTES 10 SECONDS EAST, ALONG A MONUMENTED LINE, A DISTANCE OF 192.92 FEET (RECORD BEING NORTH 15 DEGREES 56 MINUTES EAST AND 193.38 FEET) TO THE CENTERLINE OF HIGHLAND AVENUE ROAD; THENCE SOUTH 79 DEGREES 54 MINUTES 26 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 194.60 FEET TO AN ANGLE IN SAID CENTERLINE, THENCE SOUTH 79 DEGREES 33 MINUTES 48 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 251.30 FEET TO A MONUMENTED LINE AND HEREAFTER REFERRED TO AS POINT "D". THENCE SOUTH 11 DEGREES 15 MINUTES 55 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 226.84 FEET (RECORD BEING SOUTH 11 DEGREES 30 MINUTES WEST AND 226.84 FEET) TO AN EXISTING IRON STAKE, THIS LINE HEREAFTER REFERRED TO AS LINE "B"; THENCE NORTH 80 DEGREES 24 MINUTES 31 SECONDS WEST, A DISTANCE OF 465.73 FEET (RECORD BEING NORTH 80 DEGREES 10 MINUTES 50 SECONDS WEST AND 467.73 FEET) TO A POINT ON THE AFORESAID LINE "A" THAT IS 40.78 FEET (AS MEASURED ALONG SAID LINE "A", A DISTANCE OF 289.29 FEET FOR THE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE SOUTH 78 DEGREES 44 MINUTES 05 SECONDS EAST, ALONG SAID DESCRIBED LINE, A DISTANCE OF 520.96 FEET TO THE INTERSECTION WITH A LINE THAT IS 20.00 FEET, AS MEASURED

PERPENDICULAR, EASTERLY OF AND PARALLEL TO THE AFORESAID LINE "B", THENCE NORTH 11 DEGREES 15 MINUTES 55 SECONDS EAST, ALONG SAID PARALLEL AND DESCRIBED LINE, A DISTANCE OF 527.67 FEET TO THE AFORESAID CENTERLINE, BEING ALONG A LINE THAT BEARS SOUTH 79 DEGREES 03 MINUTES 05 SECONDS EAST FROM AFORESAID POINT "D" FOR THE TERMINUS OF SAID DESCRIBED LINE, SITUATED IN ELGIN TOWNSHIP, KANE COUNTY, ILLINOIS.

THAT PART OF SECTION 8. TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 8: THENCE NORTH 89 DEGREES 38 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 1067.26 FEET (RECORD BEING NORTH 89 DEGREES 54 MINUTES WEST AND 1065.24 FEET); THENCE NORTH 00 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF 877.05 FEET (RECORD BEING NORTH AND 875.82 FEET) TO THE NORTHEASTERLY CORNER OF LOT 14 IN BLOCK 3 OF THE THIRD ADDITION TO ALMORA HEIGHTS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 8 AND PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP AND RANGE AFORESAID: THENCE NORTH 74 DEGREES 06 MINUTES 00 SECONDS WEST. A DISTANCE OF 2112.54 FEET (RECORD BEING NORTH 74 DEGREES 06 MINUTES WEST AND 2114.20 FEET) TO AN EXISTING IRON STAKE: THENCE NORTH 74 DEGREES 21 MINUTES 40 SECONDS WEST, A DISTANCE OF 342.50 FEET; THENCE NORTH 74 DEGREES 10 MINUTES 43 SECONDS WEST, A DISTANCE OF 1231.20 FEET (RECORD BEING NORTH 74 DEGREES 09 MINUTES 10 SECONDS WEST AND 1231.50 FEET) TO AN EXISTING IRON STAKE; THENCE NORTH 18 DEGREES 18 MINUTES 01 SECONDS EAST, ALONG A MONUMENTED LINE, SAID LINE HEREAFTER REFERRED TO AS LINE "A," A DISTANCE OF 2156.22 FEET (RECORD BEING NORTH 18 DEGREES 16 MINUTES 30 SECONDS EAST AND 2159.30 FEET) TO AN EXISTING IRON STAKE, HEREINAFTER REFERRED TO AS POINT "C"; THENCE NORTH 15 DEGREES 38 MINUTES 10 SECONDS EAST, ALONG A MONUMENTED LINE, A DISTANCE OF 192.92 FEET (RECORD BEING NORTH 15 DEGREES 56 MINUTES EAST AND 193.38 FEET) TO THE CENTER LINE OF HIGHLAND AVENUE ROAD; THENCE SOUTH 79 DEGREES 54 MINUTES 26 SECONDS EAST, ALONG SAID CENTER LINE, A DISTANCE OF 194.60 FEET TO AN ANGLE IN SAID CENTER LINE; THENCE SOUTH 79 DEGREES 3.3 MINUTES 48 SECONDS EAST, ALONG SAID CENTER LINE, A DISTANCE OF 251.30 FEET TO A MONUMENTED LINE, THENCE SOUTH 11 DEGREES 15 MINUTES 55 SECONDS WEST, ALONG SAID MONUMENTED LINE, A DISTANCE OF 226.84 FEET (RECORD

