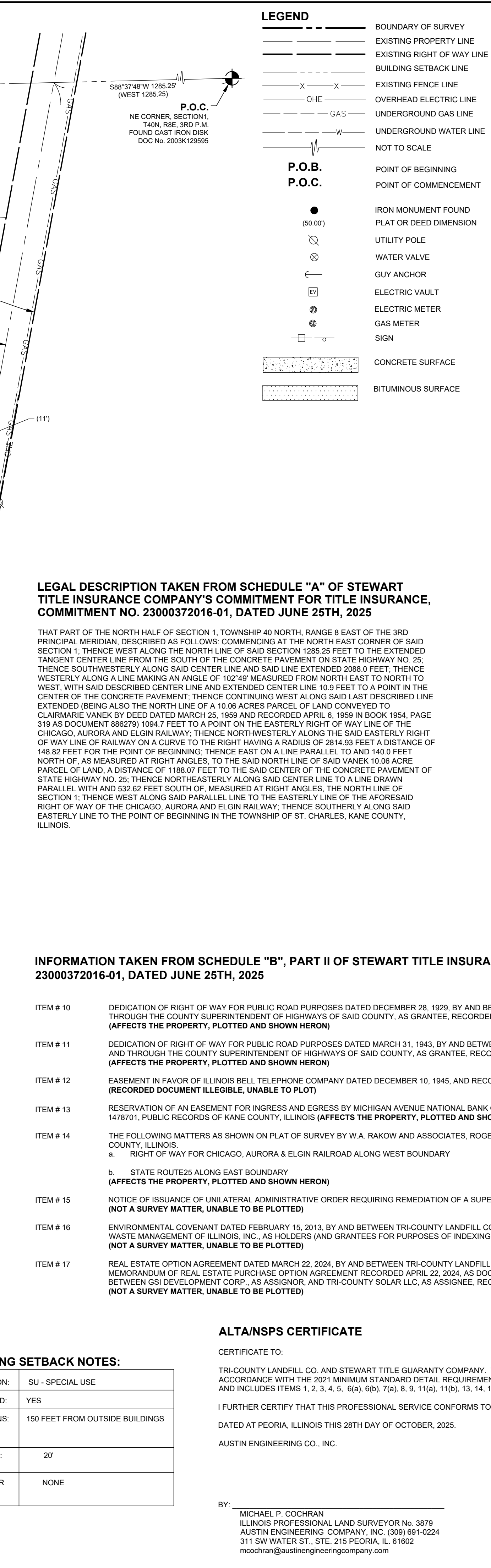




GENERAL NOTES:

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE 1201.

TOTAL AREA SURVEYED = 45.292 ACRES.

PROPERTY SURVEYED IS PIN 09-01-200-017 & 09-01-200-021.

THE PROPERTY DESCRIBED ON THE SURVEY IS THE SAME AS THE PROPERTY IN STEWART TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT No. 23000372016-01, DATED JUNE 25, 2025.

THIS PROPERTY HAS DIRECT VEHICULAR ACCESS TO ILLINOIS ROUTE 25 WHICH IS A PUBLIC RIGHT OF WAY.

THIS PROPERTY IS CURRENTLY ZONED SU, SPECIAL USE DISTRICT.

NOT ALL UTILITIES WERE CLEARLY MARKED AT THE TIME OF THE SURVEY. AS A RESULT, NOT ALL UNDERGROUND UTILITIES MAY BE SHOWN ON THE SURVEY. SEE TABLE A NOTE, ITEM 11 FOR DETAILS REGARDING PUBLIC UTILITY LOCATE REQUESTS IN ILLINOIS.

ELEVATIONS SHOWN ARE FROM FIELD SURVEY AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).

THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

WETLANDS SHOWN HERE ON WHERE PROVIDED BY CLIENT, WE WERE UNABLE TO CONFIRM DUE TO WETLANDS MAPPING BEING DOWN DUE TO GOVERNMENT SHUTDOWN.

