

PREPARED FOR:



323 N Washington Ave Suite 350,
Minneapolis, MN 55401

REVISIONS:

#	DATE	COMMENT
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LEGEND:

	FOUND MONUMENT (SEE LABEL)
	POWER POLE
	SIGN
	STEEL/WOOD POST
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SECTION LINE
	GAS LINE
	POWER OVERHEAD
	TELEPHONE UNDERGROUND
	FIBER OPTIC
	TREE LINE
	ASPHALT LINE
	ASPHALT CENTERLINE
	GRAVEL LINE
	CROP LINE
	FENCE LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	POINT OF BEGINNING
	DEED DIMENSION
	RECORD DIMENSION

USS Rhea Solar LLC

Kane County, Illinois

ALTA/NSPS
Land Title and
Topographic Survey

PROJECT
NUMBER: 0071460.00

DATE: 12/12/2025

SHEET: 01 of 01

GENERAL NOTES

- THIS SURVEY WAS PREPARED USING TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY WITH A FILE NO. OF TIL990849, HAVING A COMMITMENT DATE OF SEPTEMBER 9TH, 2025 AT 8:00AM.
- THE HORIZONTAL DATUM IS NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (US SURVEY FEET). ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM.
- THE AERIAL IMAGE IS PUBLICLY SOURCED AND IS FOR REFERENCE PURPOSES ONLY.
- THE RIGHT OF WAY WIDTH OF 60 FEET IS SHOWN FOR FRANCIS ROAD PER SURVEY RECORDS.
- THE PROPERTY HAS DIRECT ACCESS TO FRANCIS ROAD, MAPLE PARK, IL 60151 (A PUBLIC RIGHT OF WAY).
- VERTICAL RELIEF WAS SOURCED FROM USDA ON JANUARY 12, 2024, AND VERIFIED BY GROUND SURVEY METHODS COMPLETED 01/09/2025 UTILIZING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATIONS DETERMINED FROM GNSS SOLUTION OBSERVED ON CONTROL POINT 3 AND CHECKED AGAINST GNSS SOLUTION OBSERVED ON CONTROL POINT 1 AND CONTROL POINT 2. CONTOURS ARE SHOWN AT 1 FOOT AND 5 FOOT INTERVALS.

WESTWOOD PROFESSIONAL SERVICES ESTABLISHED THE FOLLOWING SITE CONTROL:

CP # 1 1610853.2220 (NORTHING) 1083101.248 (EASTING) 639.75 (ELEVATION)
CP # 2 1610108.4400 (NORTHING) 1080479.629 (EASTING) 646.74 (ELEVATION)
CP # 3 1608113.5090 (NORTHING) 1080446.665 (EASTING) 641.76 (ELEVATION)

