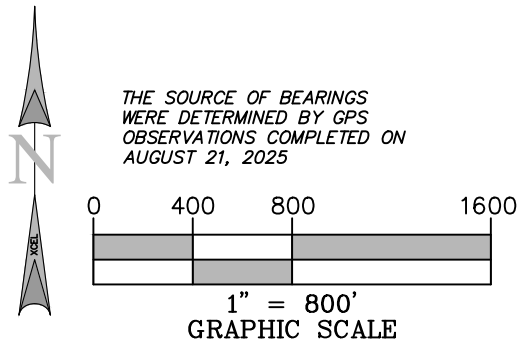


VICINITY MAP
NOT TO SCALE



THE SOURCE OF BEARINGS
WERE DETERMINED BY GPS
OBSERVATIONS COMPLETED ON
AUGUST 21, 2025

*** FAA COORDINATE POINT**

NAD 83
LATITUDE: 41°41'47.0288" (41.69639690)
LONGITUDE: -88°09'54.5185" (-88.16514402)
NAVD88 ELEVATION: 632.8'± AMSL

● TEMPORARY BENCHMARK

NORTHING: 1831973.69300000
EASTING: 1030083.86400000
ELEVATION: 635.2'
DESCRIPTION: SET MAG NAIL

GLOBAL POSITIONING SYSTEMS NOTE

1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY AND FOUND BOUNDARY MONUMENTS WERE ALSO LOCATED USING GPS METHODS.
2. THE TYPE OF GPS UTILIZES AS NETWORK ADJUSTED REAL TIME KINEMATIC (HYPER SR NETWORK), NAD 83 HARN/IL ILLINOIS STATE PLANES, EAST ZONE, US FOOT.
3. TOPCON HIPER VR AND/OR VRX RECEIVERS WERE USED TO PERFORM THE SURVEY.



SURVEYED BY:



XCEL PROJECT NUMBER: 255922

SURVEY

REV.	DATE	DESCRIPTION
1	3/23/26	ISSUED AS FINAL

SITE NAME:
NAPERVILLE KNOLLS

SITE NUMBER: 17426234

3712 PLAINFIELD ROAD
NAPERVILLE, IL 60540

OWNER: CITY OF NAPERVILLE
PARCEL #: 0701123010010010
400 S EAGLE STREET
PO BOX 3020
NAPERVILLE, IL 60566
WARRANTY DEED R93-0003769

WILL COUNTY
ILLINOIS

DRAWN BY: KJM
CHECKED BY: BCH
SURVEY DATE: 8/21/2025
PLAT DATE: 3/23/2026

SHEET TITLE:

SURVEY

THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

SHEET NUMBER:

B-1

GENERAL NOTES

NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY XCEL CONSULTANTS TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.

THIS SURVEY IS FOR THE PROPOSED LEASE AREA AND THE PROPOSED EASEMENTS ONLY, AND ONLY A PARTIAL BOUNDARY SURVEY OF THE PARENT PARCEL HAS BEEN PERFORMED.

THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.

THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.

XCEL CONSULTANTS HAS RECEIVED AND REVIEWED THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. IL2508372, DATED JUNE 4, 2025 AT 12:00 AM, PREPARED FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), ZONE "X(SHADED)" (AREA OF 0.2% ANNUAL CHANCE FLOOD), ZONE "A" (SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION), AND ZONE "AE(FLOODWAY)" (AREA OF REGULATORY FLOODWAY) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17197C0033G, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 15, 2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY

THERE WERE NO STREAMS, DRAINAGE DITCHES OR PIPES, OR RIVERS RUNNING THROUGH OR BORDERING THE PARENT PARCEL, LEASE AREA NOR NEW EASEMENTS AT THE TIME OF SURVEY.

