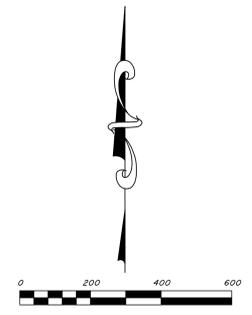
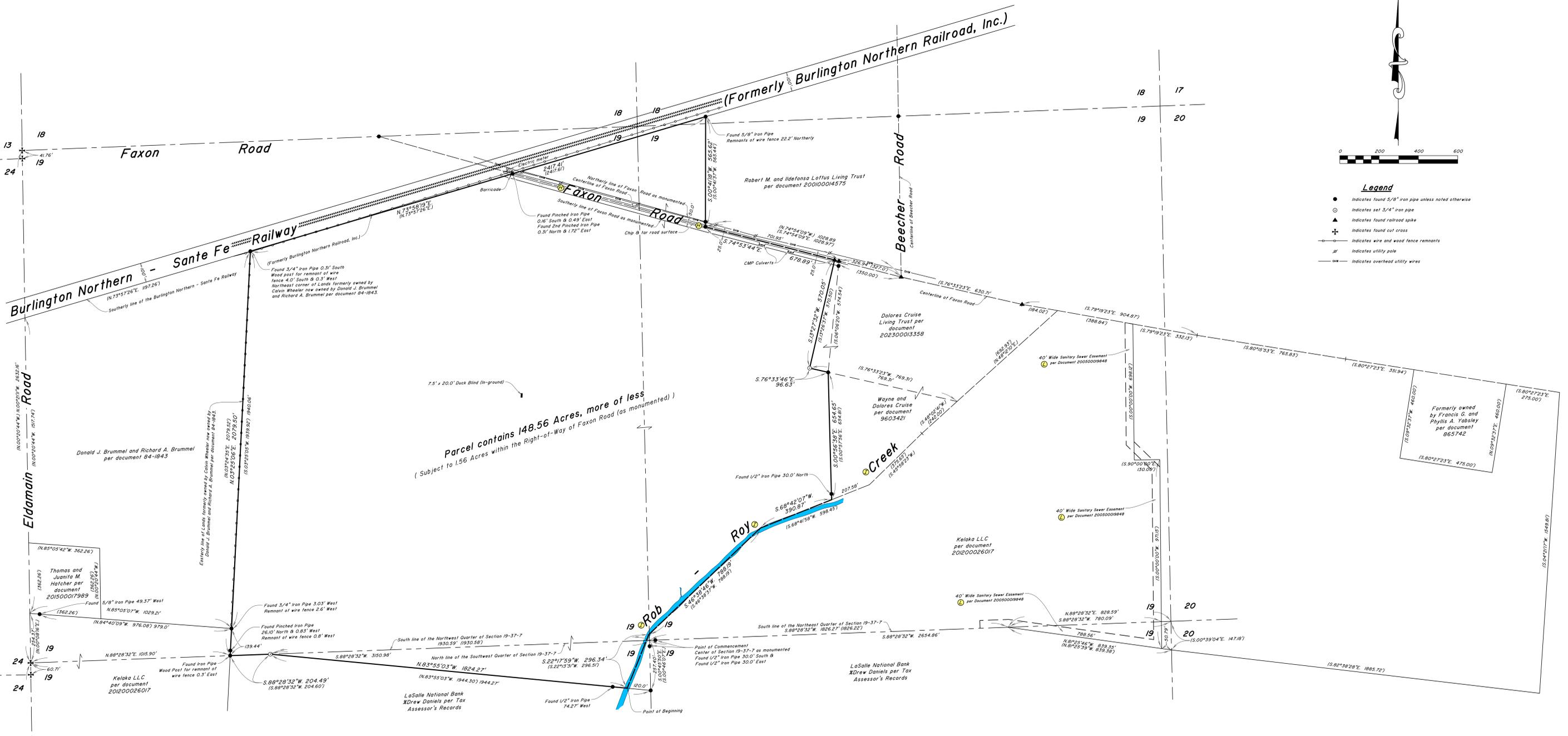