7. TABLE A NOTES:

- ITEM 1 THIS ALTA / NSPS SURVEY WAS PREPARED TO DEPICT THE SOLAR LEASE BOUNDARY AND RELATED ENCUMBRANCES FOR THE PURPOSE OF ERECTING A SOLAR PROJECT. THE SURVEYOR HAS DEPICTED THE LEASE BOUNDARIES BASED UPON FINDING CONTROLLING EXTERIOR BOUNDARY AND SECTION CORNER MONUMENTATION. ALL CONTROLLING EXTERIOR SECTION CORNERS NEEDED FOR THE ESTABLISHMENT OF THE LEASE BOUNDARIES HAVE BEEN, OR WILL BE PROPERLY RECORDED, ACCORDING TO LOCAL AND STATE STATUTES.
- ITEM 2 THE PROPERTY IS LOCATED AT KANE COUNTY, ILLINOIS, USA, KANE, IL 60505.
- ITEM 3 SUBJECT PROPERTY IS CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AND "ZONE A" (NO BASE FLOOD ELEVATIONS DETERMINED) PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBERS 17089C0225J, DATED JUNE 17, 2012.
- ITEM 4 SUBJECT PROPERTY CONTAINS 3,851,425 SQ. FT. (88.417 ACRES), MORE OR LESS.
- ITEM 6 (A)(B) THE ZONING CLASSIFICATION OF THE SUBJECT PROPERTY IS ZONED UNINCORPORATED. SETBACKS ARE UNKNOWN FOR ZONING ORDINANCE OF THE CITY OF MAPLE PARK.
- ITEM 7(A)(C) AS THE DATE OF THIS SURVEY, NO BUILDINGS WERE OBSERVED ON THE SURVEYED PROPERTY.
- ITEM 8 SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ARE SHOWN ON THE SURVEY.
- ITEM 9 AS OF THE DATE OF THIS SURVEY FIELD WORK, THERE ARE NO CLEARLY MARKED PARKING AREAS WITHIN THE PROJECT BOUNDARY.
- ITEM 11(A) 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 THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (JULIE ONE CALL TICKET NUMBER: A252933884 & A252942462)
- ITEM 13 ADJACENT OWNER NAMES ARE SHOWN PER KANE COUNTY GIS ACCESSED 12/08/2025.
- ITEM 14 THE SUBJECT PROPERTY LIES SOUTH 1 MILE FROM THE INTERSECTION OF FRANCIS ROAD AND BEITH ROAD.
- ITEM 16 THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION AT THE TIME OF SURVEY.
- ITEM 17 NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 18 BASED ON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT LISTED ABOVE AND A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY, THE SURVEYOR IS NOT AWARE OF ANY OFF SITE EASEMENTS OR SERVITUDES OTHER THAN SHOWN HEREON.
- ITEM 19 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.

TITLE EXCEPTION

THE FOLLOWING NOTES CORRESPOND TO THE NUMBERING SYSTEM OF SCHEDULE B, SECTION II PER STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. TIL990849 HAVING A COMMITMENT DATE OF SEPTEMBER 09, 2025 AT 8:00 A.M.

