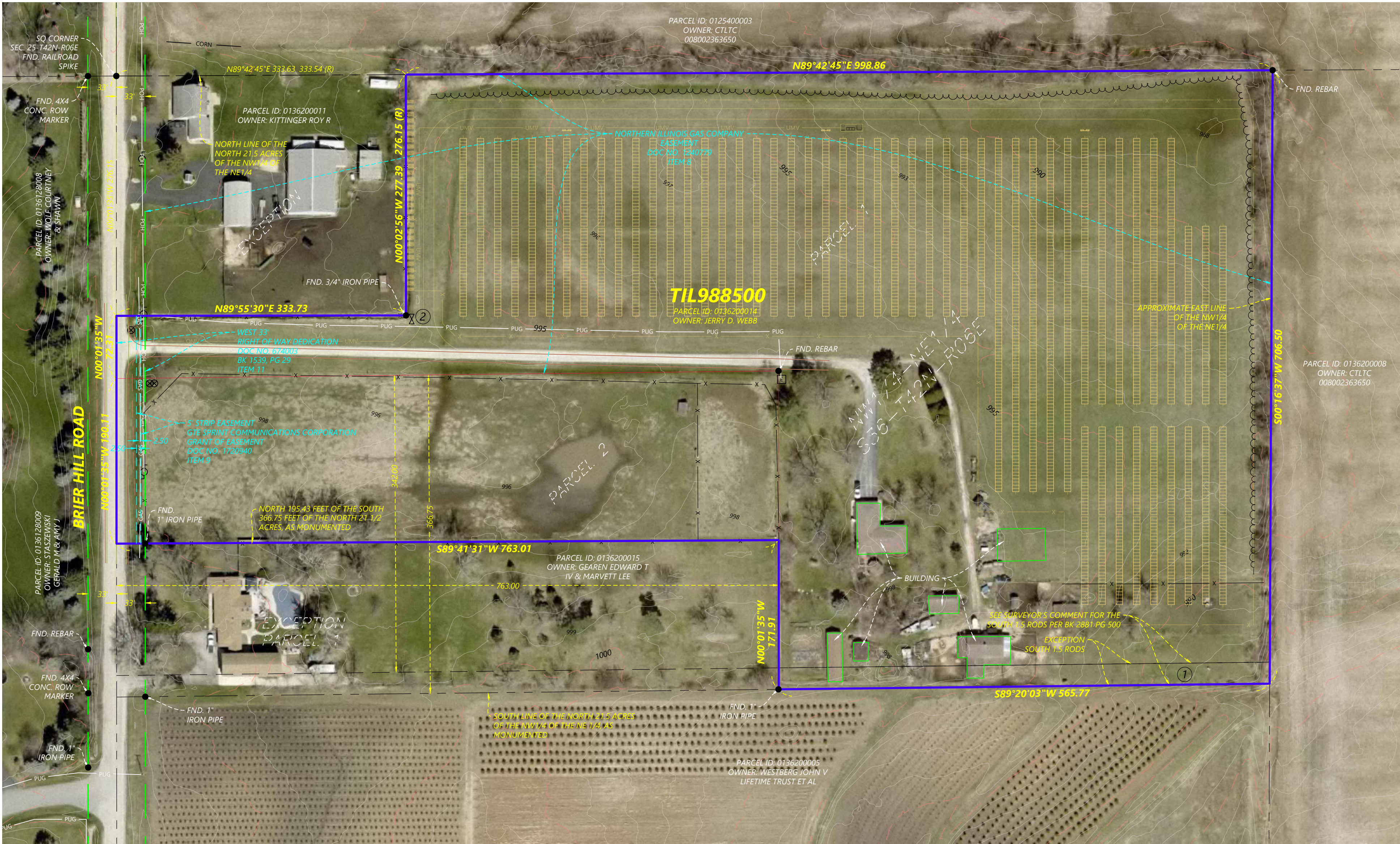


WestwoodProfessionalServices.com\Projects\0071790.001\CAD\Survey\ALTA\ALTA-ALTA SHEET.dwg 10/23/2025 11:47 AM Shawna Kopp