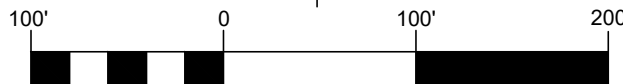


TABLE A NOTES:		SCALE: 1" = 100'
ITEM NO. 1	PERMANENT SURVEY MONUMENTS WERE PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY.	
ITEM NO. 2	ADDRESS: 7N 904 ILLINOIS ROUTE 25, ELGIN, IL 60177	
ITEM NO. 3	THIS PROPERTY LIES WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 17089C0260H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 03, 2009.	
ITEM NO. 4	AREA OF PROPERTY = 45.292 ACRES.	
ITEM NO. 5	ELEVATIONS SHOWN ARE FROM FIELD SURVEY AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).	
ITEM NO. 6(a)(b)	A ZONING REPORT WAS PROVIDED TRI-COUNTY SOLAR LLC, DATED AUGUST 08, 2025. SEE ZONING TABLE ON FACE OF PLAT.	
ITEM NO. 7(a)	EXTERIOR DIMENSIONS OF BUILDINGS WERE NOT TAKEN AS ORIGINAL SCOPE WAS FOR PIN 09-01-200-017, WHICH CONTAINS NO BUILDINGS.	
ITEM NO. 8	ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN.	
ITEM NO. 9	THERE ARE NO MARKED PARKING SPACES.	
ITEM NO. 11(a)(b)	SOURCE INFORMATION FROM PLANS AND MARKINGS OBTAINED VIA A PUBLIC UTILITY LOCATE REQUEST WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.14 TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WITH REGARD TO UTILITY MARKINGS IN ILLINOIS - THE ILLINOIS ONE CALL SYSTEM DOES NOT ALLOW FOR MARKINGS TO BE REQUESTED FOR SURVEYING, ENGINEERING, OR PLANNING PURPOSES, ACTUAL EXCAVATION ACTIVITIES MUST BE PERFORMED ON SITE.	
ITEM NO. 13	NAMES OF ADJOINING PROPERTY OWNERS AS OF OCTOBER 28, 2025 ARE SHOWN ON THE SURVEY.	
ITEM NO. 14	THE NEAREST INTERSECTING STREETS ARE STERN ROAD AND STATE ROUTE 25 WHICH ARE 1100'S SOUTH.	
ITEM NO. 16	AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.	
ITEM NO. 17	SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES TO STREET RIGHT OF WAY LINES AT THE TIME OF THIS SURVEY.	
ITEM NO. 18	THERE ARE OFFSITE EASEMENTS OR SERVITUDES SERVING THE PROPERTY AS PLOTTED AND SHOWN	

**LEGAL DESCRIPTION TAKEN FROM SCHEDULE "A" OF STEWART
TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE,
COMMITMENT NO. 2300037216-01, DATED JUNE 25TH, 2025**

THAT PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE 3RD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID SECTION 1, THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 1295.25 FEET TO THE EXTENDED TANGENT CENTER LINE FROM THE SOUTH OF THE CONCRETE PAVEMENT ON STATE HIGHWAY NO. 25, THENCE SOUTHWESTERLY ALONG SAID CENTER LINE AND SAID LINE EXTENDED 2088.0 FEET, THENCE WESTERLY ALONG A LINE MAKING AN ANGLE OF 102°49' MEASURED FROM NORTH EAST TO NORTH TO WEST, WITH SAID DESCRIBED CENTER LINE AND EXTENDED CENTER LINE 10.9 FEET TO A POINT IN THE CENTER OF THE CONCRETE PAVEMENT, THENCE CONTINUING WEST ALONG SAID LAST DESCRIBED LINE EXTENDED (BEING ALSO THE NORTH LINE OF A 10.08 ACRES PARCEL OF LAND CONVEYED TO CLAIRMARIE VANKEB BY DEED DATED MARCH 25, 1959 AND RECORDED ABRIL 1959 IN BOOK 1554, PAGE 319 AS DOCUMENT 886279) 1094.7 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, AURORA AND ELGIN RAILWAY, THENCE NORTHWESTERLY ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF RAILWAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.93 FEET A DISTANCE OF 148.82 FEET FOR THE POINT OF BEGINNING, THENCE EAST ON A LINE PARALLEL TO AND 140.0 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, TO THE SAID NORTH LINE OF SAID VANKEB 10.08 ACRE PARCEL OF LAND, A DISTANCE OF 1188.07 FEET TO THE SAID CENTER OF THE CONCRETE PAVEMENT ON STATE HIGHWAY NO. 25, THENCE NORTHEASTERLY ALONG SAID CENTER LINE TO A LINE DRAWN PARALLEL WITH AND 532.62 FEET SOUTH OF, MEASURED AT RIGHT ANGLES, THE NORTH LINE OF SECTION 1, THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING FOR SAID RAILROAD RIGHT OF WAY OF THE CHICAGO, AURORA AND ELGIN RAILWAY, THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING IN THE TOWNSHIP OF ST. CHARLES, KANE COUNTY, ILLINOIS.

INFORMATION TAKEN FROM SCHEDULE "B", PART II OF STEWART TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 23000372016-01, DATED JUNE 25TH, 2025

