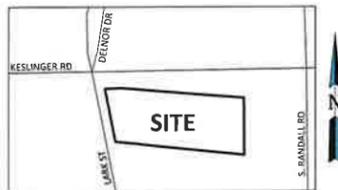


ALTA/NSPS LAND TITLE SURVEY WITH TOPOGRAPHY

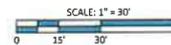
PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, GENEVA TOWNSHIP,
KANE COUNTY, ILLINOIS.

VICINITY MAP
(NOT TO SCALE)



HORIZONTAL AND VERTICAL DATUM

MEASURED BEARINGS SHOWN HEREON ARE ILLINOIS STATE PLANE EAST ZONE, BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS.
ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM 1988 (GEOID 18), BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS.



TITLE COMMITMENT SCHEDULE B EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 25NW133539GV
COMMITMENT DATE: JANUARY 28, 2025

(X) INDICATES ITEM PLOTTED ON DRAWING
SCHEDULE B, PART I, REQUIREMENTS: ITEMS 1 THROUGH 10
NOT SURVEY RELATED

SCHEDULE B, PART II, EXCEPTIONS: ITEMS 1, 3, 4 THROUGH 11, 13, AND 14
NOT SURVEY RELATED

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.

LOCATIONS OF PERMANENT IMPROVEMENTS IN PROXIMITY OF THE PROPERTY LINE ARE SHOWN HEREON AS WELL AS A MEASUREMENT OF THE DISTANCE FROM WHICH SAID IMPROVEMENT(S) ARE IN RELATION TO THE PROPERTY LINE. THE SURVEYOR OFFERS NO OPINION REGARDING IF THE LOCATION OF SAID IMPROVEMENTS CONSTITUTES AN ENCROACHMENT, AS THE DETERMINATION OF AN ENCROACHMENT IS A MATTER OF LAW AND OWNERSHIP, WHICH ARE NOT MATTERS OF SURVEY.

(E) 12. EASTMENT FOR PUBLIC UTILITIES AND PROVISIONS ON THE PLAT OF MEADOWLARK ACRES INDUSTRIAL PARK AFFECTING THE SOUTHERLY 25 FEET AND EASTERLY 10 FEET.

BENCHMARKS

SOURCE BENCHMARKS: (NOT SHOWN)

GENEVA 1, DQS139 STATION IS LOCATED NORTHEAST OF THE CITY OF GENEVA'S PUBLIC WORKS BUILDING AT 1800 SOUTH STREET. STATION IS APPROXIMATELY 332 FT SOUTH OF SOUTH STREET'S CENTERLINE AND 14 FT EAST OF THE CURB IN THE ENTRANCE OF PUBLIC WORKS. MONUMENT IS A 5" STEEL DISK SURROUNDED BY GRASS.
ELEVATION: 737.54

SITE BENCHMARKS:

- BM "A": SET MAGNETIC NAIL ON SHOULDER OF KESLINGER ROAD, NORTH OF LOT 1.
N: 1899962.67
E: 818285.03
ELEVATION: 762.57
- BM "B": SET MAGNETIC NAIL SOUTHWEST CORNER OF KESLINGER ROAD AND RANDALL ROAD, NORTH END OF PATHWAY.
N: 1899890.86
E: 818244.25
ELEVATION: 764.02
- BM "C": SET MAGNETIC NAIL EAST OF LOT 1, SOUTHERLY PART OF PATHWAY.
N: 1899743.05
E: 8182196.31
ELEVATION: 757.97

