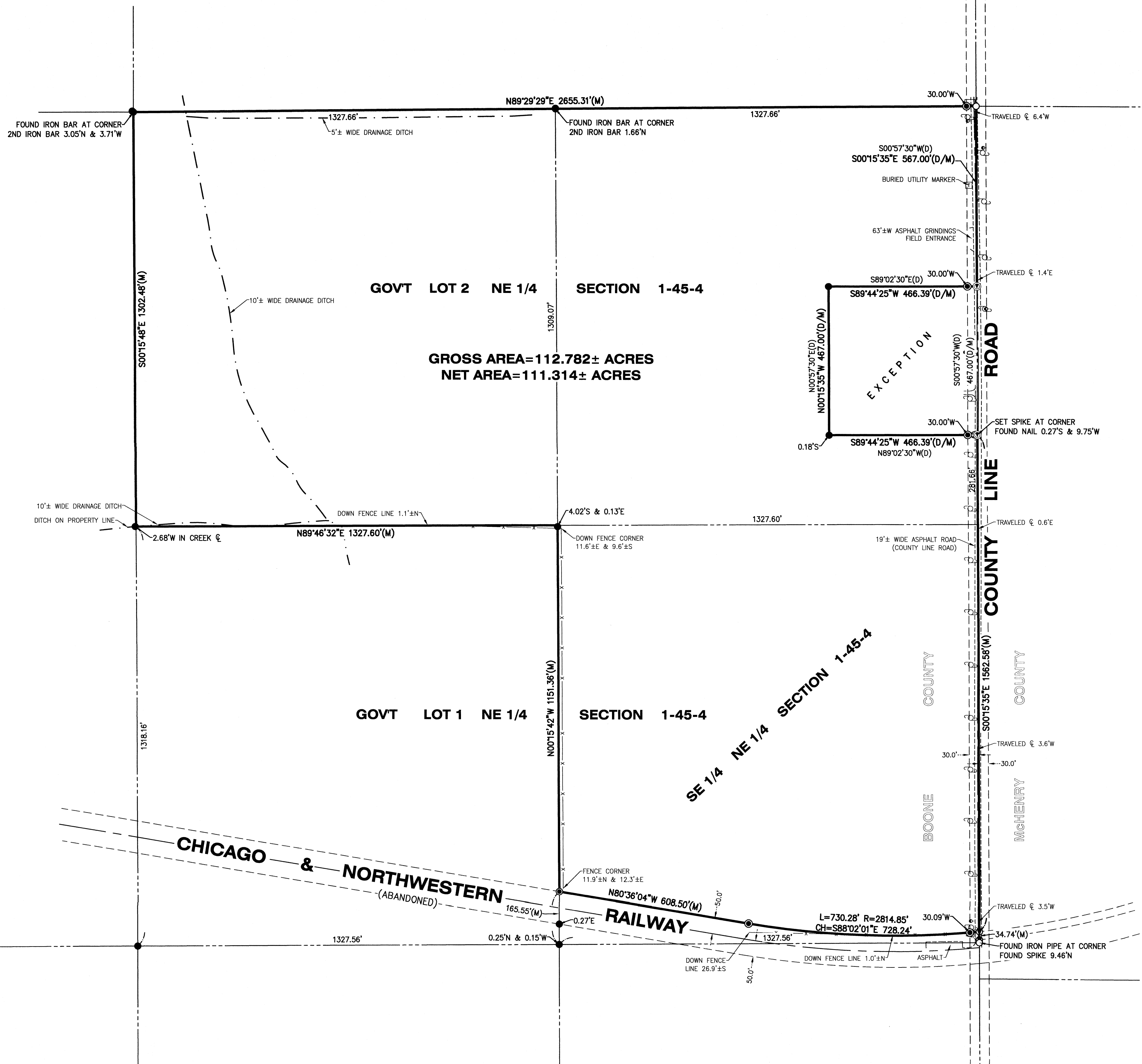
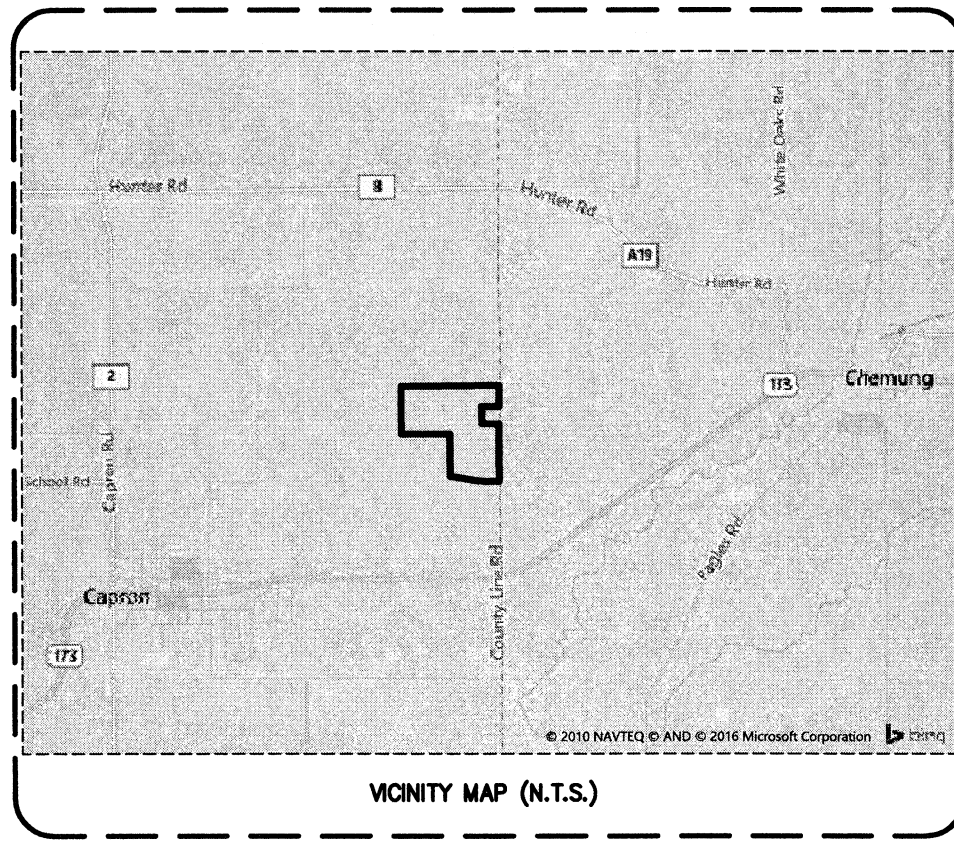