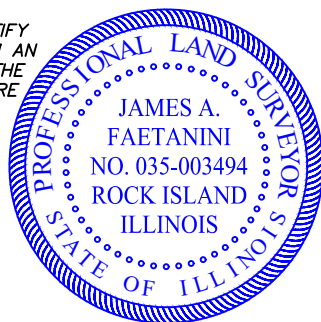
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MARKINGS CREATED BY BLVD ON AUGUST 15, 2025 AND OBSERVED GROUND FEATURES AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING ANY ON SITE WORK

TO: CHICAGO TITLE INSURANCE COMPANY; VERIZON; TOWNORTH; TERRA CONSULTING GROUP, LTD.

I, JAMES A. FAETANINI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS OF PRACTICE. THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2025

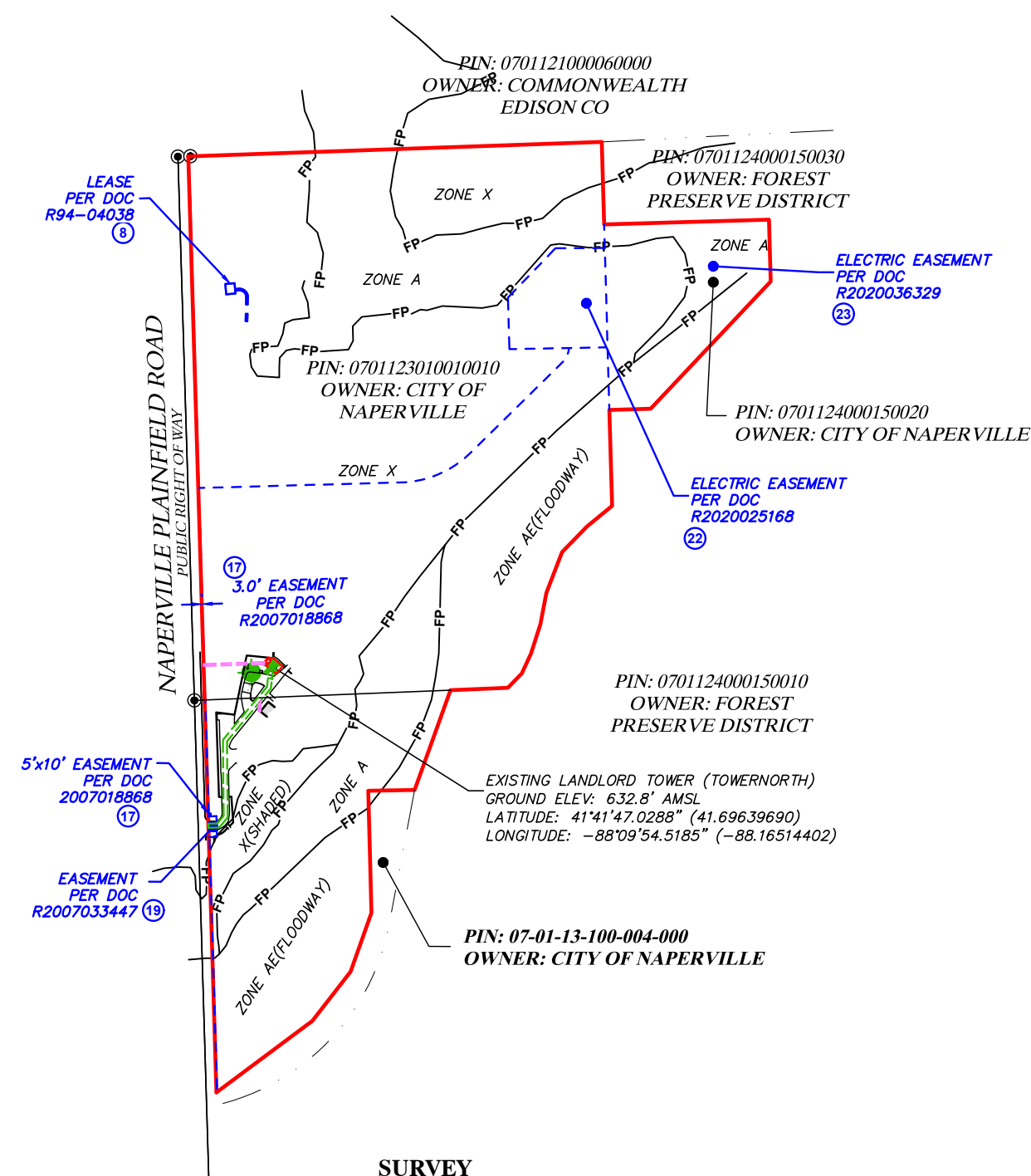
James A. Faetanini MARCH 23, 2026

JAMES A. FAETANINI
LICENSE NUMBER 035-003494
MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2026
SHEETS COVERED BY THIS SEAL B-1, B-2, B-3, AND B-4



LEGEND

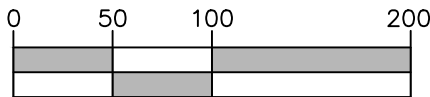
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - - - LEASE LINE
- - - - - ACCESS/UTILITY EASEMENT
- - - - - UTILITY EASEMENT
- RW — RIGHT OF WAY LINE
- - - - - SURVEY TIE LINE
- - - - - CONTOURS
- - - - - FLOODPLAIN LINE
- FP — BUILDING
- X — FENCE
- ST — STORM DRAIN LINE
- W — WATER LINE
- UT — UNDERGROUND TELEPHONE LINE
- UE — UNDERGROUND ELECTRIC LINE
- FO — FIBER OPTIC LINE
- OE — OVERHEAD ELECTRIC LINE
- BENCHMARK
- FOUND MONUMENT (AS NOTED)
- ⊕ ELECTRIC MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ DRAINAGE INLETS
- ⊕ AREA LIGHT
- ⊕ TRAFFIC SIGNAL LIGHT
- ⊕ PEDESTAL (ELECTRIC, TELEPHONE)
- ⊕ ELECTRIC METER
- ⊕ TRAFFIC VAULT
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- ⊕ CONCRETE BOLLARD
- ⊕ TRANSFORMER
- ⊕ POINT OF BEGINNING
- ⊕ POINT OF COMMENCEMENT
- ⊕ CENTERLINE OF TOWER LOCATION
- ⊕ MEASURED & RECORD
- ⊕ SQUARE FEET