LEGAL DESCRIPTION

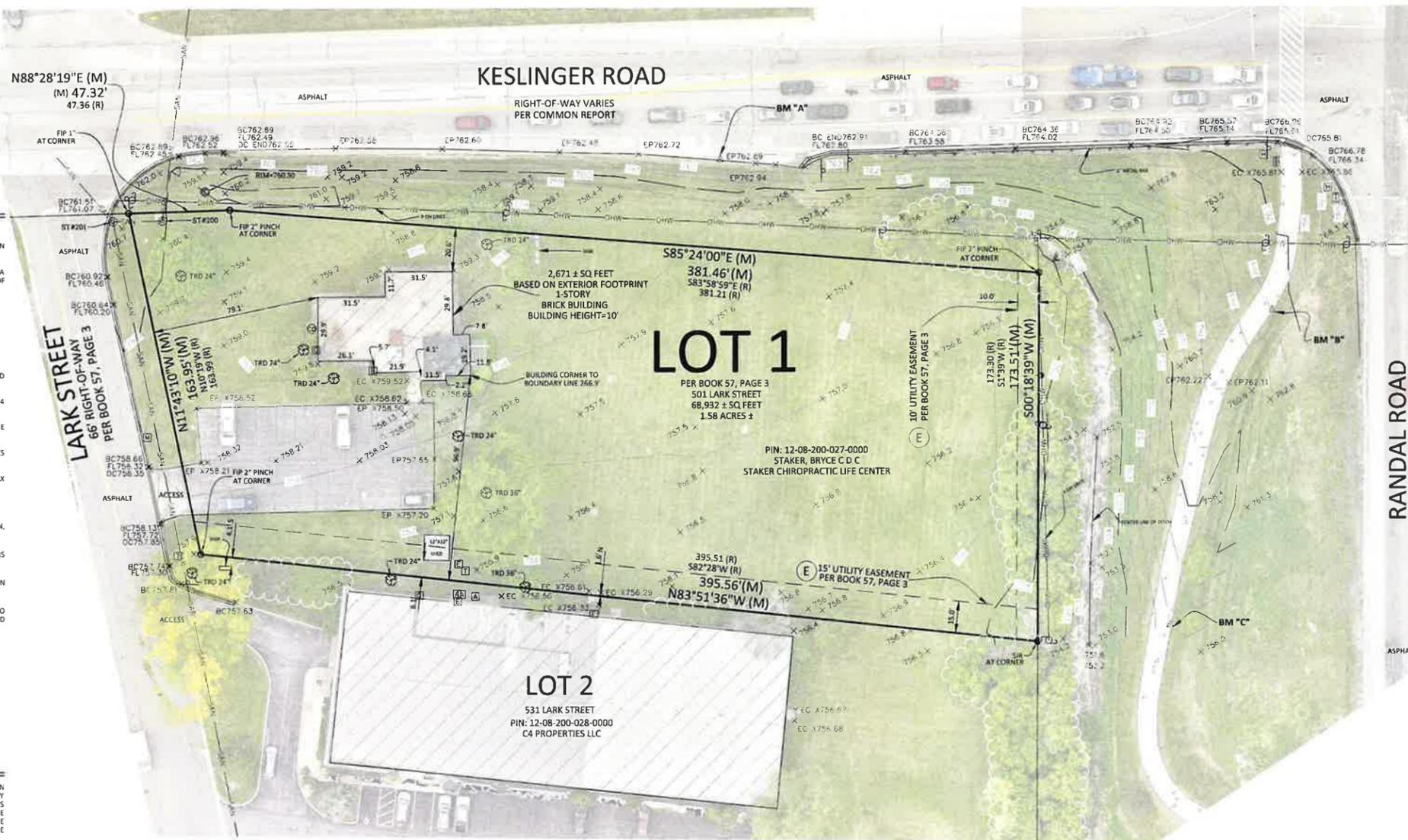
LOT 1 OF MEADOWLARK ACRES INDUSTRIAL PARK, IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS.

ALTA SURVEY STANDARDS - TABLE A NOTES

- ITEM 1. FOUND AND SET BOUNDARY MONUMENTS SHOWN HEREON.
- ITEM 2. ADDRESS(ES) OF THE PROPERTY OBSERVED WHILE CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
- ITEM 3. THE SUBJECT PROPERTY IS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS PER FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 17085C0264H WITH A MAP EFFECTIVE DATE OF 08/03/2009.
- ITEM 4. GROSS LAND AREA OF THE SUBJECT TRACT IS SHOWN HEREON.
- ITEM 5. VERTICAL RELIEF SHOWN HEREON.
- ITEM 6(A), 6(B), NO ZONING INFORMATION PROVIDED.
- ITEMS 7(A), 7(B)(1), AND 7(C), BUILDINGS SHOWN HEREON.
- ITEM 8. SUBSTANTIAL IMPROVEMENTS OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED ARE SHOWN HEREON.
- ITEM 9. THE TOTAL NUMBER OF VISIBLE PARKING STALLS IS 15, WITH 1 HANDICAP STALLS, 14 STANDARD STALLS.
- ITEM 10. NO DIVISION OR PARTY WALLS WERE IDENTIFIED BY THE CLIENT REGARDING THE RELATIONSHIP OR LOCATION WITH RESPECT TO THE SUBJECT OR ADJOINING PROPERTIES.
- ITEM 11(A) UTILITIES SHOWN HEREON BASED UPON ABOVE GROUND OBSERVATIONS ONLY. ATLAS REQUESTED, NOT PROVIDED BY THE CITY OF GENEVA.
- ITEM 13. PARCEL OWNER INFORMATION IS SHOWN IS BASED ON PUBLICLY AVAILABLE ON-LINE TAX INFORMATION SOURCES.
- ITEM 14. THE DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THE SITE MAP.
- ITEM 16. THERE WAS NOT EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 17. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 18. NO PLOTTABLE OFFSITE EASEMENTS BENEFITING THE SUBJECT PARCEL WERE INCLUDED IN SCHEDULE A OF THE PROVIDED TITLE COMMITMENT.
- ITEM 19. THE SURVEYOR HOLDS PROFESSIONAL LIABILITY INSURANCE IN AN AMOUNT AGREED TO WITH THE CLIENT FOR TERM OF THE CONTRACT. A CERTIFICATE OF INSURANCE WILL BE PROVIDED UPON REQUEST.