SCHEDULE B-II ITEMS NOT INCLUDED BELOW ARE NOT SURVEY RELATED ITEMS

- LEASE MADE BY SILVER BOTTOM LLC, LESSOR, TO US SOLAR DEVELOPMENT LLC, LESSEE, FOR A TERM OF 20 YEARS WITH 4 ADDITIONAL EXTENSION TERMS OF 5-YEARS EACH, AND THE COVENANTS AND CONDITIONS AS THEREIN CONTAINED, AS DISCLOSED BY MEMORANDUM OF LEASE DATED MAY 8, 2025, AND RECORDED JULY 9, 2025 AS DOCUMENT NO. 2025K025389. **(AS SHOWN)**
- EASEMENT FOR PIPELINE AS ESTABLISHED BY GRANT FROM NICHOLAS SCHRAMER TO GREAT LAKES PIPE LINE COMPANY RECORDED AS DOCUMENT 344106, AND THE TERMS AND CONDITIONS THEREOF (AFFECTS -- SEE RECORDED DOCUMENT FOR PARTICULARS) AMENDMENT TO EASEMENT RECORDED SEPTEMBER 5, 1995 AS DOCUMENT NO. 95K051813. **(NOT SHOWN, EASEMENT DESCRIPTION AMBIGUOUS AND CANNOT BE DETERMINED FROM THE RECORD DOCUMENT. DOCUMENT CALLS FOR 2 ROD WIDE EASEMENT IN THE NE1/4-SW1/4 AND NW1/4-SE1/4 OF SEC. 26, NO PIPELINE DISCOVERED FROM 811 ONE-CALL AND FIELD SURVEY CONVENTIONAL METHODS LYING IN THIS AREA)**
- EASEMENT FOR PIPELINE AS ESTABLISHED BY GRANT FROM CLARA SCHRAMER AND MARGARET SCHRAMER TO MICHIGAN-WISCONSIN PIPE LINE COMPANY RECORDED AS DOCUMENT 642710, BOOK 1484, PAGE 457, AND THE TERMS AND CONDITIONS THEREOF. (AFFECTS -- SEE RECORDED DOCUMENT FOR PARTICULARS) **(AS SHOWN)**
- EASEMENT FOR PIPELINE AS ESTABLISHED BY GRANT FROM CLARA SCHRAMER AND MARGARET SCHRAMER TO MICHIGAN WISCONSIN PIPE LINE COMPANY RECORDED AS DOCUMENT 809099, BOOK 1795, PAGE 583, AND THE TERMS AND CONDITIONS THEREOF. (AFFECTS -- SEE RECORDED DOCUMENT FOR PARTICULARS) **(AS SHOWN)**
- EASEMENT FOR PIPELINE AS ESTABLISHED BY GRANT FROM MARGARET SCHRAMER AND CLARA SCHRAMER TO GREAT LAKES PIPE LINE COMPANY RECORDED AS DOCUMENT 809121, BOOK 1795, PAGE 629, AND THE TERMS AND CONDITIONS THEREOF. (AFFECTS -- SEE RECORDED DOCUMENT FOR PARTICULARS) AMENDMENT TO EASEMENT RECORDED SEPTEMBER 5, 1995 AS DOCUMENT NO. 95K051813. **(LIES OUTSIDE OF SUBJECT PARCEL)**
- ILLINOIS SPECIAL WARRANTY DEED FROM GREAT LAKES PIPE LINE COMPANY, AS GRANTOR, TO WILLIAMS BROTHERS PIPE LINE COMPANY, AS GRANTEE, RECORDED MARCH 30, 1966, AS DOCUMENT NO. 1066519, BOOK 2338, PAGE 235. **(BLANKET IN NATURE)**
- EASEMENT FOR PIPELINE AS ESTABLISHED BY GRANT FROM MARGARET SCHRAMER TO MICHIGAN WISCONSIN PIPE LINE COMPANY RECORDED AS DOCUMENT 1113290, BOOK 2456, PAGE 41, AND THE TERMS AND CONDITIONS THEREOF. (AFFECTS -- SEE RECORDED DOCUMENT FOR PARTICULARS) **(AS SHOWN)**
- EASEMENT FOR PIPELINE AS ESTABLISHED BY GRANT FROM CATHERINE ZIMMER AND ANTHONY J. SIMMER TO WILLIAMS PIPE LINE COMPANY RECORDED AS DOCUMENT 1485682, AND THE TERMS AND CONDITIONS THEREOF. (AFFECTS -- SEE RECORDED DOCUMENT FOR PARTICULARS) **(LIES OUTSIDE OF SUBJECT PARCEL)**
- EASEMENT FOR PIPELINE AS ESTABLISHED BY GRANT FROM FREDERICK ZIMMER, SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED JUNE 26, 1990 AND KNOWN AS TRUST NOS. 101 AND 102 TO LAKEHEAD PIPE LINE COMPANY, LIMITED PARTNERSHIP RECORDED AS DOCUMENT 96K075946, AND THE TERMS AND CONDITIONS THEREOF. (AFFECTS -- SEE RECORDED DOCUMENT FOR PARTICULARS) **(AS SHOWN)**
- EASEMENT FOR PIPELINE AS ESTABLISHED BY GRANT FROM SILVER BOTTOM, LLC TO ANR PIPELINE COMPANY RECORDED AS DOCUMENT 2025K005519, AND THE TERMS AND CONDITIONS THEREOF. (AFFECTS -- SEE RECORDED DOCUMENT FOR PARTICULARS) **(AS SHOWN)**
- RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY. **(NOT SHOWN, NO DOCUMENT PROVIDED)**
- 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. **(ROAD RIGHT OF WAY IS AS SHOWN)**
- ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXISTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS. **(NOT SHOWN, NO DOCUMENT PROVIDED)**
- EXISTING UNRECORDED LEASES, IF ANY, AND RIGHTS OF ALL PARTIES CLAIMING THEREUNDER. **(SUCH ITEMS, IF ANY, AS SHOWN)**