SURVEY



THE SOURCE OF BEARINGS WERE DETERMINED BY GPS OBSERVATIONS COMPLETED ON AUGUST 21, 2025



1" = 100'
GRAPHIC SCALE

*** FAA COORDINATE POINT**

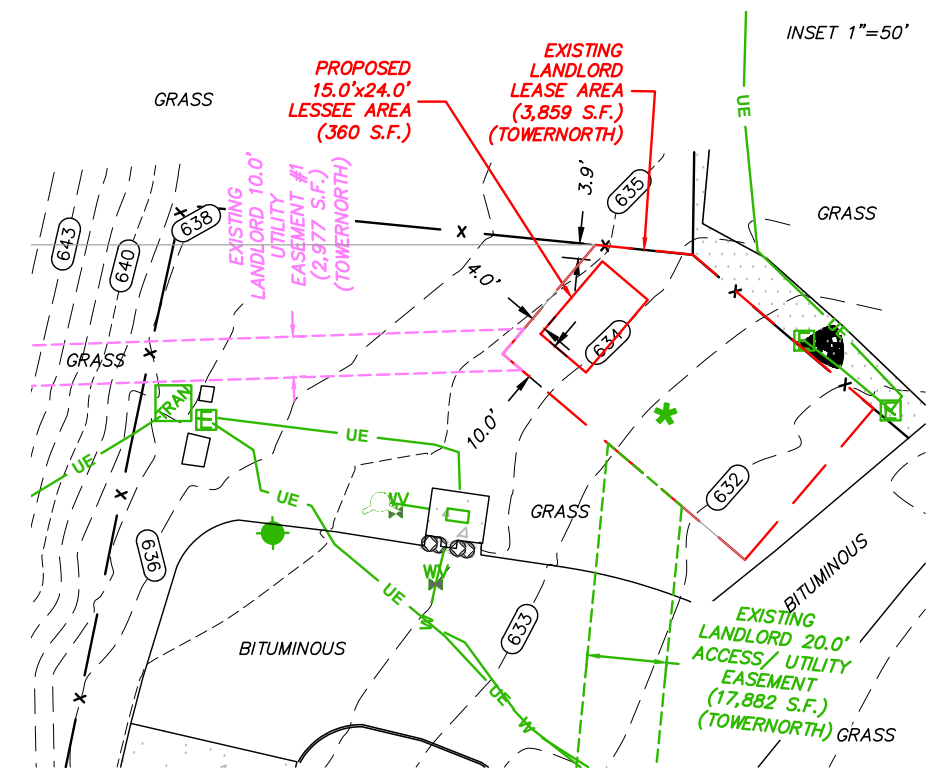