GENERAL NOTES

- THIS SURVEY WAS PREPARED USING TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY WITH A FILE NO. OF TIL988500, HAVING A COMMITMENT DATE OF AUGUST 15TH, 2025 AT 8:00AM.
- THE HORIZONTAL DATUM IS NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (US SURVEY FEET). ALL BEARINGS, DISTANCES AND AREAS 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 IS SHOWN PER EXISTING SURVEYS AND RECORDED DOCUMENTS. A WIDTH OF 66 FEET IS SHOWN FOR BRIER HILL ROAD PER THE KANE COUNTY GIS WEBSITE.
- THE PROPERTY HAS DIRECT ACCESS TO BRIER HILL ROAD, HAMPSHIRE, IL 60140 (A PUBLIC RIGHT OF WAY).
- PROPOSED INFRASTRUCTURE FACILITIES ARE SHOWN IN TAN HEREON.
- TABLE A NOTES:
 - 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.
 - THE PROPERTY IS LOCATED AT 14N937 BRIER HILL ROAD, HAMPSHIRE, IL 60140.
 - SUBJECT PROPERTY IS CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBERS 17089C01301, DATED JUNE 02, 2015.
 - SUBJECT PROPERTY CONTAINS 720,530 SQ. FT. (16.541 ACRES), MORE OR LESS.
 - THE ZONING CLASSIFICATION OF THE SUBJECT PROPERTY IS UNCONFIRMED. SETBACKS ARE UNKNOWN FOR ZONING ORDINANCE OF THE CITY OF HAMPSHIRE.
 - AT THE TIME OF FIELDWORK THERE WERE 6 BUILDINGS OBSERVED IN THE SUBJECT PROPERTY.
 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ARE SHOWN ON THE SURVEY.
 - 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: A252794347-00A & X252792765-00X)
 - ADJACENT OWNER NAMES ARE SHOWN PER KANE COUNTY GIS ACCESSED 10/21/2025.
 - THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION AT THE TIME OF SURVEY.
 - 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.
 - 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.

TITLE DESCRIPTION

OWNER: JERRY D. WEBB

THE FOLLOWING DESCRIPTION IS SHOWN PER SCHEDULE A, AS DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, TITLE COMMITMENT NO. TIL988500 PREPARED BY STEWART TITLE GUARANTY COMPANY HAVING A COMMITMENT DATE OF AUGUST 15, 2025 AT 8:00 A.M.

LEASEHOLD:

LEASEHOLD ESTATE, AS LEASEHOLD ESTATE IS DEFINED IN PARAGRAPH 1(C) OF THE ALTA FORM 13/13.1, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE MEMORANDUM OF LEASE AND SOLAR EASEMENT, EXECUTED BY JERRY D. WEBB, A SINGLE PERSON ("LESSOR"), AND US SOLAR DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ("LESSEE") DATED AUGUST 12, 2025, A MEMORANDUM OF WHICH WAS RECORDED AS DOCUMENT NO. 2025K030607, DEMISING THE LAND FOR A TERM WHICH SHALL COMMENCE UPON THE EFFECTIVE DATE AND CONTINUE UNTIL THE 20TH ANNIVERSARY OF THE COMMERCIAL OPERATION DATE; LESSEE HAS OPTIONS TO EXTEND THE INITIAL TERM OF THE LEASE FOR 4 ADDITIONAL 5 YEAR TERMS COMMENCING IMMEDIATELY ON THE DAY THAT THE TERM WOULD OTHERWISE EXPIRE.

LEGAL DESCRIPTION:

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

PARCEL 1: THE NORTH 21 1/2 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE SOUTH 1 1/2 RODS THEREOF AND ALSO EXCEPTING THE NORTH 342 FEET OF THE SOUTH 366.75 FEET OF THE WEST 763 FEET THEREOF), IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN A WARRANTY DEED, MADE BY JERRY D. WEBB AND BRENDA D. WEBB, HIS WIFE IN JOINT TENANCY, TO JESSE C. BARNES AND FRANCES M. BARNES, HIS WIFE, IN JOINT TENANCY AND NOT AS TENANTS IN COMMON, RECORDED FEBRUARY 28, 1978 AS DOCUMENT NO. 1446443 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER QUARTER, 276.15 FEET TO THE NORTH LINE OF THE SOUTH 432.15 FEET OF THE NORTH 21 1/2 ACRES OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE EAST ALONG SAID NORTH LINE, 333.54 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 276.15 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER; THENCE WEST ALONG SAID NORTH LINE, 333.54 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 195.43 FEET OF THE SOUTH 366.75 FEET OF THE WEST 763 FEET OF THE NORTH 21 1/2 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

SURVEYOR'S NOTE: POTENTIAL AREA OF CONCERN FOR THE SOUTH 1.5 RODS, AS CONVEYED TO JERRY D. WEBB AND BRENDA D. WEBB IN BK 2881 PG 500.