ALTA/NSPS Land Title Survey
Part of Section 19-37-7
Bristol Township
Kendall County
Illinois



- Legend**
- Indicates found 5/8" iron pipe unless noted otherwise
 - Indicates set 3/4" iron pipe
 - ▲ Indicates found railroad spike
 - ⊕ Indicates found cut cross
 - Indicates wire and wood fence remnants
 - Indicates utility pole
 - Indicates overhead utility wires



Title Commitment Reference:

This survey was prepared with the benefit of Fidelity National Title Insurance Company ALTA Commitment for Title Insurance, Commitment No. YK23003764, effective March 17, 2023.

Schedule B, Part II Exceptions: Items 1-9 are not survey related.

- D 10. Rights of Way for drainage files, ditches, feeders, laterals and underground pipes, if any.
- E 11. 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.
- F 12. Terms of a Planned Unit Development and Association Agreement dated January 26, 1999 and recorded July 19, 1999 as Document 9910715 made by and between the United City of Yorkville, James Spitz and Arthur Sheridan and Associates, Ltd. (Affects Parcel 1)
- M 13. Recapture fees contained in Recapture Agreement recorded September 11, 2003 as Document No. 200300032976 between Paul R. Dresden and the United City of Yorkville and First Amendment recorded August 3, 2006 as Document No. 200600033728. Subject to terms and conditions therein contained. Note: Collateral Assignment of Recapture Agreement recorded March 25, 2011 as Document No. 201100005288. (Affects Parcel 1)
- N 14. Resolution No. 03-09 recorded June 30, 2003 as Document 200300021850 providing public notice to interested persons regarding the future construction of an extension of Eldamain Road across the Fox River in Kendall County, Illinois. (Affects Parcel 1)
- O 15. Plot of Right-of-Way for U.S. Route 34, Eldamain Road, Illinois Department of Transportation dated November 21, 2017 affecting the Southwest 1/4 of Section 19, Township 37 North, Range 7 East of the Third Principal Meridian, recorded November 21, 2017 as Document No. 201700018493. (Affects Parcel 1)
- G 16. The land appears to fall within the boundaries of Drainage District No. 1, Bristol Township, and may be subject to assessments levied by said district. (Affects Parcel 2)
- G 17. Rights of the public, the State of Illinois and the County of Kendall in and to that part of the land taken or used for road purposes, being that part thereof falling within Faxon Road, which runs along the northerly line of the Land. (Affects Parcel 2)
- H 18. Rights of the owners of adjoining and contiguous property through which Rob Roy Creek flows to have maintained the uninterrupted flow of the waters of said Rob Roy Creek. (Affects Parcel 2)
- J 19. Rights of the Illinois Bell Telephone Company and the Commonwealth Edison Company in and to underground and overhead existing public utility facilities located within the southerly 1/2 of the Right of Way of Faxon Road and within the northerly 1/2 of the Right of Way of Faxon Road and as shown on a Plat of Survey made by American Surveying Consultants dated December, 1989 and revised February 16, 1990; also buried cables along the Right of Way as disclosed by a letter from the Illinois Bell Telephone Company dated February 15, 1990.
- K 20. Lease made by Inland Land Appreciation Fund, L.P. to Hinsdale Nurseries, Inc. Dated November 21, 2000 and recorded January 8, 2001 as Document No. 200100000300, demising the land for a term of years beginning December 1, 2000 and ending November 30, 2008, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. Note: we should be informed whether the aforesaid lease is terminated by its terms or is still in force and effect. (Affects Parcel 2)
- L 21. Grant of Sanitary Sewer Easement to the Yorkville-Bristol Sanitary District from First Bank Illinois Trust No. 949 as Trustee under the provisions of a Trust Agreement dated October 23, 1989, dated June 23, 2005 and recorded July 14, 2005 as Document 200500019848, and the terms, provisions and conditions contained therein. For further particulars, see record. (Affects Parcel 2)

End of Schedule B, Part II

* Documents referred to in J 19 were not provided for this survey and as thus are not shown hereon.