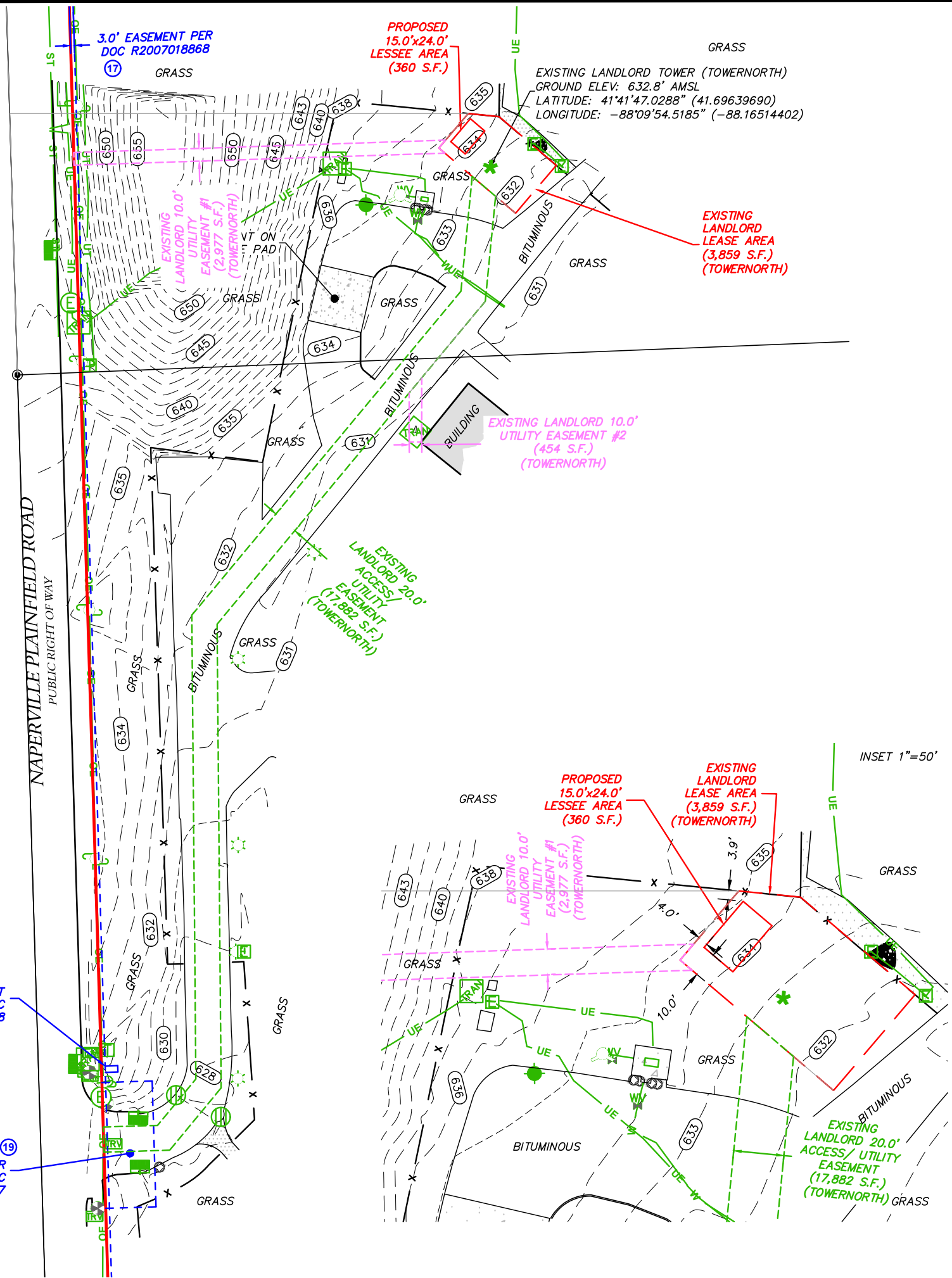
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NORTHING: 1831973.69300000
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LEGEND

