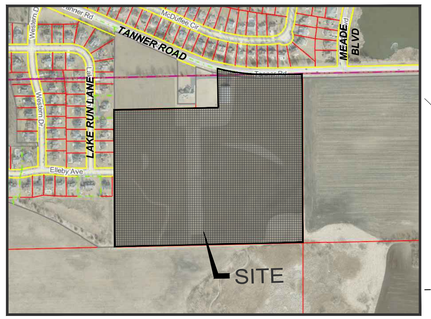
ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP
NOT TO SCALE

NOTES CORRESPONDING TO TABLE A:

TABLE A ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16, 17, 18 AND 19 ARE SHOWN HEREON THIS SURVEY

TABLE A ITEM 1: ALL MONUMENTS WERE EITHER FOUND OR SET AND ARE SHOWN HEREON THIS SURVEY.

TABLE A ITEM 2: ADDRESS OF THE SURVEYED PROPERTY WAS OBTAINED BY THE SURVEYOR OR OBSERVED WHILE CONDUCTING THE FIELD WORK.

39W553 TANNER ROAD, SUGAR GROVE, IL 60554

TABLE A ITEM 3: UPON INSPECTION OF THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT AREA, PANEL NUMBER 17089C0317H WITH EFFECTIVE DATE OF AUGUST 3, 2009 IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD LIE IN "ZONE X" AND "ZONE AE" AS SHOWN ON SAID SURVEY.

TABLE A ITEM 4: GROSS LAND AREA = 1,783,050 SQUARE FEET OR 40.933 ACRES MORE OR LESS. (TO HEAVY LINES)

TABLE A ITEM 5: VERTICAL RELIEF SHOWN ON SAID SURVEY. THE SOURCE OF THE VERTICAL RELIEF IS GROUND SURVEY.

TABLE A ITEM 6(a): ZONING REPORT NOT PROVIDED.

TABLE A ITEM 6(b): ZONING REPORT NOT PROVIDED.

TABLE A ITEM 7(a): EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN ON SAID SURVEY.

TABLE A ITEM 7(b)(1): SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL SHOWN ON SAID SURVEY.

TABLE A ITEM 8: ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.

TABLE A ITEM 9: NO IDENTIFIABLE PARKING SPACES WERE OBSERVED AT THE TIME OF SURVEY.

TABLE A ITEM 11(a): MANHOLES, INLETS, CATCH BASINS, VAULTS, VALVES AND ANY OTHER SUCH STRUCTURES SHOWN HEREON ARE FROM FIELD LOCATIONS OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND OR ACCESSIBLE THROUGH STRUCTURES AT THE TIME OF SURVEY. OTHER UTILITIES NOT SHOWN HEREON THIS SURVEY MAY EXIST. PLANS AND/OR REPORTS WERE NOT PROVIDED BY THE CLIENT.

TABLE A ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS SHOWN ON SURVEY.

TABLE A ITEM 14: DISTANCE TO THE NEAREST INTERSECTING STREET SHOWN ON SAID SURVEY.

TABLE A ITEM 16: NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

TABLE A ITEM 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN DISCOVERED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

TABLE A ITEM 18: NO PLOTTABLE OFFSITE EASEMENTS WERE DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

TABLE A ITEM 19: REGIONAL LAND SERVICES, LLC CARRIES PROFESSIONAL LIABILITY INSURANCE IN THE MINIMUM AMOUNT OF $1,000,000.

NOTES CORRESPONDING TO SCHEDULE B, PART II:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT EFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. RLS-KN-3122.0, DATED JUNE 22, 2026 AND REVISED ON JULY 6, 2026 ORDERED BY THE SURVEYOR.

2. SCHEDULE B ITEM 1: PERMANENT TAX NUMBER 14-01-100-017 AND 11-36-300-028

3. SCHEDULE B ITEM 8: EASEMENT FOR INGRESS AND EGRESS AS RESERVED BY A DEED DATED JANUARY 15, 2007 AND RECORDED JANUARY 17, 2007 AS DOCUMENT NO. 2007K007205 IN KANE COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

4. SCHEDULE B ITEM 10: GRANT OF PERMANENT STORM SEWER EASEMENT DATED DECEMBER 19, 2001 AND RECORDED JUNE 7, 2002 AS DOCUMENT NO. 2002K071750 MADE BY CATFISH PROPERTIES, LLC TO VILLAGE OF NORTH AURORA RECORDED IN KANE COUNTY RECORDER'S OFFICE. DOES NOT AFFECT SUBJECT PARCEL. NOT SHOWN ON SAID SURVEY.

