

ITEMS CORRESPONDING TO SCHEDULE B-II

- 9. EASEMENT FOR SANITARY SEWER GRANTED BY THE WATCH CITY VETERANS HOME COMPANY, INC. TO THE SANITARY DISTRICT OF ELGIN BY INSTRUMENT RECORDED APRIL 10, 1961 AS DOCUMENT NUMBER 945661 AND AS SHOWN ON THE PLAT OF WATCH CITY POST ADDITION TO ELGIN AND AS REFERENCED ON THE SURVEY PREPARED BY JLI LAND SURVEYING INC. FOR AMERICAN SURVEYING & MAPPING INC. DATED JUNE 10, 2022, LAST REVISED AUGUST 18, 2022 AND DESIGNATED PROJECT NO. 2216065.1 (THE "SURVEY").
COVER THE NORTHERLY 20 FEET MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF LOT 9)
(AFFECTS SURVEYED PROPERTY)
(AS SHOWN ON SURVEY)
- 10. EASEMENT FOR PUBLIC UTILITIES GRANTED TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY ON THE PLAT OF WATCH CITY POST ADDITION TO ELGIN AND AS REFERENCED ON THE SURVEY.
COVER THE SOUTHERLY 10 FEET AND MOST WESTERLY 5 FEET OF LOT 9).
(AFFECTS SURVEYED PROPERTY)
(AS SHOWN ON SURVEY)
- 11. ENCRoACHMENT OF THE ONE STORY BLOCK STORAGE BUILDING LOCATED MAINLY ON THE LAND ONTO THE EASEMENT TO COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY REFERENCED AT EXCEPTION #12 BY APPROXIMATELY 51 TO 205 FEET, AS DISCLOSED ON THE SURVEY.
NOTE: THIS EXCEPTION WAS BROUGHT FORWARD FROM A PRIOR POLICY. WE DON'T HAVE A COPY OF SAID SURVEY. UPON RECEIPT AND REVIEW OF A CURRENT SURVEY, THIS EXCEPTION SHALL BE AMENDED AS NECESSARY.
(DOCUMENT NOT AVAILABLE PER TITLE)

MISCELLANEOUS NOTES

- SURVEY PREPARED BY LAND SURVEYING SERVICES
1182 HEATHER DRIVE,
LAKE ZURICH, IL 60047
847-847-1079
- Surveyor's Notes:
- Site Address: 1741 Weld Road, Elgin, IL 60123. Address was observed at the site and from recorded documents.
 - Pin No: 06-22-151-011
 - The easements shown hereon are provided from the current title and the use of the recorded subdivision plat.
 - The utilities as shown on the Survey were developed from the information available and from features observed in the process of conducting the fieldwork. It is the client's responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
 - All building dimensions and ties are to the current siding material and not to the foundation.
 - Land area = 132,805 Sq. Ft. (2.842 acres)
 - Parking Information:
Regular Spaces= 0
Handicapped Spaces= 1
Total Spaces= 1
 - The distance to the nearest intersecting street, South Street, is 0 feet and is shown on survey map as the intersecting street.
 - There was no evidence of recent earth moving work, building construction, or building additions observed at the time of fieldwork.
 - All substantial features observed in the process of conducting the fieldwork are shown hereon.
 - The property has direct access to and from Weld Road, being a public right of way.
 - There are no gaps or gores between the public right of way of Weld Road and the adjacent border lines of the property.
 - There was no evidence of any cemetery, burial grounds or individual gravesites.
 - There was no observable evidence of substantial refuse.
 - There was no evidence of recent street or sidewalk construction or repairs observed at the time of fieldwork.
 - No access to roof area at time of fieldwork.
 - There are no division or party walls with the adjoining properties.
 - There are no off site easements benefiting the surveyed property as disclosed by the title commitment provided for this site.
 - Only visible above ground evidence of improvements and utilities were located by surveyor. The surveyor was not provided with utility plans.

RECORD DESCRIPTION

LOT 9 OF WATCH CITY POST ADDITION TO ELGIN, IN THE CITY OF ELGIN, KANE COUNTY, ILLINOIS.

RECORD DESCRIPTION IS THE SAME PROPERTY AS CONTAINED IN THE TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DOCUMENT NUMBER FCH12600065L1 DATED JANUARY 16, 2026.