# ALTA/NSPS LAND TITLE SURVEY

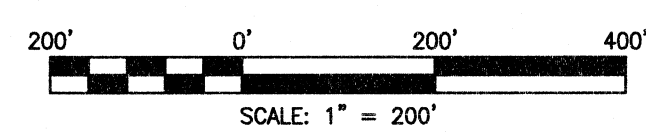
Lot 2 of the Northeast Quarter of Section 1, Township 45 North, Range 4 East of the Third Principal Meridian; also that part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 45 North, Range 4 East of the Third Principal Meridian, lying North of the right-of-way of the Chicago and Northwestern Railway Company over and across said Quarter Quarter Section; situated in the County of Boone, and State of Illinois; excepting therefrom part of the Northeast Quarter of Section 1, Township 45 North, Range 4 East of the Third Principal Meridian bounded and described as follows, to wit: Beginning at a point in the East line of the Northeast Quarter of said Section which bears South 00 degrees 57 minutes 30 seconds West, 567.0 feet from the Northeast corner of the Northeast Quarter of said Section; thence South 00 degrees 57 minutes 30 seconds West, along the East line of the Northeast Quarter of said Section 467.0 feet; thence North 89 degrees 02 minutes 30 seconds West, at right angles from the last previously described course, 466.39 feet; thence North 00 degrees 57 minutes 30 seconds East, parallel with the East line of the Northeast Quarter of said Section 467.0 feet; thence South 89 degrees 02 minutes 30 seconds East, at right angles from the last previously described course, 466.39 feet to the Place of Beginning; situated in the County of Boone, State of Illinois.



**SURVEYOR'S NOTES**

- The legal description and utility easements shown hereon have been provided by First American Title Insurance Company, Commitment policy #NCS-808146-MAD dated August 22, 2016. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
- Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and /or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the 'stamped' markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
- Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
- This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
- This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with 'JULIE' markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
- Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
- There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, item 16).
- The title commitment referenced in note #1 does not indicate any recorded dedication for County Line Road. The location of the center of the road is only an opinion and is based on a 60' right-of-way using the East line of the Northeast Quarter of Section 1 as the centerline. Net areas were calculated using this information and removing any area located within the prescriptive right-of-ways.

LEGEND	
•	DOWN GUY
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
⊠	FOUND MONUMENT
⊞	FOUND ROW MARKER
⊙	FOUND RR SPIKE
□	MAIL BOX
●	SET IRON BAR
⊙	SET SPIKE
+	SIGN
⊞	TELEPHONE RISER
⊞	UTILITY POLE
(M)	MEASURE
(D)	DEED



9/19/16 APG - REVISED TITLE COMMITMENT DATE  
 9/14/16 APG - REVISED PER ATTORNEY COMMENTS AND LOCATED NEW FIELD ACCESS

STATE OF ILLINOIS )  
 ) S.S.  
 COUNTY OF McHENRY )

Certified to: 1) First American Title Insurance Company  
 2) Forest City Farms LLC, a Delaware Limited Liability Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 7a, 8, 16 & 20 of Table A thereof. The field work was completed on September 1st, 2016.

Dated this 8th day of September, A.D., 2016.

VANDERSTAPPEN LAND SURVEYING INC.  
 Design Firm No. 184-002792

*William J. Vanderstappen*  
 WILLIAM J. VANDERSTAPPEN, 035-002709  
 PROFESSIONAL LAND SURVEYOR



CLIENT: FOREST CITY FARMS LLC  
 DRAWN BY: APG CHECKED BY: WJV  
 SCALE: 1"=200' SEC. 01 T. 45 R. 04 E.  
 BASIS OF BEARING: ASSUMED  
 P.I.N.: 04-01-200-001, 04-01-200-005, 04-01-200-004  
 JOB NO.: 160644 I.D. ALT  
 FIELDWORK COMP.: 9/1/16 BK. PG.  
 ALL DISTANCES SHOWN IN FEET AND DECIMAL REF.  
 PARTS THEREOF CORRECTED TO 65 F.