CERTIFICATION

UNITED STATES SOLAR CORPORATION; USS WEBB SOLAR LLC, A DELAWARE LIMITED LIABILITY COMPANY; US SOLAR DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY; TITLEVEST AGENCY, LLC, 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 10/05/2025. CONTROLLING MONUMENTATION AS NOTED IS REFLECTIVE OF THE INITIAL ALTA WORK ONLY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR AN ALTA SURVEY.

DRAFT

BENJAMIN T. LAWRENCE, DATE: 10/23/2025
PROFESSIONAL LAND SURVEYOR NO. 035-004132, EXPIRATION 11/30/2026
BEN.LAWRENCE@WESTWOODPS.COM

DATE OF PLAT OR MAP:

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.

- POTENTIAL AREA OF CONCERN SHOWN HEREON FOR THE SOUTH 1.5 RODS AND WORTH REVIEW OF EXCEPTION.
- POTENTIAL AREA OF CONCERN AT THE GATE VALVE LOCATION. NO EASEMENT WAS FOUND, AND THE FEATURE DID NOT APPEAR IN THE 811 UTILITY SEARCH.

TITLE EXCEPTION

THE FOLLOWING NOTES CORRESPOND TO THE NUMBERING SYSTEM OF SCHEDULE B, SECTION II PER STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. TIL988500 HAVING A COMMITMENT DATE OF AUGUST 15, 2025 AT 8:00 A.M.

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

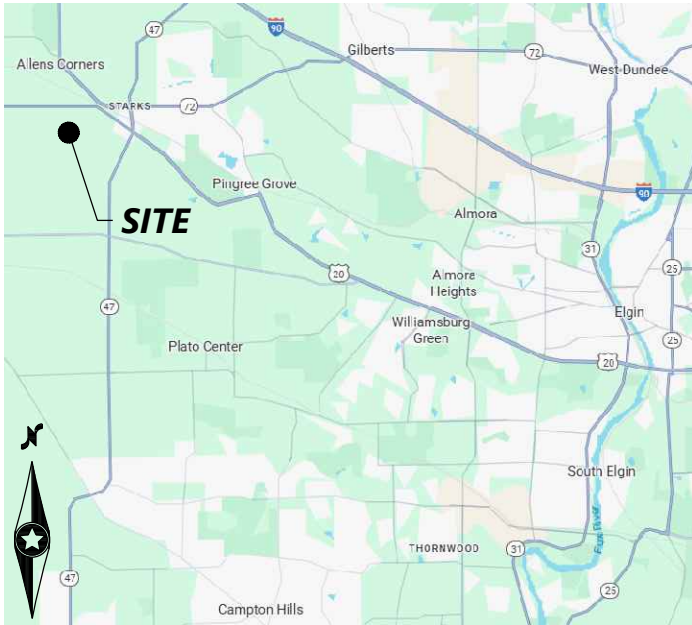
- EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY FOR THE INSTALLATION, MAINTENANCE, REPAIR, RELOCATION, REMOVAL AND RENEWAL OF GAS MAINS GRANTED BY DOCUMENT NO. 1240779 AND IN BOOK 2791 PAGE 549 ON SEPTEMBER 26, 1972, AND THE TERMS AND CONDITIONS THEREOF. (AFFECTS SEE RECORDED DOCUMENT FOR PARTICULARS)
(BLANKET IN NATURE, PARCEL 1)
- GRANT OF EASEMENT TO GTE SPRINT COMMUNICATIONS CORPORATION, A DELAWARE CORPORATION FOR COMMUNICATION SYSTEM RECORDED AS DOCUMENT NO. 1720540, AND THE TERMS AND CONDITIONS CONTAINED THEREIN. (AFFECTS SEE RECORDED DOCUMENT FOR PARTICULARS)
(AS SHOWN APPROXIMATELY)
- EASEMENT GRANTED TO US SOLAR DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR SOLAR EASEMENT, ACCESS AND DISTRIBUTION, DISCLOSED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2025K030607. (AFFECTS SEE RECORDED DOCUMENT FOR PARTICULARS)
(BLANKET IN NATURE, PARCEL 1. THE LEASE IS LIMITED TO 10 ACRES)
- DEDICATION OF RIGHT-OF-WAY FOR PUBLIC ROADWAY PURPOSES, RECORDED MAY 10, 1951 AS DOCUMENT NO. 674003 IN BOOK 1539 PAGE 29. (AS SHOWN)
- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. T26-05 ENTITLED AN ORDINANCE PROVIDING FOR THE REIMBURSEMENT FOR BENEFITED PROPERTY OWNERS OF THE COST OF PORTION OF THE OTTER CREEK INTERCEPTOR SEWER AND WATER MAINS RECORDED DECEMBER 20, 2017 AS DOCUMENT 2017K066262. (NOT PLOTTABLE)
- RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY. (SEE SURVEYORS NOTE)
- 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. (ROADS AND ROAD RIGHTS-OF WAY ARE SHOWN)
- RIGHTS OF THE INTERESTED PARTIES TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF THE STREAM WHICH MAY FLOW ON OR THROUGH THE LAND. (SEE SURVEYORS NOTE)