AS SURVEYED DESCRIPTION

LOT 9 OF WATCH CITY POST ADDITION TO ELGIN, IN THE CITY OF ELGIN, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 197.56 FEET, THENCE NORTH 01 DEGREES 49 MINUTES 00 SECONDS EAST 624.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET, THENCE SOUTH 85 DEGREES 59 MINUTES 07 SECONDS EAST 33.01 FEET ALONG SAID SOUTH RIGHT OF WAY LINE, THENCE NORTH 01 DEGREES 41 MINUTES 49 SECONDS EAST 84.47 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WELD ROAD, THENCE S 63 DEGREES 29 MINUTES 00 SECONDS EAST 159.07 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THENCE S 00 DEGREES 00 MINUTES 00 SECONDS EAST 635.14 FEET TO THE POINT OF BEGINNING.

SIGNIFICANT OBSERVATIONS

- A** FENCE EXTENDS SOUTH 0.35' OVER SOUTH PROPERTY LINE & EAST 0.30' OVER WEST PROPERTY LINE
- B** FENCE EXTENDS WEST 0.78' OVER EAST PROPERTY LINE
- C** MAILBOX EXTENDS WEST 0.60' OVER EAST PROPERTY LINE
- D** BUILDING EXTENDS WEST 2.01' OVER PUBLIC UTILITY EASEMENT
- E** BUILDING EXTENDS WEST 0.02' OVER PUBLIC UTILITY EASEMENT

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND MONUMENT
- x FOUND CROSS
- o MONUMENT TO BE SET
- o BOLLARD
- o FIRE HYDRANT
- o WATER VALVE
- o MANHOLE
- o CATCH BASIN
- o CULVERT DRAIN
- o MISC LIGHT
- o SIGN
- o TRANS. POLE
- o UTILITY POLE
- o DOOR
- o EXTINGUISHER
- o UTILITY PED.
- o ELECTRIC HANDHOLE
- o ELECTRIC METER
- o MAIL BOX
- o HANDICAPPED PARKING
- o GATE BOX
- o PROPERTY LINE
- o PROPERTY LINE EXTENSION
- o WOOD FENCE
- o CHAIN LINK FENCE
- o IRON FENCE
- o OVERHEAD WIRES

ZONING INFORMATION

No zoning report provided at this time.

BASIS OF BEARINGS

The bearing S63°29'00"E being the northeasterly line of Lot 9 and of Watch City Post Addition to Elgin, records of County of Kane, State of Illinois, was used as the Basis of Bearing for this survey. Said northeasterly line of lot 9 and of Watch City Post Addition to Elgin, being shown on said map as S63°29'00"E - 159.07'.

FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 170807, Map No. 17089C0164H which bears an effective date of 8/3/2009 and is NOT in a Special Flood Hazard Area. No field surveying was performed to determine this zone.

