

Exhibit A

STATE OF ILLINOIS)

)SS

COUNTY OF LASALLE)

To: CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it was 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 does not include Table A items. The initial fieldwork was completed on 09/06/2024.

Legal Description as Provided on Title Commitment

The East Half of the Northeast Quarter (Except 10.41 acres on the North End thereof), and the East Half of the Southeast Quarter of Section 30, and that part of the East Half of the Northeast Quarter of Section 31 North of the Fox River, containing 20.42 acres, all in Township 37 North, Range 7 East of the Third Principal Meridian, situated in the Town of Bristol, in the County of Kendall, and State of Illinois; subject to the Right-of-Way for Highway Purposes described in Deed Record 72 Page 560 and Deed Record 98 Page 131, Records of Kendall County, Illinois.

Exception 1

(EXCEPTING THEREFROM) The tract of land described in the Warranty Deed, dated June 7th, 1947, Made by Edward J. Heinz and Mary D. Heinz, his wife, to Laurence J. Flynn, Alma Flynn, William C. Buckberg, recorded in Warranty Deed Record 97 Page 435, Records of Kendall County, Illinois.

Exception 2

(AND EXCEPTING) That part of the East Half of the Southeast Quarter of Section 30 and of the East Half of the Northeast Quarter of Section 31, Township 37 North Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 31; thence South along the East line of said Section 31, 277.6 feet to the centerline of the North River road; thence South 86 degrees 06 minutes 00 seconds West along said Centerline 746.6 feet; thence South 84 degrees 36 minutes 00 seconds West along said Centerline 292.35 feet for the Point of Beginning; thence North 00 degrees 53 minutes 00 seconds East

403.95 feet; thence North 87 degrees 12 minutes 00 seconds West 295.1 feet to the West line of the Southeast Quarter of the East Half of said Section 30; thence South 00 degrees 53 minutes 00 seconds West along said West line and the West line of the East Half of the Northeast Quarter of Section 31, 454 feet to said Centerline of North River Road; thence North 82 degrees 46 minutes 00 seconds East along said centerline 202.65 feet; thence North 84 degrees 23 minutes 00 seconds East along said Centerline 93.7 feet to the Point of Beginning, in the Township of Bristol, Kendall County, Illinois.

Exception 3

(AND ALSO EXCEPTING) That part of the Northeast Quarter of Section 30, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 00 degrees 39 minutes 10 seconds East along the East line of said Northeast Quarter 378.90 feet to the North Right-of-Way line of U.S. Route No. 34 for a Point of Beginning; thence South 00 degrees 39 minutes 10 seconds East along said East line, 1532.20 feet; thence South 89 degrees 05 minutes 00 seconds West 1322.55 feet to the West line of the East Half of said Northeast Quarter; thence Northerly along said West line, 1670.29 feet to said North Right-of-Way line; thence Easterly along said North line, 1330.88 feet to said North Right-of-Way line; Thence Easterly along said North line, 1330.88 feet to the Point of beginning in Bristol Township, Kendall County, Illinois and containing 48.647 acres.

Exception 4

(AND ALSO EXCEPTING) That part of the East Half of Section 30, Township 37 North, Range 7 East of the Third Principal Meridian being described as follows: Commencing at a found Stone at the Southeast corner of said Section 30; thence North 01 degree 10 minutes 20 seconds West along the East line of said Section 30, a distance of 2650.43 feet to the East Quarter corner of said Section 30 for the Point of Beginning; thence South 01 degrees 10 minutes 20 seconds East along said East line, 502.04 feet; thence South 88 degrees 45 minutes 41 seconds West 2.48 feet; thence North 01 degree 14 minutes 18 seconds West, 1241.43 feet; thence North 88 degrees 29 minutes 52 seconds East, 2.19 feet to a point on said East line, said Point being 739.40 feet Northerly of said East Quarter corner; thence South 01 degree 18 minutes 22 seconds East along said East line, 739.40 feet to the Point of Beginning, all in Township of Bristol, Kendall County, Illinois.

SCHEDULE B - PART II

General Exceptions

1. Rights or claims of parties in possession not shown by Public Records (Not known to surveyor at time of Survey.)
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. (Not known to surveyor at time of Survey.)
3. Easements, or claims of easements, not shown by the Public Records. (Not known to surveyor at time of Survey.)
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records (Not known to surveyor at time of Survey.)
5. Taxes or special assessments which are not shown as existing liens by the Public Records (Not known to surveyor at time of Survey.)
21. 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, together with utility rights therein. North River Road: County of Kendall (As shown on Survey.)
22. Rights of Way for drainage tiles, ditches, feeders, laterals, and underground pipes, if any. (As shown on Survey.)
24. Easement Contract Grant of Permanent Sewer and Water easement and Temporary Construction Easement recorded July 27, 1994 as document 9407616 (1994-07616), made by Merchants National Bank of Aurora, as Trustee under Trust Agreement dated October 2, 1973 and known as Trust Number 2175 to the City of Yorkville, a municipal corporation of Illinois (As shown on Survey.)
25. Water lines and manholes appurtenant to the easement shown above, as shown on Plat of Survey made by R.B. & Associates Land Surveyors, Inc. dated February 26, 2004 JOB#2004-11888-001 b (As shown on Survey.)
26. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Illinois Bell Telephone Company, it's successors and assigns.

Purpose: Easement

Recording Date: February 27, 1974

Recording No.: 74-752

Affects: The S1/2 (South Half) of a public road known as U.S.

Route 34 in the East 1/2 (East Half) of the NE 1/4 (Northeast Quarter) 30-37-7 (Section 30, Township 37 North, Range 7 East) (Easement is in no part contained within the bounds of this parcel. See description and area marked "Exception 3", wherein above easement is contained in-whole or in-part.)

27. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Yorkville-Bristol Sanitary District

Purpose: Easement

Recording Date: December 14, 2004

Recording No.: 200400034866

(As shown on Survey.)