

**ALTA/NSPS LAND TITLE SURVEY**

**MARCHESE AND SONS, Inc.**

land - marine - construction surveys  
 10 Monaco Drive  
 Roselle, Illinois 60172  
 Phone: (630) 894-5880  
 FAX: (630) 894-5889

**PROPERTY DESCRIPTION**

**PARCEL 1:**  
 LOT 1 IN MOBIL OIL RESUBDIVISION, BEING THE RESUBDIVISION OF LOT 1 IN BRUMMEL'S ASSESSMENT PLAT, BEING IN PART OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PUT OF SAID MOBIL OIL RESUBDIVISION RECORDED MARCH 18, 1982 AS DOCUMENT 882-10350, IN DUPAGE COUNTY, ILLINOIS.

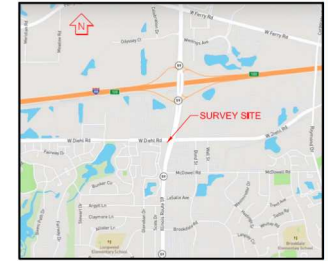
**PARCEL 2:**  
 NON-EXCLUSIVE RECIPROCAL EASEMENT FOR CERTAIN CROSS EASEMENT FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL 1, MADE BY AND BETWEEN MOBIL OIL CORPORATION AND JETCO PROPERTIES, INC. IN RECIPROCAL EASEMENT AGREEMENT DATED JANUARY 3, 1984 AND RECORDED JANUARY 12, 1984 AS DOCUMENT NUMBER R84-04435, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.

**ALSO DESCRIBED AS:**  
 LOT 1 IN MOBIL OIL RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN BRUMMEL'S ASSESSMENT PLAT, BEING IN PART OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT RECORDED MARCH 18, 1982 AS DOCUMENT 882-10350, DUPAGE COUNTY RECORDS, DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF DIEHL ROAD (93 FEET WIDE) AND THE EAST RIGHT OF WAY LINE OF PEBBLEWOOD LANE (66 FEET WIDE); THENCE SOUTH 89°00'00" WEST 272.01 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF DIEHL ROAD AND THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 59 (100 FEET WIDE); THENCE SOUTH 19°30'00" EAST 42.1 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE AND EAST LINE OF SAID LOT 1; THENCE SOUTH 16°30'00" WEST 144.20 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE AND EASTERLY LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 0°00'00" WEST 210.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE EAST LINE OF PEBBLEWOOD LANE; THENCE NORTH 00°00'00" EAST 150.00 FEET ALONG SAID EAST RIGHT OF WAY LINE AND WEST LINE OF SAID LOT 1 TO THE PLACE OF BEGINNING EXCEPTING FROM THE ABOVE DESCRIBED LAND THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY CONDEMNATION CASE 2013 ED 1 AS SET FORTH IN ORDER VOUCHER TITLE RECORDED MAY 20, 2013 AS DOCUMENT R2013-02950.

**NOTE:** CHICAGO TITLE INSURANCE COMPANY COMMENT NO. 19148800W WITH AN EFFECTIVE DATE OF AUGUST 28, 2019, WAS USED BY THE SURVEYOR IN PREPARING THE SURVEY.

**SITE LOCATION MAP**



SHEET : 1 OF 1

PN NO: 07-03-302-005-0000  
 ADDRESS: 1671 N. ILLINOIS ROUTE 59  
 NAPERVILLE, ILLINOIS 60563  
 SCALE: ONE INCH = FIFTEEN FEET  
 ORDER NO: 19-16625  
 ORDERED BY: BUCHANAN ENERGY (S), LLC

COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DIFFERENCE, FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE. BASIS OF THE BEARINGS SHOWN HEREON HAVE BEEN ASSUMED, MONUMENTS OR WITNESS POINTS WERE NOT SET AT THE CLIENT'S REQUEST.

"THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

STATE OF ILLINOIS  
 COUNTY OF DUPAGE  
 TO: BUCHANAN ENERGY (S), LLC  
 CHICAGO TITLE INSURANCE 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, 2, 4, 7(a), 8, 9 AND 20 OF TABLE A THEREOF.