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- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- * CENTERLINE OF TOWER LOCATION
- (M&R) MEASURED & RECORD
- S.F. SQUARE FEET



SURVEYED BY:



XCEL PROJECT NUMBER: 255922

SURVEY

REV.	DATE	DESCRIPTION
1	3/23/26	ISSUED AS FINAL

SITE NAME:
NAPERVILLE KNOLLS

SITE NUMBER: 17426234

3712 PLAINFIELD ROAD
NAPERVILLE, IL 60540

OWNER: CITY OF NAPERVILLE
PARCEL #: 0701123010010010
400 S EAGLE STREET
PO BOX 3020
NAPERVILLE, IL 60566
WARRANTY DEED R93-0003769

WILL COUNTY ILLINOIS

DRAWN BY: KJM
CHECKED BY: BCH
SURVEY DATE: 8/21/2025
PLAT DATE: 3/23/2026

SHEET TITLE:
SURVEY
THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

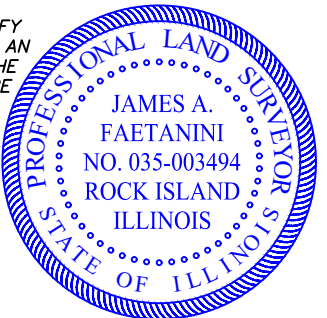
SHEET NUMBER:
B-2

TO: CHICAGO TITLE INSURANCE COMPANY; VERIZON; TOWERNORTH; TERRA CONSULTING GROUP, LTD.

I, JAMES A. FAETANINI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS OF PRACTICE. THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2025

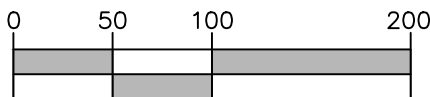
James A. Faetanini MARCH 23, 2026

JAMES A. FAETANINI
LICENSE NUMBER 035-003494
MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2026
SHEETS COVERED BY THIS SEAL B-1, B-2, B-3, AND B-4

