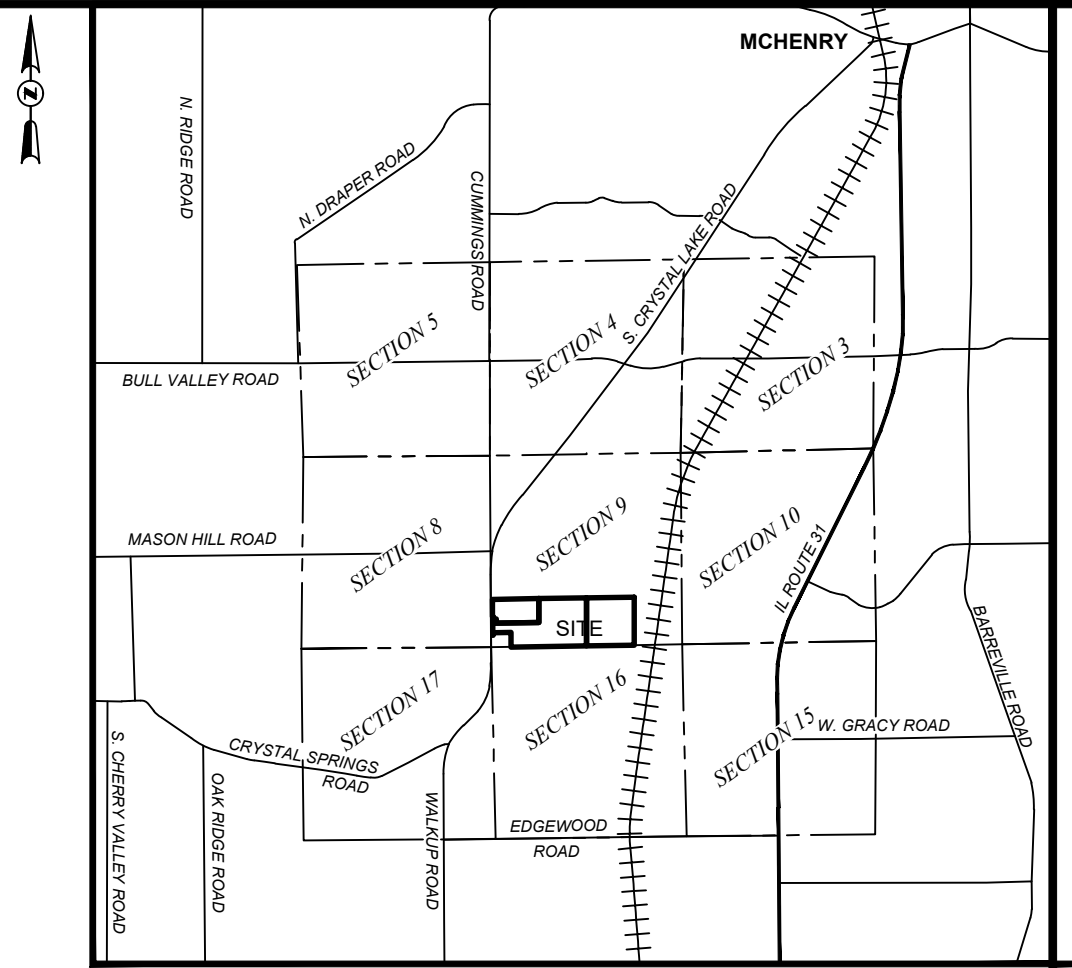


PLAT OF SURVEY

FOR
TPE IL MH680, LLC
TRACTS OF LAND LOCATED IN PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 9,
TOWNSHIP 44 NORTH, RANGE 8 EAST, THIRD PRINCIPAL MERIDIAN
MCHENRY COUNTY, STATE OF ILLINOIS

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- UNRECOVERED CORNER
- POWER POLE
- STORM SEWER MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MARKER
- PROPERTY LINE
- SECTION LINE
- QUARTER SECTION LINE
- ROAD RIGHT-OF-WAY LINE
- C/L OF DITCH OR EDGE OF WATER
- OVERHEAD POWER LINE
- STORM SEWER LINE
- FIBER OPTIC LINE
- GAS LINE
- EXISTING PIPELINE



LWS
4266 BELL RD, SUITE 8
NEWBURGH, IN 47630

GENERAL NOTES:

- THE PLAN SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LW SURVEY COMPANY ON AUGUST 12-16 2024.
- NO ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE MADE FOR THIS PLAN AND IT THEREFORE DOES NOT REFLECT THE CONDITIONS WHICH MAY BE REVEALED TO THIS PROPERTY THROUGH THOSE ADDITIONAL SURVEYS.
- THE HORIZONTAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, ILLINOIS EAST ZONE.
- THE PROPERTY IS LOCATED IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MCHENRY COUNTY, ILLINOIS, MAP NUMBER 171102215 & 17111022203, EFFECTIVE DATE 11/16/2006. NO SURVEYING WAS DONE TO DETERMINE FLOOD ZONES SHOWN HEREON AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

RECORDED DESCRIPTION

PARCEL 1:
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; ALSO THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; ALSO THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 9, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS. EXCEPTING THEREFROM PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 10 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE THEREOF, 42.48 FEET TO THE EAST RIGHT OF WAY LINE OF CRYSTAL LAKE ROAD PER DOCUMENT NUMBER 148829 AND THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 16 MINUTES 45 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 329.28 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 30 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 7.40 FEET; THENCE NORTH 00 DEGREES 18 SECONDS WEST ALONG A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 70.72; THENCE NORTH 89 DEGREES 10 MINUTES 30 SECONDS EAST PARALLEL WITH THE SOUTH LINE THEREOF, 497.89 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 01 SECONDS EAST PARALLEL WITH THE WEST LINE THEREOF, 400.00 FEET TO THE SOUTH LINE OF THE SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 10 MINUTES 30 SECONDS WEST, ALONG SAID LINE, 505.42 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PROPERTY ADDRESS: 2020 S. CRYSTAL LAKE RD., MCHENRY IL 60505
PIN: 14-09-300-006 AND 14-09-400-002

RECORDED DESCRIPTION CONT'D

PARCEL 2:
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS

EXCEPT THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES 18 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 659.22 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 18 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 180.86 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 06 SECONDS EAST, A DISTANCE OF 42.58 FEET TO THE EAST RIGHT OF WAY LINE OF CRYSTAL LAKE ROAD RECORDED AUGUST 29, 1940 AS DOCUMENT NUMBER 148828; THENCE NORTH 89 DEGREES 41 MINUTES 19 SECONDS EAST, A DISTANCE OF 24.85 FEET; THENCE SOUTH 0 DEGREES 18 MINUTES 41 SECONDS EAST, A DISTANCE OF 65.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 19 SECONDS EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 0 DEGREES 18 MINUTES 41 SECONDS EAST, A DISTANCE OF 114.34 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, THENCE SOUTH 89 DEGREES 09 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 142.42 FEET TO THE POINT OF BEGINNING.

AND THAT LAND DEDICATED OR USED FOR HIGHWAY PURPOSES UNDER DOCUMENT 2011R0041256
PIN: 14-09-300-005

VICINITY MAP N.T.S.

SCHEDULE B - PART II EXCEPTIONS

EXCEPTIONS LISTED BELOW WERE TAKEN FROM TITLE COMMITMENT NO. NTS-202766-IL-1, COMMITMENT DATE MARCH 14, 2024 AT 12:00 AM, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

EXCEPT AS OTHERWISE EXPRESSLY NOTED IN NOTES BELOW, LW SURVEY CO. DID NOT EXAMINE OR ADDRESS THE EFFECTS, FEES OR ASSESSMENTS DUE, TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, RESERVATIONS AND/OR RESTRICTIONS CONTAINED IN THE DOCUMENTS REFERRED TO IN ANY ITEMS SHOWN IN THE TITLE COMMITMENT. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND STATED PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

- REAL ESTATE TAXES, INCLUDING SUPPLEMENTAL TAXES AND ROLL BACK TAXES, IF APPLICABLE, AND MUNICIPAL CHARGES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
14-09-300-006
2023 1ST INSTALLMENT PAID IN THE AMOUNT OF \$1,378.15
2023 2ND INSTALLMENT DUE AND PAYABLE IN THE AMOUNT OF \$1,378.15
- 14-09-400-002
2023 1ST INSTALLMENT PAID IN THE AMOUNT OF \$953.38
2023 2ND INSTALLMENT DUE AND PAYABLE IN THE AMOUNT OF \$953.38
- 14-09-300-005
2023 1ST INSTALLMENT DELINQUENT IN THE AMOUNT OF \$339.23
2023 2ND INSTALLMENT DUE AND PAYABLE IN THE AMOUNT OF \$339.23

NOTE: TAXES FOR THE YEAR(S) 2024 ARE NOT YET DUE AND PAYABLE. NOT A SURVEY RELATED MATTER

11. DEED OUT RECORDED ON DECEMBER 6, 1968, AS DOCUMENT NO. RR-514 DOES NOT AFFECT SUBJECT PROPERTIES, LAND DESCRIBED IS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9

12. PERMIT GRANTING RIGHT OF WAY TO ILLINOIS BELL TELEPHONE COMPANY, PERMIT NO. 5110, RECORDED ON MAY 6, 1940 AS DOCUMENT NO. 148204. AFFECTS TAX PARCELS 14-09-300-005 - BLANKET IN NATURE

13. DEDICATION GRANTED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES RECORDED ON AUGUST 29, 1940 AS DOCUMENT NO. 148828.