DATE OF PLAT OR MAP, OCTOBER 31, 2019

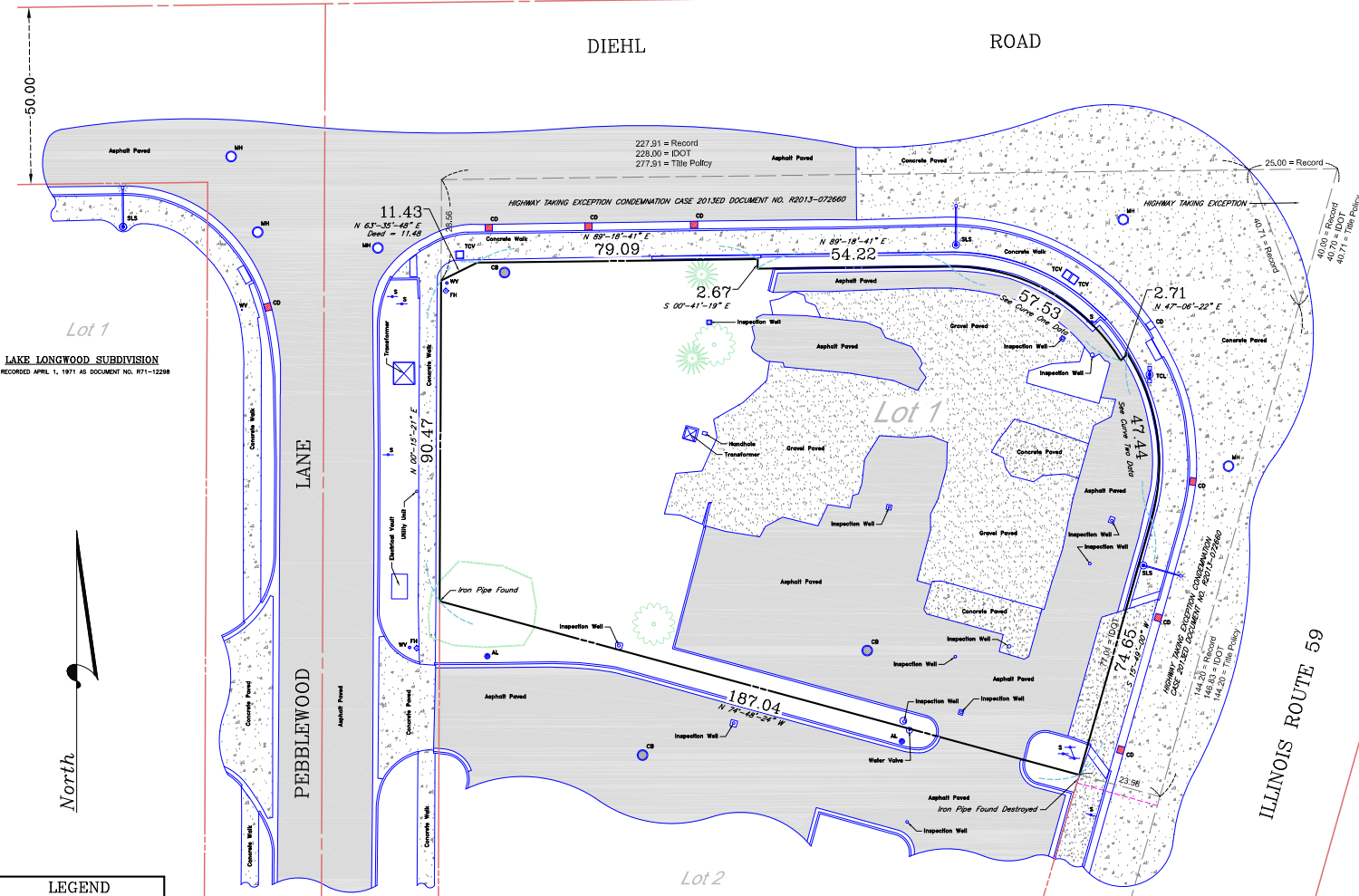
*Marchese*  
 ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 033-007461  
 MY CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2019

"The Surveyor has reviewed the Public Records as well as a visual review of the site and to the best of his ability has shown the Easements pertaining thereto. However, he or she cannot warrant against any Easements or claims of easements and claims in the public records or easements that cannot be seen by a visual inspection of the property."

**DIEHL ROAD**

**PEBBLEWOOD LANE**

**ILLINOIS ROUTE 59**



**LAKE LONGWOOD SUBDIVISION**  
 RECORDED APRIL 1, 1971 AS DOCUMENT NO. R71-12288

227.91 = Record  
 228.00 = IDOT  
 277.91 = Title Policy

HIGHWAY TAKING EXCEPTION CONDEMNATION CASE 2013ED DOCUMENT NO. R2013-02950

**MOBIL OIL RESUBDIVISION**  
 RECORDED MARCH 18, 1982 AS DOCUMENT NO. 882-10350

NON-EXCLUSIVE RECIPROCAL EASEMENT FOR CERTAIN CROSS EASEMENT FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL 1, MADE BY AND BETWEEN MOBIL OIL CORPORATION AND JETCO PROPERTIES, INC. IN RECIPROCAL EASEMENT AGREEMENT DATED JANUARY 3, 1984 AND RECORDED JANUARY 12, 1984 AS DOCUMENT NUMBER R84-04435, — BLANKET EASEMENT OVER EXISTING PAVED AREAS

**AREA SCHEDULE**

| AREA  | SQUARE FEET | ACRES |
|-------|-------------|-------|
| LOT 1 | 23153       | 0.532 |

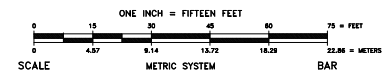
NOTE: UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN PLOTTED WITH THE AID OF AVAILABLE RECORDS. FOR LOCATIONS OF UNDERGROUND UTILITY MAINS, PLEASE CONTACT JULLIE, BY CALLING 811 OR 1-800-485-4125.

**CURVE DATA**

| CURVE  | RADIUS | ARC   | CHORD | CHORD BEARING   |
|--------|--------|-------|-------|-----------------|
| ONE    | 55.75  | 57.53 | 55.01 | S 61°-07'-45" E |
| RECORD | 55.75  | 57.53 | 55.01 | N 61°-10'-44" W |
| TWO    | 58.42  | 48.85 | 47.44 | S 08°-08'-18" E |
| RECORD | 58.42  | 48.85 | 47.44 | N 08°-11'-17" W |

**LEGEND**

- AREA LIGHT (AL)
- CATCH BASIN (CB)
- CURB DRAIN (CD)
- FIRE HYDRANT (FH)
- GAS METERS (GM)
- HANDICAPPED PARKING SPACE
- MANHOLE COVER (MH)
- MONITOR WELL (MW)
- OVERHEAD WIRES (OHW)
- PIPE BOLLARD (PB)
- SIGN (S)
- STREET LIGHT STANDARD (SLS)
- TRAFFIC CONTROL LIGHT (TCL)
- WATER VALVE (WV)
- WOOD SERVICE POLE (WSP)
- TREE
- EVERGREEN TREE
- PROPERTY BOUNDARY
- PARCEL LINES
- EASEMENTS



**EXHIBIT B**