ITEM # 10	DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES DATED DECEMBER 28, 1929, BY AND BETWEEN J. F. REINERT, MARGARET REINERT AND MARY A. REINERT , AS GRANTORS AND THE COUNTY OF KANE ACTING BY AND THROUGH THE COUNTY SUPERINTENDENT OF HIGHWAYS OF SAID COUNTY, AS GRANTEE, RECORDED JANUARY 6, 1930, IN BOOK 883, PAGE 508, PUBLIC RECORDS OF KANE COUNTY, ILLINOIS. (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)
ITEM # 11	DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES DATED MARCH 31, 1943, BY AND BETWEEN MATERIAL SERVICE CORPORATION, AN ILLINOIS CORPORATION, AS GRANTOR, AND THE COUNTY OF KANE, ILLINOIS, ACTING BY AND THROUGH THE COUNTY SUPERINTENDENT OF HIGHWAYS OF SAID COUNTY, AS GRANTEE, RECORDED APRIL 9, 1943, IN BOOK 1176, PAGE 508, PUBLIC RECORDS OF KANE COUNTY, ILLINOIS (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)
ITEM # 12	EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY DATED DECEMBER 10, 1945, AND RECORDED JANUARY 13, 1949, IN BOOK 1436, PAGE 390, PUBLIC RECORDS OF KANE COUNTY, ILLINOIS. (RECORDED DOCUMENT ILLEGIBLE, UNABLE TO PLOT)
ITEM # 13	RESERVATION OF AN EASEMENT FOR INGRESS AND EGRESS BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, AS EVIDENCED BY TRUSTEE'S DEED DATED MAY 10, 1968, AND RECORDED OCTOBER 11, 1978, AS DOCUMENT NO. 14787801, PUBLIC RECORDS OF KANE COUNTY, ILLINOIS (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)
ITEM # 14	THE FOLLOWING MATTERS AS SHOWN ON PLAT OF SURVEY BY W.A. RAKOW AND ASSOCIATES, ROGER R. M. _____, DATED JULY 6, 1982, RECORDED SEPTEMBER 27, 1982, AS DOCUMENT NO. 1617552, PUBLIC RECORDS OF KANE COUNTY, ILLINOIS: a. RIGHT OF WAY FOR CHICAGO, AURORA & ELGIN RAILROAD ALONG WEST BOUNDARY b. STATE ROUTE25 ALONG EAST BOUNDARY (AFFECTS THE PROPERTY, PLOTTED AND SHOWN HEREON)
ITEM # 15	NOTICE OF ISSUANCE OF UNILATERAL ADMINISTRATIVE ORDER REQUIRING REMEDIATION OF A SUPER FUND SITE RECORDED OCTOBER 28, 1998, AS DOCUMENT NO. 98K099341, PUBLIC RECORDS OF KANE COUNTY, ILLINOIS. (NOT A SURVEY MATTER, UNABLE TO BE PLOTTED)
ITEM # 16	ENVIRONMENTAL COVENANT DATED FEBRUARY 15, 2013, BY AND BETWEEN TRI-COUNTY LANDFILL COMPANY, INC., AS GRANTOR, AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, TRI-COUNTY LANDFILL COMPANY, INC., AND WASTE MANAGEMENT OF ILLINOIS, INC., AS HOLDERS (AND GRANTEEES FOR PURPOSES OF INDEXING), RECORDED FEBRUARY 21, 2013, AS DOCUMENT NO. 2013K014068, PUBLIC RECORDS OF KANE COUNTY, ILLINOIS. (NOT A SURVEY MATTER, UNABLE TO BE PLOTTED)
ITEM # 17	REAL ESTATE OPTION AGREEMENT DATED MARCH 22, 2024, BY AND BETWEEN TRI-COUNTY LANDFILL CO. AND ILLINOIS CORPORATION AND GSI DEVELOPMENT CORP., A DELAWARE LIMITED LIABILITY COMPANY, AS EVIDENCED BY MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT RECORDED APRIL 22, 2024, AS DOCUMENT NO. 2024K013099, AS AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT DATED DECEMBER 23, 2024 BY AND BETWEEN GSI DEVELOPMENT CORP., AS ASSIGNOR, AND TRI-COUNTY SOLAR LLC, AS ASSIGNEE, RECORDED DECEMBER 30, 2024, AS DOCUMENT NO. 2024K048304, PUBLIC RECORDS OF KANE COUNTY, ILLINOIS. (NOT A SURVEY MATTER, UNABLE TO BE PLOTTED)

ALTA/NSPS CERTIFICATE											
CERTIFICATE TO:											
TRI-COUNTY LANDFILL CO. AND STEWART TITLE GUARANTEE 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), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 22, 2025.											
I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.											
DATED AT PEORIA, ILLINOIS THIS 28TH DAY OF OCTOBER, 2025.											
AUSTIN ENGINEERING CO., INC.											
NG SETBACK NOTES: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">SU - SPECIAL USE</td> <td></td> </tr> <tr> <td>D: YES</td> <td></td> </tr> <tr> <td>IS: 150 FEET FROM OUTSIDE BUILDINGS</td> <td></td> </tr> <tr> <td>E: 20'</td> <td></td> </tr> <tr> <td>R: NONE</td> <td></td> </tr> </table>	SU - SPECIAL USE		D: YES		IS: 150 FEET FROM OUTSIDE BUILDINGS		E: 20'		R: NONE		
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BY: _____ MICHAEL P. COCHRAN ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3879 AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224 311 SW WATER ST., STE. 215 PEORIA, IL 61602 mcochran@austinengineeringcompany.com											
LICENSE EXPIRES NOVEMBER 30, 2026											