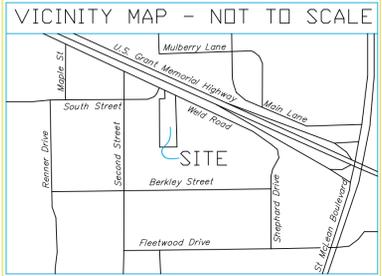
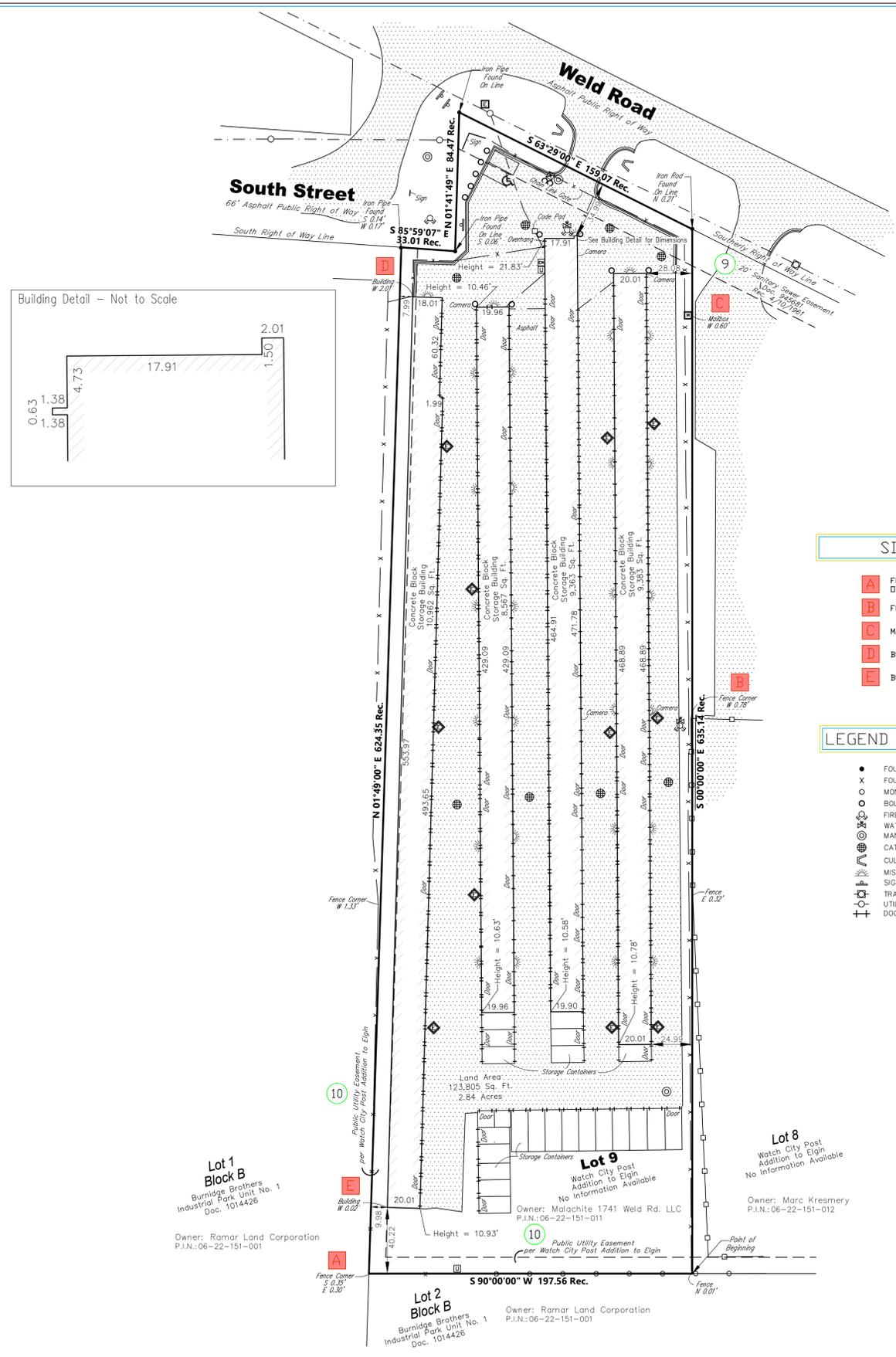
PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
2/18/2026	COMMENTS		
2/19/2026	COMMENTS		
2/20/2026	COMMENTS		

FIELD WORK: DH DRAFTED: SH CHECKED BY: GJK FB & PG

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION



ALTA/NSPS LAND TITLE SURVEY

for
R.L.R. Elgin, IL Project
NV5 Project No. 202600369-1
1741 Weld Road, Elgin, IL

BASED UPON TITLE COMMITMENT NO. FCH12600065L1 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF JANUARY 16, 2026
Surveyor's Certification

TO: RAMAR LAND CORPORATION, AN OHIO CORPORATION;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
BOCK & CLARK CORPORATION, AN NV5 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, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 10, 11A, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 6, 2026.

Gloria Jean Kotter
MARCH 23, 2026
DATE

GLORIA JEAN KOTTER
REGISTRATION NO. 33323
IN THE STATE OF ILLINOIS
DATE OF FIELD SURVEY: FEBRUARY 6, 2026
DATE OF LAST REVISION: FEBRUARY 20, 2026
NETWORK PROJECT NO. 202600369-1 AAC

Land Surveying Services, Inc.
1182 Heather Drive, Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003632

Bock & Clark Corporation
an NV5 Company

NV5

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