SURVEY NOTES

- 1. THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS. THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
- 2. ALL AREAS ARE MORE OR LESS.
- 3. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
- 4. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- 5. THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
- 6. ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.
- 7. THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF ABUTTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.
- 8. THE MEASURED PROPERTY BOUNDARY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE. NO GAPS, GORES, OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED ON RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD.
- 9. AERIAL FLOWN BY WEAVER CONSULTANTS GROUP 05/22/2025.



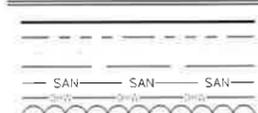
STRUCTURE INFORMATION

| | |
|---|---|
| ST#200 SANITARY MANHOLE RIM=760.30 12" RCP N INV=748.60 12" RCP W INV=748.58 | ST#202 SANITARY MANHOLE (NOT SITE) RIM=755.48 12" RCP N INV=738.42 12" RCP E INV=737.66 12" RCP W INV=737.68 |
| ST#201 SANITARY MANHOLE RIM=761.22 12" RCP E INV=747.72 12" RCP S5E INV=744.70 12" RCP NWW INV=744.72 | ST#203 SANITARY MANHOLE RIM=759.74 12" RCP N INV=750.12 12" RCP S INV=750.10 |

ABBREVIATIONS

| | |
|----|------------------|
| EC | EDGE OF CONCRETE |
| BC | BACK OF CURB |
| EP | EDGE OF PAVEMENT |
| FL | FLOWLINE |
| FF | FINISHED FLOOR |
| OH | OVERHEAD (LINE) |
| M | MEASURED |
| R | RECORD |
| DC | DEPRESSED CURB |

LINE LEGEND



| |
|---------------|
| BOUNDARY LINE |
| SECTION LINE |
| 1' CONTOUR |
| 5' CONTOUR |
| SANITARY LINE |
| OVERHEAD WIRE |
| TREE LINE |

SYMBOL LEGEND

| | | | |
|---|----------------------------|---|---------------------|
| ⊙ | BENCH MARK | ⊙ | UTILITY POLE |
| ⊙ | "SIR" SET 5/8" IRON ROD | ⊙ | GAS MARKER |
| ⊙ | "FIP" FOUND 5/8" IRON ROD | ⊙ | FIRE HYDRANT |
| ⊙ | "FIP" FOUND 5/8" IRON PIPE | ⊙ | LIGHT POLE |
| ⊙ | STORM MANHOLE | ⊙ | FLARED END SECTION |
| ⊙ | ELECTRIC MANHOLE | ⊙ | CLEAN OUT |
| ⊙ | GAS PEDESTAL | ⊙ | TRAFFIC SIGNAL POST |
| ⊙ | ELECTRIC PEDESTAL | ⊙ | SIGN |
| ⊙ | CABLE PEDESTAL | ⊙ | GUY WIRE |
| ⊙ | MAILBOX | ⊙ | HANDICAP PARKING |
| ⊙ | HANDHOLE | ⊙ | TELEPHONE PEDESTAL |
| ⊙ | AIR CONDITIONER | ⊙ | CONTROL POINT |

"TRD" DECIDUOUS TREE AND DIAMETER

CONCRETE MATERIAL

BUILDING

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

TO: 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 ITEMS 1, 2, 3, 4, 5, 6 (A), 6(B), 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 05/22/2025.

DATE OF PLAT OR MAP 06/04/2025

MICHAEL D. BYTNER
035-003326
NAPERVILLE
ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSE NO. 035-003326
WEAVER CONSULTANTS GROUP

ALL ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2026.
DESIGN FIRM #184004465

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

PREPARED FOR:
EIGHT EIG14T
1695 TWELVE MILE SUITE 100
BERKLEY, MI 48072

ALTA/NSPS LAND TITLE SURVEY
501 LARK STREET
GENEVA, IL

| NO. | DATE | REVISION DESCRIPTION |
|-----|------|----------------------|
| | | |
| | | |
| | | |

Weaver Consultants Group

WEAVER CONSULTANTS GROUP
1314 KING STREET SUITE 100
NAPERVILLE, ILLINOIS 60563
(630) 717-4848
www.wcgrp.com

DRAWN BY: ATA
REVIEWED BY: MDS
DATE: 06/04/2025
FILE: 5811-306-09
2025 06 02 ALTA.dwg