14. DEDICATION GRANTED TO THE STATE OF ILLINOIS FOR PUBLIC HIGHWAY PURPOSES RECORDED ON AUGUST 29, 1940 AS DOCUMENT NO. 148829. AFFECTS TAX PARCEL 14-09-300-006 - AS SHOWN HEREON

15. RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF BECHTEL CORPORATION RECORDED ON JULY 17, 1967 AS DOCUMENT NO. 475317
AFFECTS TAX PARCEL 14-09-400-002. PRELIMINARY SURVEY FOUND NO INDICATION OF A PIPELINE HAVING BEEN BUILT, UNABLE TO ACCURATELY PLACE 80' EASEMENT

16. LICENSE GRANTED TO LAKEHEAD PIPELINE COMPANY, INC. RECORDED ON MAY 9, 1968 AS DOCUMENT NO. 489259. AFFECTS TAX PARCEL 14-09-400-002. DOCUMENT GRANTS PERMISSION FROM THE MCHENRY-NUNDA-UNION DRAINAGE DISTRICT TO BUILD A PIPELINE ALONG A DRAINAGE DITCH

17. RIGHT OF WAY AGREEMENT GRANTED TO NATURAL GAS PIPELINE COMPANY OF AMERICA, RECORDED ON JUNE 19, 1968 AS DOCUMENT NO. 491412. AFFECTS TAX PARCELS 14-09-400-002 AND 14-09-300-006 - AS SHOWN HEREON

18. RIGHT OF WAY AGREEMENT GRANTED TO NATURAL GAS PIPELINE COMPANY OF AMERICA, RECORDED ON JULY 15, 1968 AS DOCUMENT NO. 492831. DOES NOT AFFECT ANY OF THE SUBJECT PROPERTIES - DOCUMENT DESCRIBES LAND IN SECTION 8

19. ORDINANCE NO. 0-92-612, CONTAINING A SEWER RECAPTURE AGREEMENT BETWEEN THE CITY OF MCHENRY AND AMOCO OIL COMPANY, RECORDED ON MAY 20, 1993 AS DOCUMENT NO. 93029805. AFFECTS TAX PARCEL 14-09-400-002, 14-09-300-006 AND 14-09-300-005 - BLANKET IN NATURE

20. TEMPORARY CONSTRUCTION EASEMENT GRANTED TO THE COUNTY OF MCHENRY FOR THE USE OF THE DIVISION OF TRANSPORTATION, FOR THE PURPOSE OF DRIVEWAY CONSTRUCTION, RECORDED ON JUNE 11, 2009 AS DOCUMENT NO. 2009R0029678. DOES NOT AFFECT TAX PARCEL 14-09-300-005 - TEMPORARY EASEMENT EXPIRED MAY 27, 2012

21. RIGHT OF WAY FOR FEDERAL HIGHWAY RECORDED ON OCTOBER 14, 2011 AS DOCUMENT NO. 2011R0041256. AFFECTS TAX PARCELS 14-09-300-005 AND 14-09-300-006 - AS SHOWN HEREON