ALTA/NSPS Table A Items included:

1. Monuments found and set are shown hereon.
2. Unimproved land on Faxon Road south of the Burlington Northern - Sante Fe Railway.
3. The Flood Insurance Rate Map shows the properties described hereon as falling within Zone "X", according to Community Panel No. 170341 00-40 G, Kendall County, found on FIRM Map No. 170300040G, Kendall County Illinois and incorporated areas, with an Effective Date of February 4, 2009. Zone "X" are Areas of Minimal Flood Hazard.
4. Parcel contains 148.56 Acres, more or less (subject to 1.56 Acres within the Right-of-Way of Faxon Road, as monumented).
5. See sheet 2 of 2 for topography.
6. Substantial features observed are shown hereon.
9. No identifiable parking spaces were observed.
- 11(a) Evidence of underground utilities are shown on sheet 2 of 2.
15. No remote measurements were used for this survey.

Legal Description:

That part of Section 19, Township 37 North, Range 7 East of the Third Principal Meridian, in Bristol Township, Kendall County, Illinois, described as follows: Commencing at the Center of said Section 19; thence South 00 Degrees 46 Minutes 07 Seconds East, along the quarter section line, a distance of 257.40 feet; thence North 83 Degrees 55 Minutes 03 Seconds West, 120.00 feet to the Point of Beginning; thence North 83 Degrees 55 Minutes 03 Seconds West, 1924.30 feet to a point on the north line of the Southwest Quarter of said Section 19, which is 1930.58 feet South 89 Degrees 28 Minutes 32 Seconds West from the Center of said Section 19; thence South 89 Degrees 28 Minutes 32 Seconds West along said north line, 204.49 feet; thence North 03 Degrees 24 Minutes 35 Seconds East, 2079.52 feet to the southerly Right-of-Way line of the Burlington Northern - Sante Fe Railway; thence North 73 Degrees 57 Minutes 26 Seconds East along said southerly Right-of-Way line, 2417.61 feet; thence South 00 Degrees 41 Minutes 37 Seconds West, 565.44 feet to the centerline of Faxon Road; thence South 74 Degrees 54 Minutes 09 Seconds East along the centerline, 678.89 feet to a point that is 320.00 feet North 74 Degrees 54 Minutes 09 Seconds West of the centerline of Beecher Road; thence South 13 Degrees 26 Minutes 37 Seconds West, 570.50 feet; thence South 76 Degrees 33 Minutes 23 Seconds East, 96.63 feet; thence South 00 Degrees 57 Minutes 56 Seconds East, 634.01 feet; thence South 68 Degrees 41 Minutes 58 Seconds West, 390.87 feet; thence South 46 Degrees 39 Minutes 37 Seconds West, 758.19 feet; thence South 22 Degrees 13 Minutes 31 Seconds West, 296.51 feet to the Point of Beginning.

Survey Notes:

This survey was prepared with the benefit of Fidelity National Title Insurance Company ALTA Commitment for Title Insurance, Commitment No. YK23003764, effective March 17, 2023. Parcel 1 of this commitment was not part of this survey.

All distances are given in feet and decimal parts thereof.

Surveyor's Certificate:

Certification to: Fidelity National Title Insurance Company, Green Door Capital Investments, LLC and Keloka LLC

State of Illinois } This is to certify that this plat and the survey on which it is based were made in accordance
County of Kane } 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, 8, 9, 11(a)
and 15 of Table A thereof. The field work was completed on December 20, 2023.

Dated at Batavia, Illinois, January 17, 2024
Preliminary

Illinois Professional Land Surveyor No. 035-2710

Advanced Surveying & Mapping

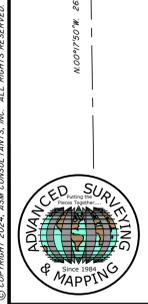
(Illinois Professional Design Firm No. 6014)