POTENTIAL ISSUES

THE FOLLOWING ITEMS ARE ITEMS OBSERVED BY THE SURVEYOR WHICH MAY CONSTITUTE AN ENCROACHMENT ONTO/FROM THE SUBJECT PROPERTY AND ARE PROVIDED TO DRAWN THE USERS ATTENTION. THE ITEMS BELOW MAY NOT IN FACT CONSTITUTE AN ENCROACHMENT:

- MCI/VERIZON TELEPHONE UNDERGROUND LINE WITHOUT BENEFIT OF EASEMENT PER TITLE COMMITMENT

CERTIFICATION

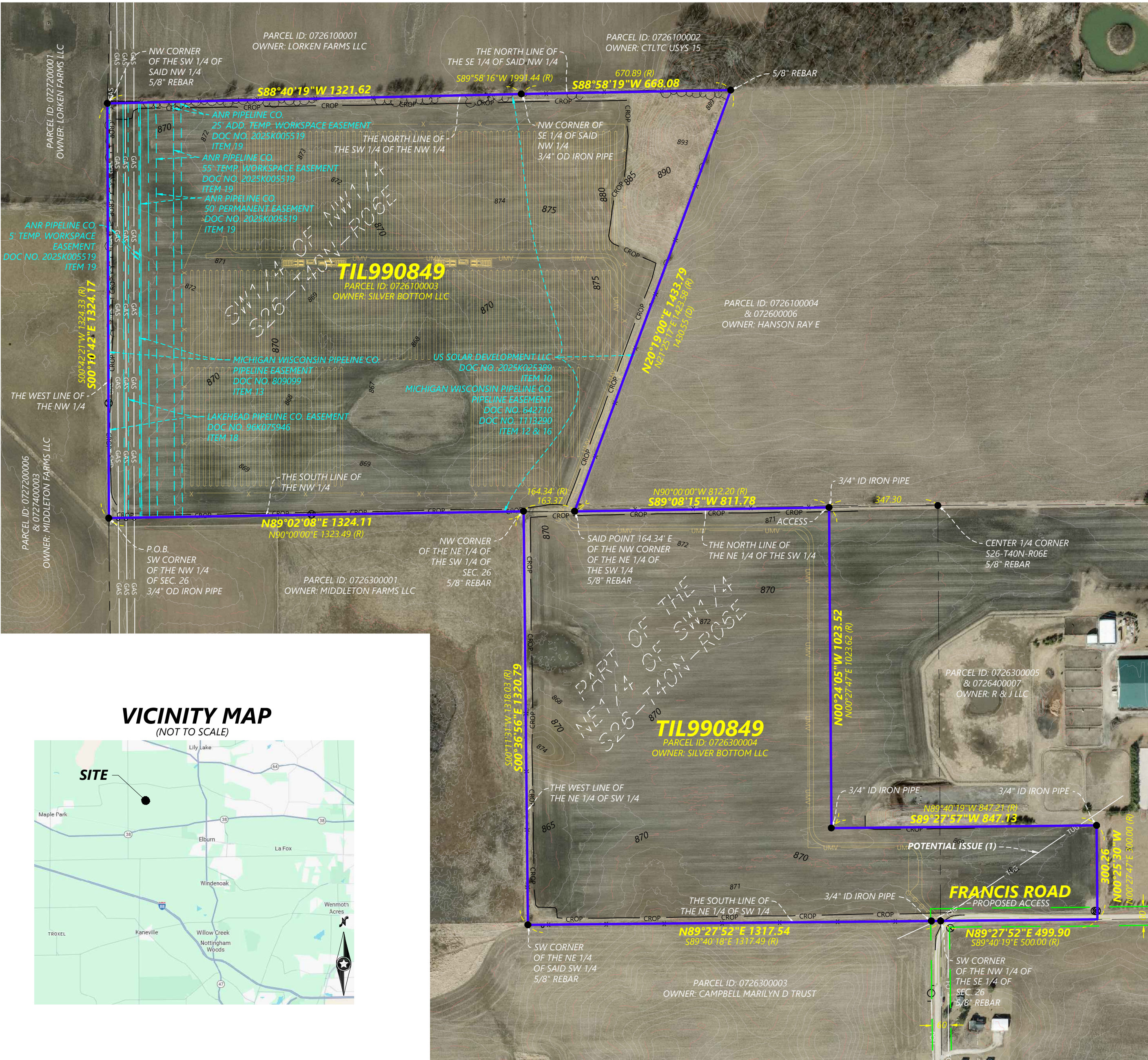
UNITED STATES SOLAR CORPORATION; USS RHEA SOLAR LLC, A DELAWARE LIMITED LIABILITY COMPANY; US SOLAR DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY; STEWART TITLE GUARANTY COMPANY; TITLEVEST, A FIRST AMERICAN COMPANY;