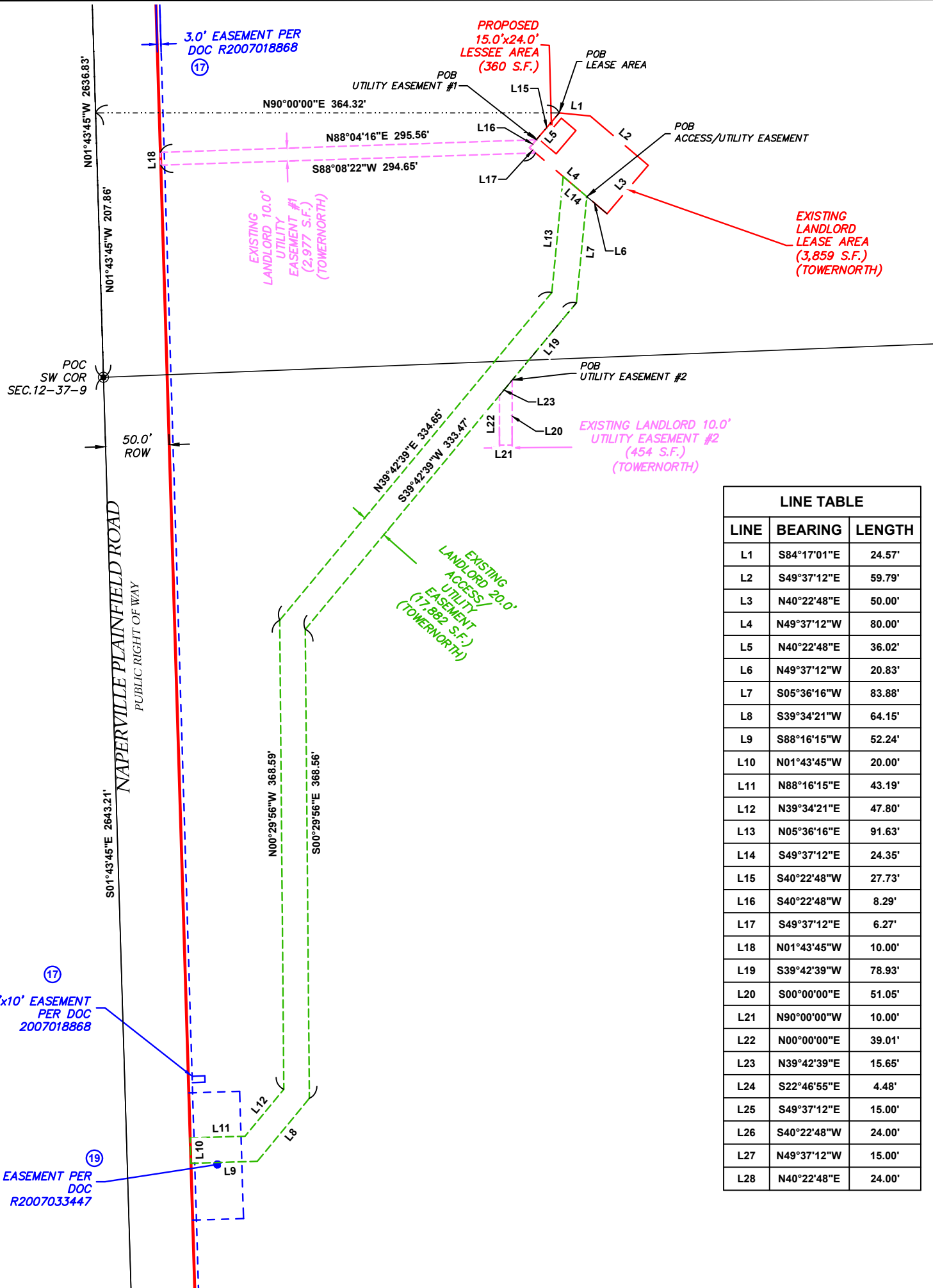
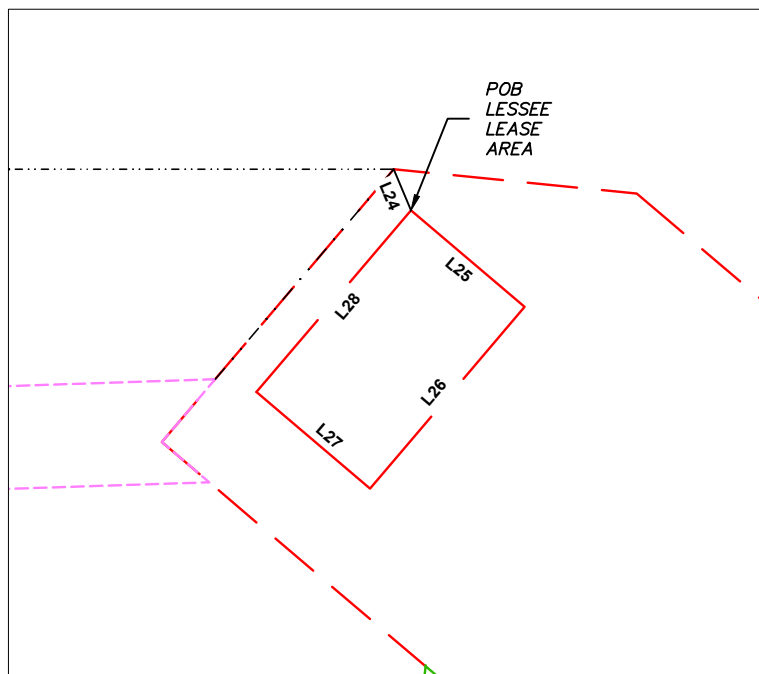