BEING SOUTH 11 DEGREES 30 MINUTES WEST AND 226.84 FEET) TO AN EXISTING IRON STAKE, THIS LINE HEREAFTER REFERRED TO AS LINE "B"; THENCE NORTH 80 DEGREES 24 MINUTES 31 SECONDS WEST, A DISTANCE OF 465.73 FEET (RECORD BEING NORTH 80 DEGREES 10 MINUTES 50 SECONDS WEST AND 467.73 FEET) TO A POINT ON THE AFORESAID LINE "A" THAT IS 40.78 FEET AS MEASURED ALONG SAID LINE "A," SOUTHERLY OF AFORESAID POINT "C"; THENCE SOUTH 18 DEGREES 18 MINUTES 01 SECONDS WEST ALONG SAID LINE "A," A DISTANCE OF 289.29 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 78 DEGREES 44 MINUTES 05 SECONDS EAST, A DISTANCE OF 520.96 FEET TO THE INTERSECTION WITH A LINE THAT IS 20.00 FEET, AS MEASURED PERPENDICULAR EASTERLY OF AND PARALLEL TO THE AFORESAID LINE "B"; THENCE SOUTH 11 DEGREES 15 MINUTES 55 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 11.37 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 219.42 FEET, CHORD BEARING OF SOUTH 40 DEGREES 34 MINUTES 06 SECONDS WEST, AN ARC DISTANCE OF 207.56 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, CHORD BEARING OF SOUTH 49 DEGREES 39 MINUTES 55 SECONDS WEST, AN ARC DISTANCE OF 62.84 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1415.40 FEET, A CHORD BEARING OF SOUTH 34 DEGREES 16 MINUTES 37 SECONDS WEST. AN ARC DISTANCE OF 129.17 FEET; THENCE SOUTHWESTERLY AND WESTERLY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 387.11 FEET, CHORD BEARING OF SOUTH 72 DEGREES 13 MINUTES 36 SECONDS WEST, AN ARC DISTANCE OF 497.44 FEET TO A POINT ON THE AFORESAID LINE "A" THAT IS 582.55 FEET, AS MEASURED ALONG SAID LINE "A," SOUTHERLY OF AFORESAID POINT OF BEGINNING; THENCE NORTH 18 DEGREES 18 MINUTES 01 SECONDS EAST, ALONG SAID LINE "A," A DISTANCE OF 582.55 FEET TO THE POINT OF BEGINNING, SITUATED IN ELGIN TOWNSHIP, KANE COUNTY, ILLINOIS.

GENERAL SURVEYOR'S NOTES

- 1. THIS SURVEY WAS PREPARED USING:
- 1.1 CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE NO.: 25003961WF, EFFECTIVE DATE OF APRIL 9TH, 2025.
- 1.2 SECTION CORNER REPORT, EAST QUARTER CORNER S07-T41N-R08E, REPORT FILED BY DEAN L. BAUER ON MARCH 18TH, 2002, DOCUMENT NUMBER 2002K037646 KANE COUNTY RECORDER OF DEEDS.
- 1.3 SECTION CORNER REPORT, NORTHEAST CORNER S18-T41N-R08E, REPORT FILED BY DEAN L. BAUER ON MARCH 18TH, 2002, DOCUMENT NUMBER 2002K037646 KANE COUNTY RECORDER OF DEEDS.
- 1.4 SECTION CORNER REPORT, NORTHEAST CORNER S07-T41N-R08E, REPORT FILED BY ALAN J. COULSON ON SEPTEMBER 23RD, 1998, DOCUMENT NUMBER 98K086152 KANE COUNTY
- RECORDER OF DEEDS. 1.5 SECTION CORNER REPORT, NORTHEAST CORNER S08-T41N-R08E, REPORT FILED BY PAUL LOTZ ON FEBRUARY 11TH, 1991, DOCUMENT NUMBER 91K06657 KANE COUNTY
- 1.6 SECTION CORNER REPORT, NORTHEAST CORNER S17-T41N-R08E, REPORT FILED BY ALAN V. ECK ON JUNE 25TH, 1982, DOCUMENT NUMBER 1609694 KANE COUNTY RECORDER OF DEEDS.
- 1.7 PLAT OF WEST HIGHLAND ACRES UNIT NO.2 SUBDIVISION BY HOWARD A. MEADOWS, DATED 05/30/1978 KANE COUNTY RECORDER OF DEEDS.
- 1.8 PLAT OF WEST HIGHLAND ACRES SUBDIVISION BY RICHARD E BAILEY L.S. 1672, DATED 06/02/1971 KANE COUNTY RECORDER OF DEEDS.

DISTANCES, BEARINGS, AND AREAS ARE IN GRID VALUES, SCALE TO GROUND USING THE COMBINED SCALE FACTOR 1/0.99993940

- 1.9 PLAT OF THIRD ADDITION TO ALMORA HEIGHTS SUBDIVISION BY WALDEMAR A RAKOW L.S. 263, DATED 03/16/1958 KANE COUNTY RECORDER OF DEEDS.
- 1.10 PLAT OF FIRST ADDITION TO ALMORA HEIGHTS SUBDIVISION BY WALDEMAR A RAKOW L.S. 263, DATED 03/16/1956 KANE COUNTY RECORDER OF DEEDS.
- BEARING AND DISTANCES SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, NSRS(2011), EAST ZONE, US SURVEY FOOT. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88. COORDINATES PROVIDED BASED ON OPUS SOLUTION AT CSGPS 1 AND VERIFIED BY OPUS AT CSGPS 2. REMAINING CONTROL VALUES ESTABLISHED WITH LEAST SOUARES ADJUSTMENT.
- WESTWOOD PROFESSIONAL SERVICES ESTABLISHED THE FOLLOWING SITE CONTROL:

ID	NORTHING (U.S. SURVEY FOOT)	EASTING (U.S. SURVEY FOOT)	ELEVATION (U.S. SURVEY FOOT)	FEATURE CODE
1	1960715.606	982045.891	854.627	GSGPS1 WPS CAP
2	1958661.895	972528.397	901.312	GSGPS2 WPS CAP
3	1955199.095	982783.436	826.994	GSGPS3 WPS CAP

- 4. THE CURRENT RECORD DESCRIPTIONS OF ADJOINERS WERE NOT FURNISHED TO THE SURVEYOR.
- SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM WEST HIGHLAND AVENUE, A PUBLIC ROAD, FOR PUBLIC USE, WITHOUT GAPS OR GORES.
- THE PROPERTIES DESCRIBED HEREON ARE THE SAME PROPERTIES DESCRIBED IN THAT CERTAIN TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE NO.: *25003961WF, EFFECTIVE DATE OF APRIL 9TH, 2025.*
- 7. THE SURVEYED PROPERTIES, LEASE PREMISES, AND ASSOCIATED EASEMENTS ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS-OF-WAY WITHOUT ANY GAPS, GORES, OR OVERLAPS.

SCHEDULE B, EXCEPTIONS

STANDARD EXCEPTIONS:

- 1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- 2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND (ALL MATERS, IF ANY, SHOWN HEREON)
- 3. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS. (SURVEYOR IS NOT AWARE OF ANY EASEMENTS NOT SHOWN BY PUBLIC RECORDS)
- 4. ANY LIEN. OR RIGHT TO A LIEN. FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED. IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- 5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- 7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT A SURVEY MATTER)

6. WE SHOULD BE FURNISHED A PROPERLY EXECUTED ALTA STATEMENT AND, UNLESS THE LAND INSURED IS A CONDOMINIUM UNIT, A SURVEY IF AVAILABLE. MATTERS DISCLOSED

SPECIAL EXCEPTIONS

- 8. TAXES FOR THE YEARS 2024 AND 2025. TAXES FOR THE YEARS 2024 AND 2025 ARE NOT YET DUE OR PAYABLE. PERMANENT TAX NO.: 06-08-100-008 (AFFECTS PART OF THE LAND)
- NOTE: TAXES FOR THE YEAR 2023 AMOUNTING TO \$268.20 ARE PAID OF RECORD. (NOT A SURVEY MATTER)
- 9. TAXES FOR THE YEARS 2024 AND 2025. TAXES FOR THE YEARS 2024 AND 2025 ARE NOT YET DUE OR PAYABIF
- PERMANENT TAX NO.: 06-08-100-023 (AFFECTS PART OF THE LAND) NOTE: TAXES FOR THE YEAR 2023 AMOUNTING TO \$699.92 ARE PAID OF RECORD. (NOT A SURVEY MATTER)

BY THE ABOVE DOCUMENTATION WILL BE SHOWN SPECIFICALLY, (NOT A SURVEY MATTE

- 10. TAXES FOR THE YEARS 2024 AND 2025. TAXES FOR THE YEARS 2024 AND 2025 ARE NOT YET DUE OR PAYABLE. PERMANENT TAX NO.: 06-08-300-002 (AFFECTS PART OF THE LAND) NOTE: TAXES FOR THE YEAR 2023 AMOUNTING TO \$630.50 ARE PAID OF RECORD. (NOT A SURVEY MATTER)
- 11. TAXES FOR THE YEARS 2024 AND 2025. TAXES FOR THE YEARS 2024 AND 2025 ARE NOT YET DUE OR PAYABLE.

PERMANENT TAX NO.: 06-08-300-008 (AFFECTS PART OF THE LAND)

- NOTE: TAXES FOR THE YEAR 2023 AMOUNTING TO \$181.40 ARE PAID OF RECORD. (NOT A SURVEY MATTER)
- 12. NOTE FOR INFORMATION: THE "MAIL TO" ADDRESS ON THE CURRENT TAX BILL DIFFERS FROM THE PROPERTY ADDRESS REFERENCED HERE IN THIS COMMITMENT. AS AN ANTI-FRAUD MEASURE, AN "ABSENTEE OWNER" LETTER HAS BEEN SENT TO THE ADDRESS NOTED ON THE TAX BILL REQUESTING THAT THE PROPERTY OWNER CONFIRM THEIR INTENT TO SELL THE PROPERTY. ADDITIONAL STEPS WILL BE TAKEN PRIOR TO CLOSING TO CONFIRM THE IDENTITY OF THE SELLER. THOSE STEPS MAY INVOLVE THE USE OF MITEK, A THIRD PARTY IDENTITY VERIFICATION SERVICE, OR THE USE OF REMOTE ONLINE NOTARIZATION. (NOT A SURVEY MATTER)
- 13. THE SEARCH DID NOT DISCLOSE ANY OPEN MORTGAGES OR DEEDS OF TRUST OF RECORD, THEREFORE THE COMPANY RESERVES THE RIGHT TO REQUIRE FURTHER EVIDENCE TO CONFIRM THAT THE PROPERTY IS UNENCUMBERED, AND FURTHER RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS UPON RECEIPT OF THE REQUESTED EVIDENCE. (NOT A SURVEY MATTER)
- 14. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE ASSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE LIMITED PARTNERSHIP NAMED BELOW.
- NAME: CHB FAMILY LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP A) A COMPLETE COPY OF THE LIMITED PARTNERSHIP AGREEMENT AND ALL AMENDMENTS THERETO.
- B) SATISFACTORY EVIDENCE THAT THE PARTNERSHIP WAS VALIDLY FORMED AND IS IN GOOD STANDING.
- THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION. (NOT A SURVEY
- 15. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE PARTNERSHIP AGREEMENT UNDER WHICH TITLE IS HELD. (NOT A SURVEY MATTER)
- 16. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY NAMED BELOW.