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 (MAJOR CONTROLLING SECTION CORNERS ONLY), 2, 3, 4, 6(A)(B), 7(A)(C), 8, 9, 11(A), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE INITIAL FIELD WORK FOR THIS ALTA WAS COMPLETED ON 11/11/2025. CONTROLLING MONUMENTATION AS NOTED IS REFLECTIVE OF THE INITIAL ALTA WORK ONLY. THIS PROFESSIONAL SERVICE IS IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR AN ALTA AND TOPOGRAPHIC SURVEY.

DRAFT

BENJAMIN T.H. LAWRENCE, DATE: PRELIM
PROFESSIONAL LAND SURVEYOR NO. 035-004132, EXPIRATION 11/30/2026
BEN.LAWRENCE@WESTWOODPS.COM

DATE OF PLAT OR MAP:



TITLE COMMITMENT NO. TIL990849

OWNER: SILVER BOTTOM LLC

THE FOLLOWING DESCRIPTION IS SHOWN PER SCHEDULE A, AS DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, TITLE COMMITMENT NO. TIL990849 PREPARED BY STEWART TITLE GUARANTY COMPANY HAVING A COMMITMENT DATE OF SEPTEMBER 09, 2025 AT 8:00 A.M.

LEASEHOLD:

THE ESTATE OR INTEREST OF THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT AND COVERED HEREIN IS A LEASEHOLD ESTATE, AS LEASEHOLD ESTATE IS DEFINED IN PARAGRAPH 1 (C) OF THE ALTA FORM 13/13.1.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KANE, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 AND ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, ALL IN TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1323.49 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 0 DEGREES 11 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1318.03 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 40 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1317.49 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE CONTINUING SOUTH 89 DEGREES 40 MINUTES 19 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 500.0 FEET; THENCE NORTH 0 DEGREES 27 MINUTES 47 SECONDS EAST PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 300.0 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 19 SECONDS WEST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 847.21 FEET; THENCE NORTH 0 DEGREES 27 MINUTES 47 SECONDS EAST PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1023.62 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 812.20 FEET, TO A POINT 164.34 FEET EASTERLY OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 21 DEGREES 25 MINUTES 17 SECONDS EAST, A DISTANCE OF 1423.58 FEET (1430.55 FEET DEEDED) TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 26, SAID POINT BEING 670.89 FEET EASTERLY OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE SOUTH 89 DEGREES 58 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 1991.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 0 DEGREES 42 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1324.33 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

ONECALL INFORMATION				
COMPANY	CONTACT	PHONE #	EMAIL	STATUS
ANR PIPELINE COMPANY	TRISTAN WILSON	331-262-7563	TRISTAN_WILSON@TCENERGY.COM	PLANS PLOTTED
ATT/DISTRIBUTION	KARI MARTIN	630-573-5789	KM2618@ATT.COM	PLANS PLOTTED
COMED	VIRGINIA V. RODRIGUEZ	630-396-8226	VIRGINIARODRIGUEZ@USICLLC.COM	PLANS PLOTTED
ENBRIDGE ENERGY	FABIAN MONARREZ	701-340-5739	FABIAN.MONARREZ@ENBRIDGE.COM	PLANS PLOTTED
MCI/VERIZON	UNKNOWN	UNKNOWN	INVESTIGATIONS@VERIZON.COM	PLANS PLOTTED