THE SOURCE OF BEARINGS WERE DETERMINED BY GPS OBSERVATIONS COMPLETED ON AUGUST 21, 2025



1" = 100'
GRAPHIC SCALE



LINE TABLE

LINE	BEARING	LENGTH
L1	S84°17'01"E	24.57'
L2	S49°37'12"E	59.79'
L3	N40°22'48"E	50.00'
L4	N49°37'12"W	80.00'
L5	N40°22'48"E	36.02'
L6	N49°37'12"W	20.83'
L7	S05°36'16"W	83.88'
L8	S39°34'21"W	64.15'
L9	S88°16'15"W	52.24'
L10	N01°43'45"W	20.00'
L11	N88°16'15"E	43.19'
L12	N39°34'21"E	47.80'
L13	N05°36'16"E	91.63'
L14	S49°37'12"E	24.35'
L15	S40°22'48"W	27.73'
L16	S40°22'48"W	8.29'
L17	S49°37'12"E	6.27'
L18	N01°43'45"W	10.00'
L19	S39°42'39"W	78.93'
L20	S00°00'00"E	51.05'
L21	N90°00'00"W	10.00'
L22	N00°00'00"E	39.01'
L23	N39°42'39"E	15.65'
L24	S22°46'55"E	4.48'
L25	S49°37'12"E	15.00'
L26	S40°22'48"W	24.00'
L27	N49°37'12"W	15.00'
L28	N40°22'48"E	24.00'



SURVEYED BY:



XCEL PROJECT NUMBER: 255922

SURVEY

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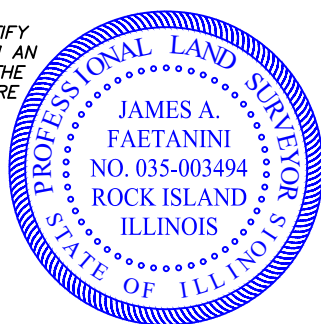
B-3

TO: CHICAGO TITLE INSURANCE COMPANY; VERIZON; TOWNORTH; TERRA CONSULTING GROUP, LTD.

I, JAMES A. FAETANINI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS OF PRACTICE. THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2025

James A. Faetanini MARCH 23, 2026

JAMES A. FAETANINI
LICENSE NUMBER 035-003494
MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2026
SHEETS COVERED BY THIS SEAL B-1, B-2, B-3, AND B-4



⑰
5'x10' EASEMENT
PER DOC
2007018868

⑱
EASEMENT PER
DOC
R2007033447

REPORT OF TITLE:

XCEL CONSULTANTS HAS RECEIVED AND REVIEWED THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. IL2508372, DATED JUNE 4, 2025 AT 12:00 AM, PREPARED FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

SURVEY MATTERS OR EASEMENTS LISTED IN SCHEDULE 'B':