LIMITED LIABILITY COMPANY: WILSON SCHOOL SOLAR, LLC

A. A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.

B. IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL AMENDMENT THERETO WITH THE APPROPRIATE FILING STAMPS. C. IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER. D. A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY WAS CREATED E. IF LESS THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING.

- THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION. (NOT A SURVEY 17. NOTE: WE SHOULD BE FURNISHED WITH THE SELLING PRICE: THE TITLE INSURANCE PREMIUM, TRANSFER TAXES, RECORDINGS OR CLOSING FEE HAVE NOT BEEN BILLED OR ARE SUBJECT TO CHANGE, DEPENDING ON THE SALES PRICE. THE INVOICE IS SUBJECT TO REBILLING UNTIL FINAL REQUESTS FOR INSURANCE, ENDORSEMENTS AND SERVICES ARE
- 18. MUNICIPAL REAL ESTATE TRANSFER TAX STAMPS (OR PROOF OF EXEMPTION) MUST ACCOMPANY ANY CONVEYANCE AND CERTAIN OTHER TRANSFERS OF PROPERTY LOCATED IN ELGIN. PLEASE CONTACT SAID MUNICIPALITY PRIOR TO CLOSING FOR ITS SPECIFIC REQUIREMENTS, WHICH MAY INCLUDE THE PAYMENT OF FEES, AN INSPECTION OR OTHER

MADE AND ALL DOCUMENTS TO BE RECORDED HAVE BEEN RECEIVED, AND THIS COMMITMENT IS SUBJECT TO SUCH ADDITIONAL EXCEPTIONS AS MAY BE DEEMED NECESSARY.