SURVEYOR'S NOTE: ADVERSE POSSESSION/PRESCRIPTIVE EASEMENTS: THIS SURVEY REFLECTS THE PROVIDED TITLE DOCUMENTS AND THE OBSERVABLE EXISTING SITE CONDITIONS INCLUDING FENCE LINES, BUILDINGS, AND STRUCTURES AS WELL AS EXISTING EVIDENCE OF TRAVELED WAYS SUCH AS PAVED AND GRAVEL ROADS. POTENTIAL AREAS OF CONCERN HAVE BEEN SHOWN HEREON. SURVEYOR CANNOT GUARANTEE THAT ANY AND ALL CLAIMS IN THE USE OF OR RIGHTS TO THE PROPERTY BY OTHERS HAVE BEEN EXHAUSTIVELY EXAMINED AND ARE REFERENCED OR SHOWN ON THIS SURVEY.

ONECALL INFORMATION				
COMPANY	CONTACT	PHONE #	EMAIL	STATUS
AT&T/DISTRIBUTION	UNKNOWN	UNKNOWN	G11629@ATT.COM	ALL CLEAR
COMED	Virginia V.Rodriguez	630-396-8226	pvt.ll@usilc.com	PLANS PLOTTED
COMCAST (XFINITY)	UNKNOWN	UNKNOWN	PlanSubmittalsandMapRequests@exeloncorp.com	ALL CLEAR
NICOR GAS	Karey Johnson	224-471-9356	karejohn@southernco.com	PLANS PLOTTED

VICINITY MAP

(NOT TO SCALE)



Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
TollFree (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.
Illinois Professional Firm Registration No. 184.005853
Expires: 04/30/2027

PREPARED FOR:

US SOLAR

323 N Washington Ave Suite 350,
Minneapolis, MN 55401

REVISIONS:

#	DATE	COMMENT
---	------	---------

LEGEND:

●	FOUND MONUMENT (SEE LABEL)
○	POWER POLE
⊗	STEEL/WOOD POST
⊗	GATE VALVE
⊗	ELECTRIC BOX
—	TREE LINE
—	FENCE LINE
—	GRAVEL LINE
—	ASPHALT LINE
—	ASPHALT CENTER LINE
—	GAS LINE
—	POWER OVERHEAD
—	POWER UNDERGROUND
—	CROP LINE
—	BOUNDARY LINE
—	PARCEL LINE
—	RIGHT-OF-WAY LINE
—	LOT LINE
—	EASEMENT LINE
—	SECTION LINE
—	MAJOR CONTOUR
—	MINOR CONTOUR

USS WEBB SOLAR LLC

Kane County, Illinois

ALTA/NSPS Land Title Survey

PROJECT
NUMBER: 0071790.00

DATE: 10/23/2025

SHEET: 01 of 01