5. SCHEDULE B ITEM 11: MODIFICATION TO GRANT OF EASEMENT DATED AUGUST 9, 2002 AND RECORDED SEPTEMBER 20, 2002 AS DOCUMENT NO. 2002K117194 MADE BY CATFISH PROPERTIES, LLC TO VILLAGE OF NORTH AURORA RECORDED IN KANE COUNTY RECORDER'S OFFICE. NOTE: MENTIONS DOCUMENT 2002K71750. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

6. SCHEDULE B ITEM 12: GRANT OF EASEMENT DATED MARCH 5, 2002 AND RECORDED SEPTEMBER 15, 2008 AS DOCUMENT NO. 2008K072398 MADE BY CATFISH PROPERTIES, LLC TO FOX METRO WATER RECLAMATION DISTRICT RECORDED IN KANE COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

7. SCHEDULE B ITEM 18: PLAT OF EASEMENT GRANT RECORDED SEPTEMBER 15, 2004 AS DOCUMENT NO. 2004K122272 AND RECORDED IN THE KANE COUNTY RECORDER'S OFFICE. AFFECTS SUBJECT PARCEL. SHOWN ON SAID SURVEY.

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

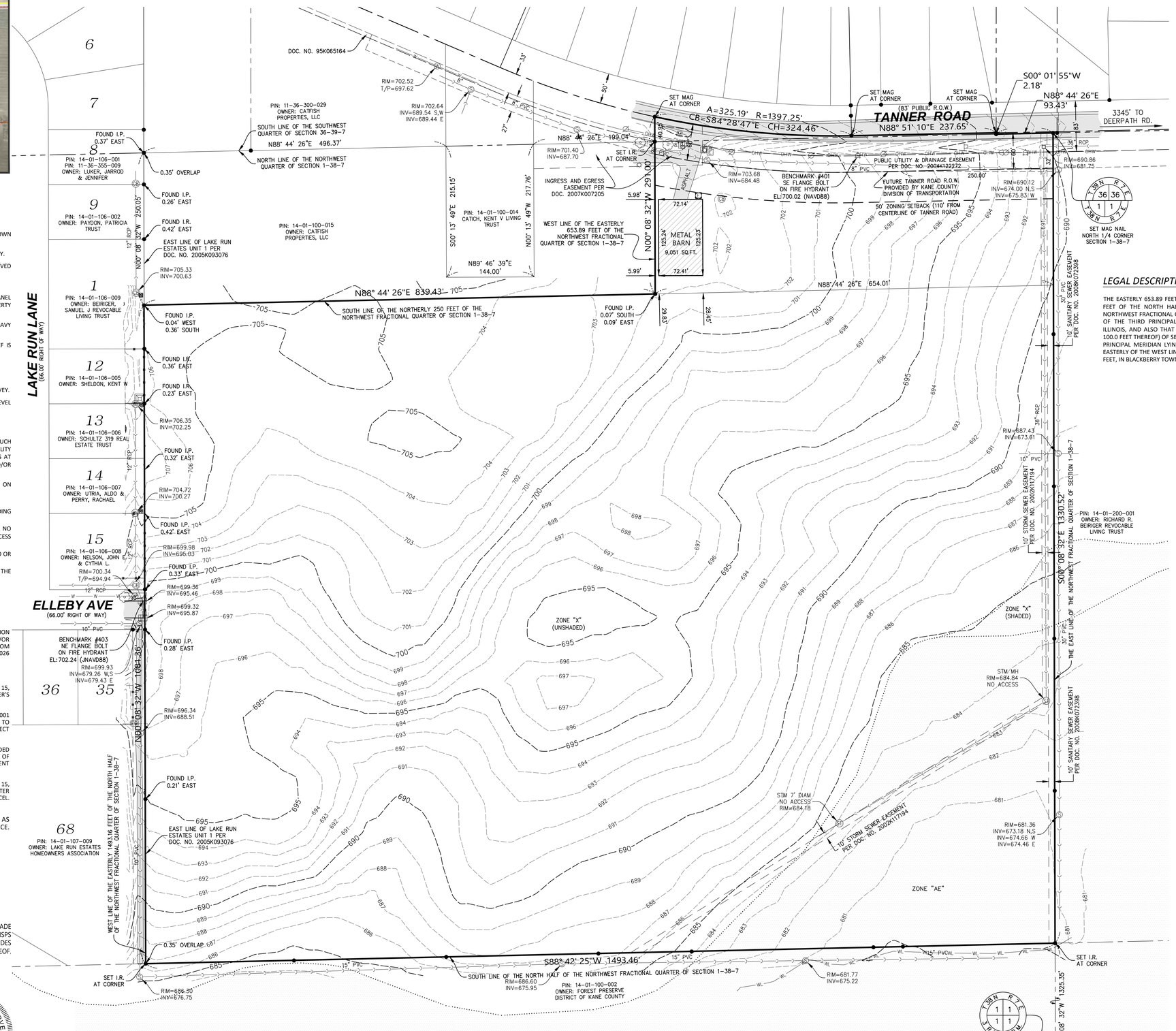
TO: CATFISH RENEWABLE ENERGY, LLC, AND ITS SUCCESSORS AND PERMITTED ASSIGNS;
CATFISH PROPERTIES, LLC; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a),13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 26, 2026. DATE OF PLAT OR MAP: 07/15/2026