- 19. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES. (SURVEYOR IS
- 20. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED MEMORANDUM OF SOLAR OPTION AND LAND LEASE. CHB FAMILY LIMITED PARTNERSHIP, LESSOR, SV CSG WILSON SCHOOL SOLAR, LLC, LESSEE, RECORDED ON FEBRUARY 6, 2025 AS DOCUMENT NO. 2025K004528, BEGINNING FEBRUARY 6, 2025 AND SHALL EXPIRE ON THE 25TH ANNIVERSARY OF THE OPERATION DATE WITH THE OPTION TO RENEW. AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID LESSEE. (NOT A SURVEY
- 21. THE LAND DESCRIBED IN SCHEDULE A EITHER IS UNSUBDIVIDED PROPERTY OR CONSTITUTES PART OF A SUBDIVIDED LOT. AS A RESULT, A PLAT ACT AFFIDAVIT SHOULD ACCOMPANY ANY CONVEYANCE TO BE RECORDED. IN THE ALTERNATIVE, COMPLIANCE SHOULD BE HAD WITH THE PROVISIONS OF THE PLAT ACT (765 ILCS 205/1 ET SEQ.) (NOT
- 22. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES, TOGETHER WITH UTILITY RIGHTS THEREIN. (RIGHTS OF WAY SHOWN HEREON)
- 23. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY. (RIGHTS OF WAY, IF ANY, SHOWN HEREON)
- 24. RIGHTS OF ADJOINING AND CONTIGUOUS OWNERS TO HAVE MAINTAINED THE UNINTERRUPTED FLOW OF THE WATERS OF ANY STREAM WHICH MAY FLOW ON OR THROUGH 25. GRANT FROM FIRST NATIONAL BANK OF ELGIN, AS TRUSTEE UNDER TRUST NUMBER 1304 TO NORTHERN ILLINOIS GAS COMPANY RECORDED APRIL 20, 1964 AS DOCUMENT
- 1021426 FOR PUBLIC UTILITY PURPOSES IN, UPON, UNDER, ALONG AND ACROSS THE SOUTHERLY 1/2 OF HIGHLAND AVENUE WHICH EXTENDS ALONG THE NORTH LINE OF LAND. (GAS LINE STRUCTURES FALL WITHIN SOUTHERLY HALF OF RIGHT-OF-WAY FOR HIGHLAND AVENUE)
- 26. FENCE ENCROACHES ONTO LAND WESTERLY BY 0.5 FEET SHOWN ON SURVEY BY LANDMARK ENGINEERING GROUP INC. DATED ~. (SURVEYOR FOUND EVIDENCE OF DECREPIT BARBED WIRE FENCE, SHOWN HEREON)
- 27. POLES AND OVERHEAD WIRES ALONG SOUTH SIDE OF HIGHLAND AVENUE PER SURVEY OF LANDMARK ENGINEERING GROUP INC. (SHOWN HEREON)
- 28. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42. SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO POND AND PASSIVE RECREATIONAL USES AND OTHER MATTERS CONTAINED IN THE DOCUMENT RECORDED AUGUST 27, 2003 AS DOCUMENT NO. 2003K153401 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. (NOT A SURVEY MATTER)
- 29. ALL ENDORSEMENT REQUESTS SHOULD BE MADE PRIOR TO CLOSING TO ALLOW AMPLE TIME FOR THE COMPANY TO EXAMINE REQUIRED DOCUMENTATION. (THIS NOTE WILL BE WAIVED FOR POLICY). (NOT A SURVEY MATTI
- 30. INFORMATIONAL NOTE: TO SCHEDULE CLOSINGS IN THE LISLE OFFICE (FORMERLY LOCATED IN WHEATON) PLEASE CALL: (630) 871-3500. NAPERVILLE OFFICE PLEASE CALL: (630) 871-3800. FOR INQUIRIES RELATING TO THIS COMMITMENT, CALL EXAMINING UNIT AT (630) 871-3500. ALSO DIRECTIONS ON REACHING THE LISLE OFFICE (2441 WARRENVILLE ROAD. LISLE) THE LISLE OFFICE IS LOCATED APPROXIMATELY ONE MILE EAST OF NAPERVILLE ROAD ON WARRENVILLE ROAD. IT IS LOCATED ON THE SOUTH SIDE OF THE STREET AND IS IN A COMPLEX CALLED WESTWOOD OF LISLE. FROM WARRENVILLE ROAD, TURN SOUTH ONTO CORPORATE WEST DRIVE AND THE OFFICE IS ON THE LEFT SIDE OF THE STREET. TO THE DOWNTOWN NAPERVILLE OFFICE 55 S. MAIN STREET., SUITE 396: FROM I-88 COMING FROM THE EAST: EXIT AT NAPERVILLE RD. TURN RIGHT (SOUTH) GO TO DIEHL RD. TURN RIGHT (WEST) CONTINUE TO WASHINGTON ST. AND TURN LEFT (SOUTH) TAKE TO VAN BUREN TURN RIGHT (WEST) CONTINUE TO OUR BUILDING "MAIN STREET PROMENADE". OUR SUITE IS LOCATED AT THE WEST END OF THE BUILDING ABOVE CHASE BANK ON THE 3RD FLOOR. FROM I-88 COMING FROM THE WEST: EXIT AT WINFIELD RD. TURN RIGHT (SOUTH) TO DIEHL RD. TURN LEFT (EAST) TO WASHINGTON TURN RIGHT (SOUTH) TO VAN BUREN TURN RIGHT (WEST) CONTINUE TO OUR BUILDING "MAIN STREET PROMENADE". OUR SUITE IS LOCATED AT THE WEST END OF THE BUILDING ABOVE CHASE BANK ON THE 3RD FLOOR. (NOT A SURVEY MATTER)

ALTA/NSPS TABLE "A" ITEMS

- 1. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED TO DEPICT THE PROJECT LEASE AREA BOUNDARY AND RELATED ENCUMBRANCES FOR THE PURPOSE OF DEVELOPING A SOLAR PROJECT. THE SURVEYOR HAS PERPETUATED THE LEASE BOUNDARIES BASED UPON FINDING AND ESTABLISHING CONTROLLING SECTION AND PROPERTY CORNER MONUMENTATION ALL CONTROLLING SECTION CORNERS FOR THE ESTABLISHMENT OF THE LEASE BOUNDARIES HAVE BEEN, OR WILL BE, PROPERLY RECORDED ACCORDING TO LOCAL AND STATE STATUTES. (TABLE A, ITEM 1)
- 2. AS OF THE DATE OF THIS SURVEY, ADDRESS OF THE SURVEYED PROPERTY HAS NOT BEEN PROVIDED OR IS NOT AVAILABLE TO THE SURVEYOR. (TABLE A, ITEM 2)
- 3. SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AND "ZONE AE" (BASE FLOOD ELEVATIONS DETERMINED) WHEN SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 17089C0161H, EFFECTIVE DATE AUGUST 3RD, 2009. (TABLE A, ITEM 3)
- THE SURVEYED PROPERTY CONTAINS A GROSS LAND AREA OF 3,052,276 SQ FT OR 70.07 ACRES MORE OR LESS. (TABLE A, ITEM 4)
- 5. VERTICAL RELIEF SHOWN AT 1' AND 5' INTERVALS AT THE SPECIFIED DATUM SHOWN HEREON IN ACCORDANCE WITH ALTA STANDARDS. (TABLE A, ITEM 5)
- 6. SURVEYOR HAS NOT BEEN PROVIDED FROM CLIENT ANY ZONING REPORTS FOR SUBJECT PARCEL. (TABLE A, ITEM 6(a), 6(b))
- 7. THERE ARE NO BUILDINGS FALLING WITHIN THE PROPOSED DEVELOPMENT AREA. (TABLE A, ITEM 7(b)(1), 7(c))
- 8. ALL SUBSTANTIAL FEATURES FALLING WITHIN THE PROPOSED DEVELOPMENT AREA OBSERVED DURING THE FIELDWORK ARE PLOTTED HEREON, INCLUDING ANY ABOVE GROUND UTILITY. (TABLE A, ITEM 8)
- 9. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND MAPPING INFORMATION PROVIDED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (TABLE A, ITEM 11(a))