16 E. Wilson Street Batavia, Illinois 60510

(630) 879-0200

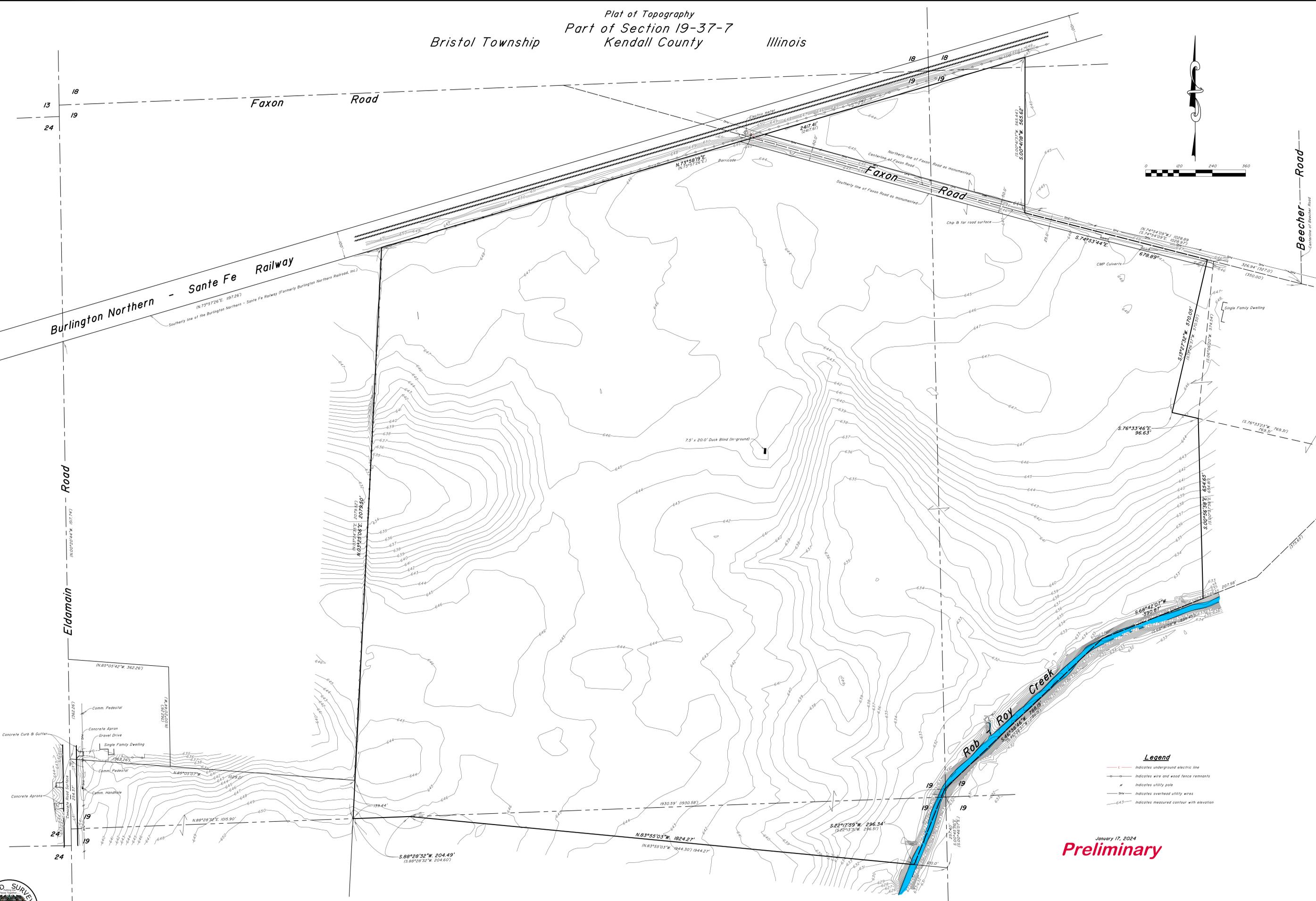


License Renewal/Date of Expiration = 1/30/2024



Green Door Capital

Plat of Topography
 Bristol Township
 Part of Section 19-37-7
 Kendall County Illinois



- Legend**
- Indicates underground electric line
 - Indicates wire and wood fence remnants
 - Indicates utility pole
 - Indicates overhead utility wires
 - Indicates measured contour with elevation

January 17, 2024
Preliminary

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