REGIONAL LAND SERVICES, LLC
PROFESSIONAL DESIGN FIRM NUMBER 007858-0008

Rudy P. Dixon 07/15/2026
RUDY P. DIXON DATE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2026
EMAIL:rdixon@regional-ls.com WWW.REGIONAL-LS.COM
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

PROFESSIONAL LAND SURVEYOR RUDY P. DIXON 035-003832 ROCHELLE ILLINOIS STATE OF ILLINOIS



SCALE: 1" = 80'
0 80 160 240

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST. N.A.D. 1983

PIN NO.: 11-36-300-028 (ACCESS PARCEL)
PIN NO.: 14-01-100-017 (PROJECT PARCEL)

LEGAL DESCRIPTION

THE EASTERLY 653.89 FEET OF THE NORTHERLY 250.0 FEET AND THE EASTERLY 1493.16 FEET OF THE NORTH HALF (EXCEPT THE NORTHERLY 250.0 FEET THEREOF) OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS, AND ALSO THAT PART OF THE SOUTHWEST QUARTER (EXCEPT THE EASTERLY 100.0 FEET THEREOF) OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE CENTER LINE OF TANNER ROAD AND EASTERLY OF THE WEST LINE EXTENDED NORTHERLY OF THE AFORESAID EASTERLY 653.89 FEET, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS.

LEGEND

- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING CABLE TV PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER VALVE & VAULT
- EXISTING ELECTRIC HANDHOLE
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING DECIDUOUS TREE
- EXISTING FIBER OPTICS HANDHOLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- PARCEL LIMITS
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER QUARTER SECTION LINE
- RIGHT OF WAY LINE
- EASEMENT
- EASEMENT P.U. & D.E. OR P.U.E.
- CENTER LINE OF RIGHT OF WAY
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATERMAIN LINE
- EXISTING OVERHEAD WIRES
- EXISTING ALUMINUM FENCE
- EXISITING CONTOUR MAJOR 5 FOOT
- EXISTING CONTOUR MINOR 1 FOOT
- EXISTING WETLANDS
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- ZONE "AE" PER FEMA FLOOD MAP
- SECTION CORNER

T.38 N. R.7 E. 3RD. P.M. 36 36 1 1

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123

DRAWN BY: RWH DATE: 07/15/2026
CHECKED BY: RPD DATE: 07/15/2026
FIELD WORK COMPLETED DATE: 06/26/2026
PROJECT NUMBER: 260165
SCALE: 1" = 80'
CHECKED BY: CATICH
PROPERTY ADDRESS: 39W553 TANNER ROAD SUGAR GROVE, IL 60554

REV	DESCRIPTION	DATE
2	CLIENT COMMENT	07/16/2026
1	CLIENT COMMENT	07/13/2026
0	ORIGINAL	07/15/2026

T.E.E. - TRIPLE UTILITY EASEMENT
P.U. & D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. - BUILDING SETBACK LINE
R - RADIUS
CB - CHORD BEARING
CL - CHORD
BLDG - BUILDING
WIF - WROUGHT IRON FENCE
WDF - WOOD FENCE
CLF - CHAIN LINK FENCE
WF - WROUGHT FENCE
PVC - POLYVINYL CHLORIDE
FIP OR ⊗ - FOUND OR SET IRON PIPE
FCN OR ⊗ - FOUND OR SET CROSS NOTCH
FPK OR ⊗ - FOUND OR SET PARKER KALON NAIL

SURVEYORS NOTES:

1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL MEASUREMENTS.
2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE ESTABLISHED.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESIS ARE/WAS RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.

CLIENT:
CATFISH RENEWABLE ENERGY, LLC
300 GAILES COURT, ROSEVILLE, CA 95747

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

PROJECT NUMBER: 260165
DATE: 07/15/2026
SHEET: 1 OF 1
DRAWING NUMBER: ALTA