ILLINOIS UTILITY ONE CALL TICKET NUMBER: A251533385 (DESIGN TICKET),

UTILITY COMPANY	CONTACT INFO	CONTACT NUMBER	STATUS
AT&T	KARI MARTIN (KM2618@ATT.COM)	630-573-5789	MAPPING RECEIVED AND PLOTTED
COMED	COMED SUPPORT TEAM (PRT.IL@USICLLC.COM)	NOT PROVIDED	MAPPING RECEIVED AND PLOTTED
COMCAST(INFIINITY)	GIERAS, MARTHA (MARTHA_GIERAS@CABLE.COMCAST.COM)	224-229-5862	ALL CLEAR
CITY OF ELGIN	PUBLIC WORK DEPT	847-931-5955	MAPPING RECEIVED AND PLOTTED
ELGIN TWSP ROAD DIST	KRABBE, JASON (ROADDISTRICT@ELGINTOWNSHIP.COM)	872-245-3915 ALT. 630-281-0342	ALL CLEAR
NICOR GAS	NOT PROVIDED	NOT PROVIDED	MAPPING RECEIVED AND PLOTTED
ASTOUND	NG, WILLIAM (WILLIAM.NG@ASTOUND.COM)	312-955-3356 ALT. 312-505-1706	AWAITING RESPONSE

- 10. NAMES AND PARCEL IDENTIFICATION FOR ADJOINING LAND OWNERS OBTAINED THROUGH KANE COUNTY, ILLINOIS TAX INFORMATION RESEARCH WEBSITE. (TABLE A, ITEM 13)
- 11. THE NEAREST INTERSECTING STREET IS APPROXIMATELY 575 FEET SOUTHEAST OF THE NORTHEAST CORNER OF THE SURVEYED PROPERTY (WEST HIGHLAND AVENUE AND STONEHAVEN DRIVE) (TABLE A, ITEM 14)
- 12. NO RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING, OR OTHER SIMILAR PRODUCTS, TOOLS, OR TECHNOLOGIES WERE UTILIZED IN CONDUCTING THIS SURVEY. (TABLE A, ITEM 15)
- 13. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR OUTSIDE BUILDING CONSTRUCTION AT THE TIME OF THIS SURVEY. (TABLE A, ITEM 16)
- 14. AS OF THE DATE OF THIS SURVEY, THERE WAS NO INFORMATION PROVIDED TO THE SURVEYOR FOR PROPOSED CHANGES IN STREET RIGHT OF WAY PER MADISON COUNTY, ILLINOIS HIGHWAY DEPARTMENT. AS OF THE DATE OF COMPLETION OF FIELDWORK, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (TABLE A, ITEM 17)
- 15. THE SURVEYOR IS NOT AWARE OF ANY PLOTTABLE-OFFSITE EASEMENTS, OTHER THAN WHAT MAY BE SHOWN HEREON PER THE ABOVE MENTIONED TITLE COMMITMENT. (TABLE A,
- 16. WESTWOOD PROFESSIONAL SERVICES, INC. HAS OBTAINED A PROFESSIONAL LIABILITY INSURANCE POLICY TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM, A CERTIFICATE OF INSURANCE CAN BE FURNISHED UPON REQUEST. (TABLE A, ITEM 19)
- 17. WETLAND DELINEATION REPORT COMPLETED BY AREA M CONSULTING ON 06/17/2025 PROVIDED BY CLIENT. DELINEATED WETLAND AREAS AS SHOWN. (TABLE A, ITEM 20)

(913) 851-8357 Overland Park, KS 66213

Westwood Professional Services, Inc.