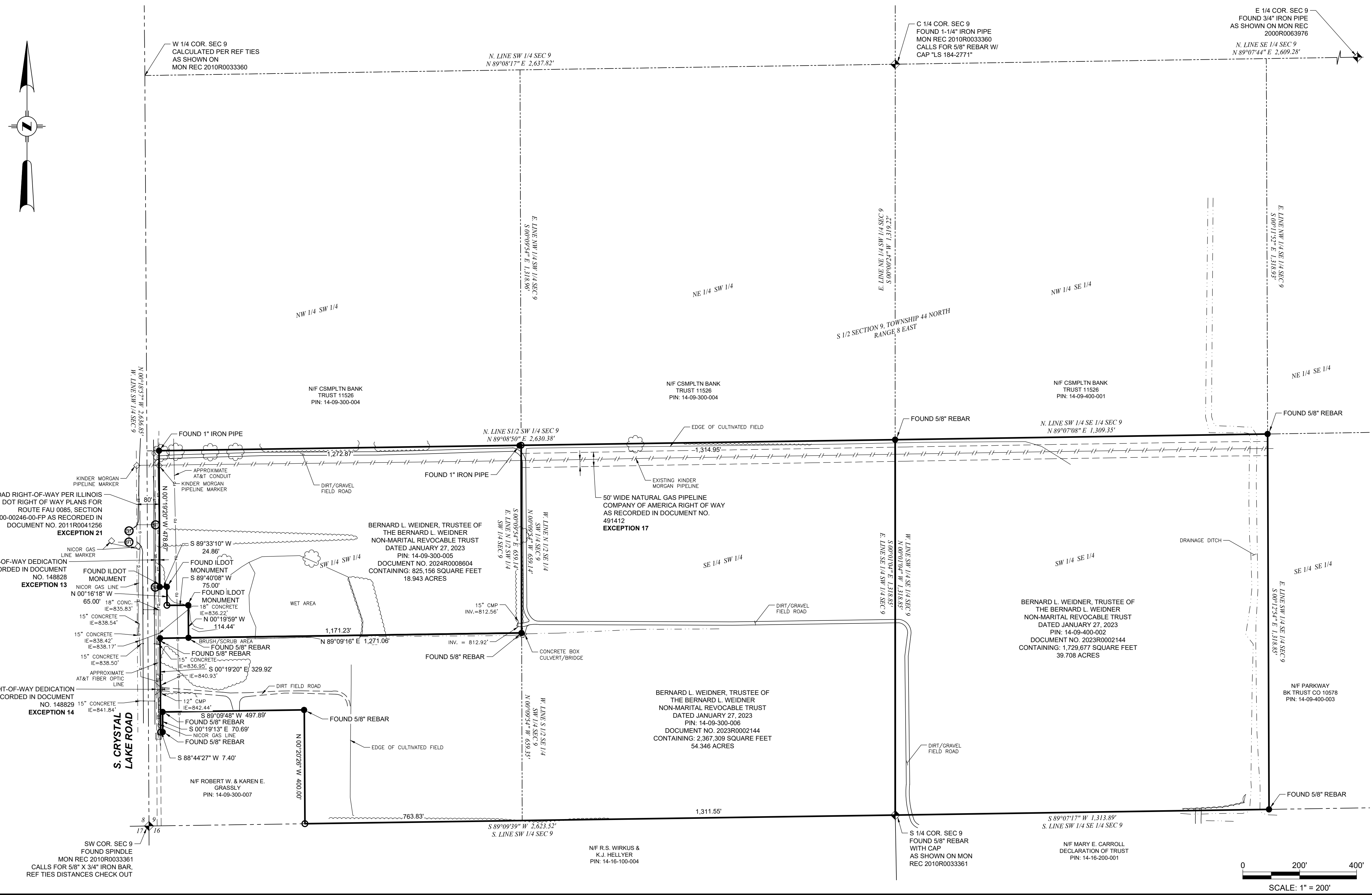
22. MEMORANDUM OF LEASE OPTION DATED MAY 22, 2024 BY AND BETWEEN BERNARD L. WEIDNER, TRUSTEE OF THE BERNARD L. WEIDNER NON-MARITAL REVOCABLE TRUST DATED JANUARY 27, 2023, LESSOR, AND TPE IL MH680, LLC, LESSEE, RECORDED ON JUNE 6, 2024 AS DOCUMENT NO. 2024R0013915. AFFECTS TAX PARCEL 14-09-400-002, 14-09-300-005 AND 14-09-300-006 - BLANKET IN NATURE

SURVEYOR'S CERTIFICATE

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

DATED: 10/29/2024

Chris Higgins
CHRISTOPHER D. HIGGINS
ILLINOIS PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035 003776
RENEWAL DATE: NOVEMBER 30, 2024
C.HIGGINS@LWSURVEY.COM
PHONE: (815)420-8914
FOR & ON BEHALF OF LW SURVEY CO.
DESIGN FIRM # 184003102-008



NO.	DATE	DESCRIPTION
1	8/18/2024	ADD TITLE COMMITMENT AND EXCEPTIONS

DESIGNED BY:	DRAWN BY:	CHECKED BY:	PROJ. MANAGER:
58460	58460:IMB80:Blumma:dhg	8/19/2024	

PROJ. NO.:	FILE NAME:	DATE:	SCALE:
	58460:IMB80:Blumma:dhg	8/19/2024	1" = 200'

PLAT OF SURVEY
OF LANDS OF
BERNARD L. WEIDNER, TRUSTEE
FOR TPE IL MH680, LLC