PREPARED FOR: Geneva, IL 60134

DATE COMMENT

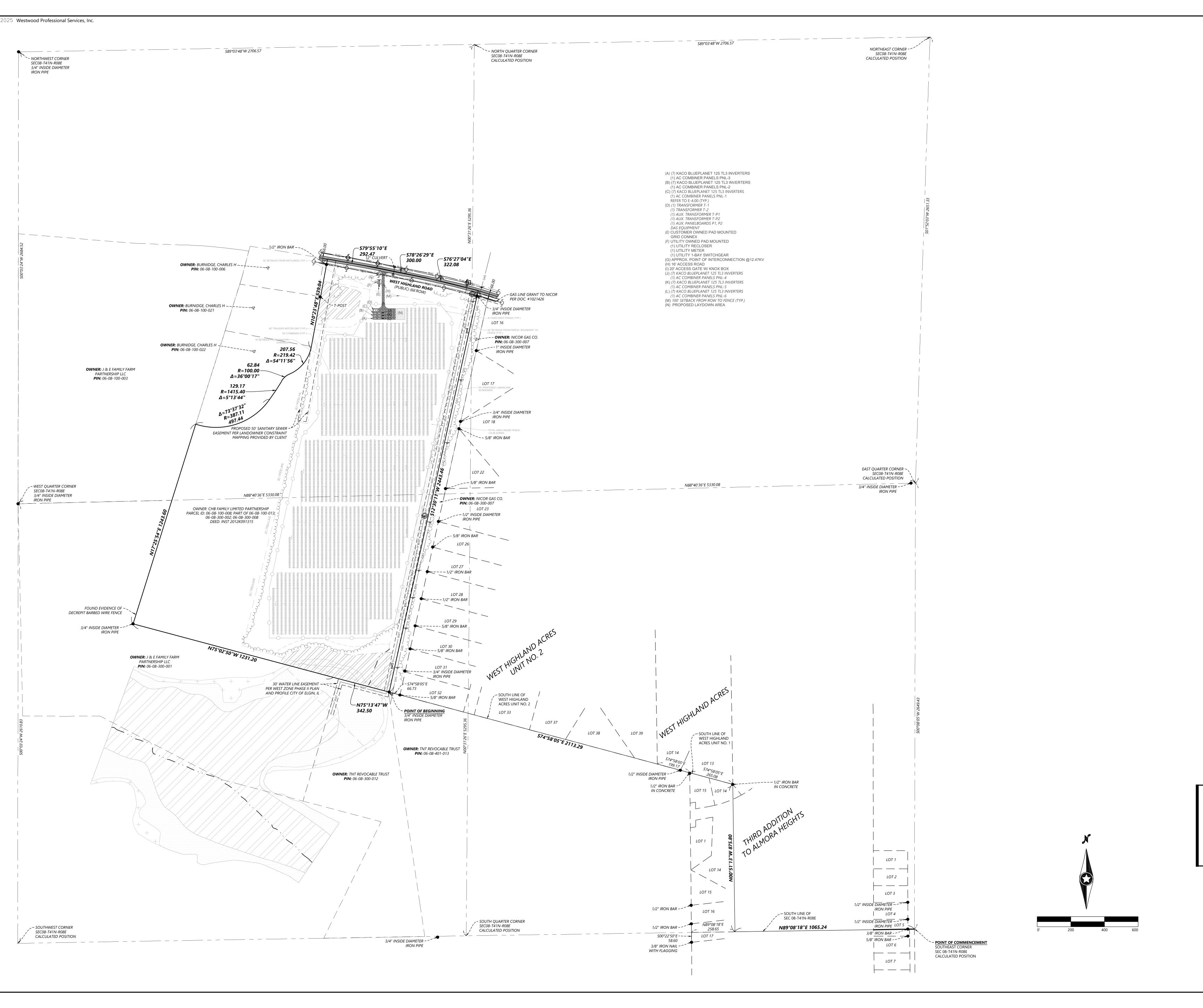
Kane County, IL

GENERAL NOTES & LEGAL SHEET

ALTA/NSPS LAND TITLE SURVEY

> 0069290.00 07/09/2025

2 of 4







DATE COMMENT

LEGEND:

CULVERT GATE VALVE WATER MANHOLE

ELECTRIC BOX ᡃᢕ **POWER POLE** FOUND MONUMENT (SEE LABEL)

SIGN ——— GAS ——— GAS LINE POH POH POWER OVERHEAD

----- WATERMAIN TUG TUG TELEPHONE LINE ---- CENTERLINE OF CREEK

——— × ——— EXISTING FENCE LINE BOUNDARY LINE —— — ADJOINER PROPERTY LINE ----- RIGHT-OF-WAY LINE

— — — — — EASEMENT LINE —— — SECTION LINE TREE LINE BITUMINOUS SURFACE

+ + + + FEMA ZONE "X" FEMA ZONE "X" (1% ANNUAL FLOOD CHANCE)

FEMA FLOODWAY AREA IN ZONE "AE" DELINEATED WETLAND

PROPOSED SOLAR PANELS PROPOSED FENCE LINE PROPOSED GRAVEL DRIVE

PROPOSED POWER OVERHEAD CORPORATION

ALUM ALUMINUM MEASURED POINT OF BEGINNING POINT OF COMMENCEMENT PARCEL ID

WILSON SCHOOL SOLAR PROJECT

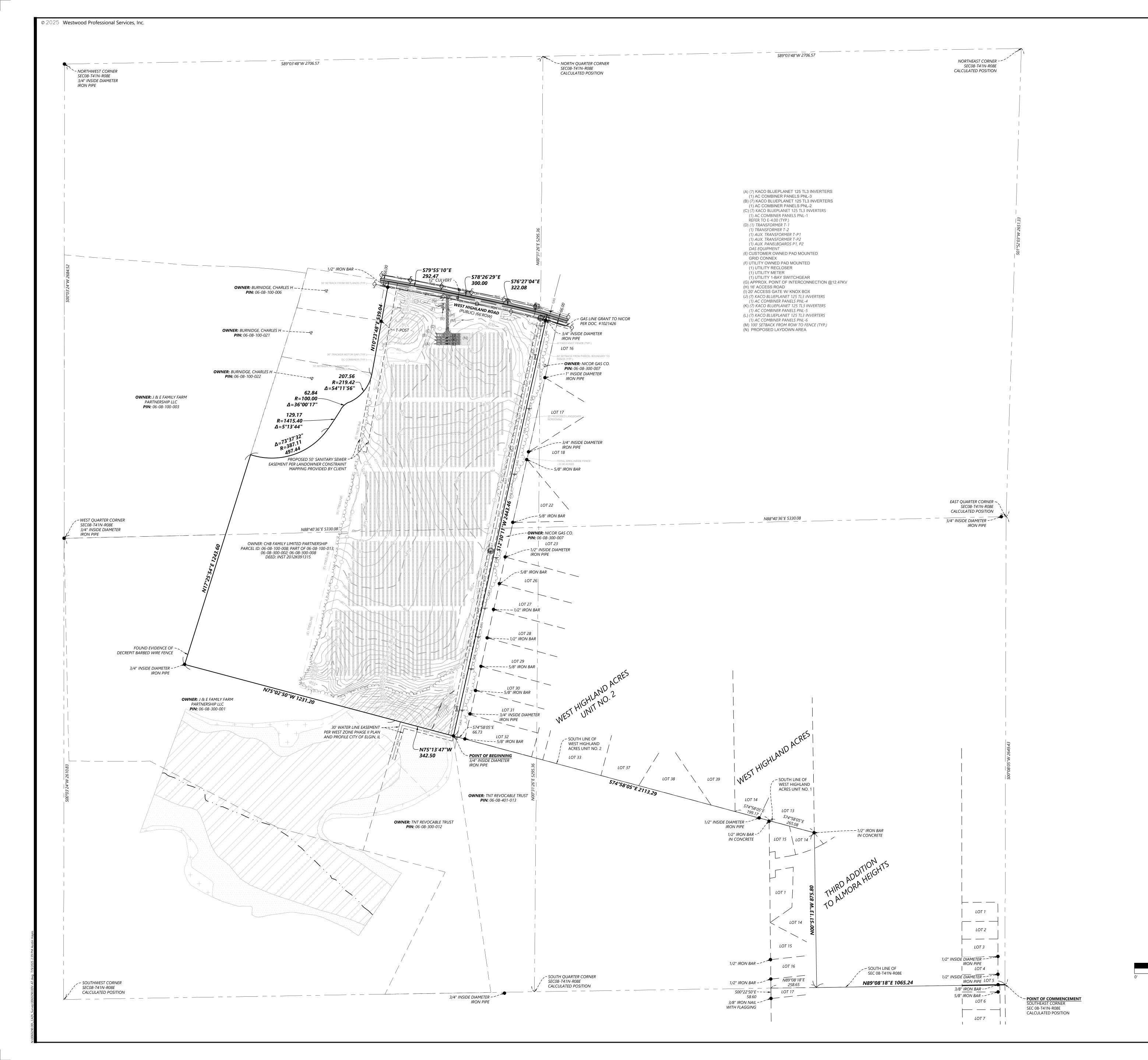
Kane County, IL

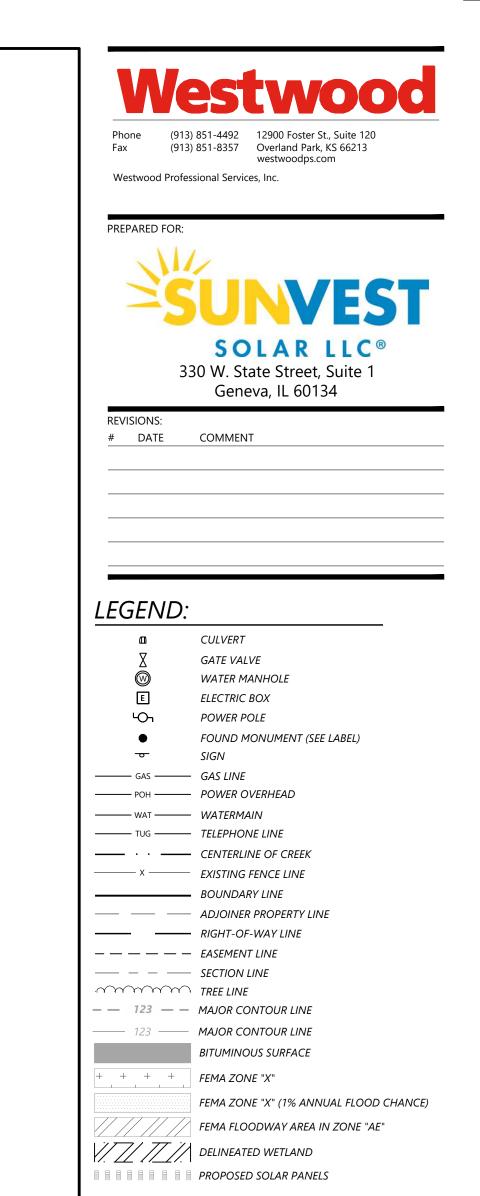
DETAIL SHEET (NON CONTOUR)

ALTA/NSPS LAND TITLE SURVEY PROJECT NUMBER: 0069290.00

07/09/2025

3 of 4





PROPOSED GRAVEL DRIVE

CORPORATION

POINT OF BEGINNING

POINT OF COMMENCEMENT

ALUMINUM

PARCEL ID

WILSON SCHOOL SOLAR PROJECT

Kane County, IL

DETAIL SHEET (CONTOUR)

ALTA/NSPS
LAND TITLE SURVEY

PROJECT NUMBER: 0069290.00

ATE: 07/09/2025

4 of 4