- 8. MEMORANDUM OF LEASE DATED FEBRUARY 28, 1994 AND RECORDED APRIL 18, 1994 AS DOCUMENT R94-040378 MADE BY AND BETWEEN THE CITY OF NAPERVILLE, AN ILLINOIS MUNICIPAL CORPORATION (LANDLORD) AND CHICAGO SMSA LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP (TENANT) WHICH DEMISES THE LAND FOR A PERIOD ENDING SEPTEMBER 30, 2024, AND THE RIGHTS OF ALL PARTIES CLAIMING THEREUNDER, IF ANY. NOTE: THE AFORESAID LEASE CONTAINS OPTIONS TO RENEW FOR 2 PERIODS OF 1 YEARS EACH. LIES ON PARENT TRACT - AS SHOWN
9. EASEMENT AGREEMENT DATED OCTOBER 17, 1974 AND RECORDED DECEMBER 13, 1974 AS DOCUMENT R74-30899, MADE BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1973 AND KNOWN AS TRUST NO. 63431 AND THE CITY OF NAPERVILLE, TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, ALTER, REPAIR, REPLACE AND REMOVE AN INTERCEPTOR SANITARY SEWER LINE AND CONNECTING TRUNK SEWER WITH NECESSARY APPURTENANCES, ALL FOR THE PURPOSE OF THE EXPANSION AND EXTENSION OF THE SANITARY SEWER SYSTEM. DOES NOT LIE ON PARENT TRACT
10. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY FOR UTILITY AND INCIDENTAL PURPOSES AS CREATED BY GRANT RECORDED ON MAY 4, 1983 AS DOCUMENT R83-11890. DOES NOT LIE ON PARENT TRACT
11. DECLARATION OF EASEMENT DATED JULY 1, 1988 AND RECORDED JULY 13, 1988 AS DOCUMENT R88-31124, TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, ALTER, REPAIR AND REPLACE AN INTERCEPTOR SANITARY SEWER, MAIN OR TRUNK LINE. DOES NOT LIE ON PARENT TRACT
12. NOTICE TO AFFECTED PARTIES OF PENDING ANNEXATION DATED MAY 23, 1990 AND RECORDED JUNE 13, 1990 AS DOCUMENT R90-031867. REFERS TO PARENT TRACT - NOTHING TO PLOT
13. AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS SPRINGBROOK REGIONAL WATER RECLAMATION CENTER TO THE CITY OF NAPERVILLE, ORDINANCE NO. 90-115, DATED JUNE 6, 1990 AND RECORDED JUNE 13, 1990 AS DOCUMENT R90-031869. REFERS TO PARENT TRACT - NOTHING TO PLOT
14. AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF NAPERVILLE, ILLINOIS, BY RE-ZONING CERTAIN PROPERTY A1 (AGRICULTURAL) ZONING IN WILL COUNTY TO R1 ZONING IN THE CITY OF NAPERVILLE AND GRANTING A CONDITIONAL USE FOR PUBLIC UTILITIES, ORDINANCE NO. 90-116, DATED JUNE 6, 1990 AND RECORDED JUNE 13, 1990 AS DOCUMENT R90-031873. REFERS TO PARENT TRACT - NOTHING TO PLOT
15. ANNEXATION TO NAPERVILLE PARK DISTRICT (PROPERTY KNOWN AS SPRINGBROOK WATER RECLAMATION DISTRICT, ORDINANCE #329, DATED AUGUST 2, 1990 AND RECORDED AUGUST 23, 1990 AS DOCUMENT R90-046810. REFERS TO PARENT TRACT - NOTHING TO PLOT
16. ANNEXATION OF CERTAIN PROPERTY TO THE VILLAGE OF BOLINGBROOK, ILLINOIS DATED JULY 5, 1996 AND RECORDED OCTOBER 29, 1996 AS DOCUMENT R96-097595. REFERS TO PARENT TRACT - NOTHING TO PLOT
17. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY FOR UTILITY AND INCIDENTAL PURPOSES AS CREATED BY GRANT RECORDED ON FEBRUARY 1, 2007 AS DOCUMENT R2007018868. LIES ON PARENT TRACT - AS SHOWN
18. DONATION OF DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES, DATED NOVEMBER 21, 2006 AND RECORDED MARCH 1, 2007 AS DOCUMENT R2007033446. LIES WITHIN CURRENT RIGHT OF WAY - NOTHING TO PLOT
19. PERMANENT EASEMENT DONATION DATED FEBRUARY 22, 2007 AND RECORDED MARCH 1, 2007 AS DOCUMENT R2007033447. LIES ON PARENT TRACT - AS SHOWN
20. AGREEMENT CONCERNING LAND FOR A TEMPORARY EASEMENT DONATION DATED FEBRUARY 22, 2007 AND RECORDED MARCH 1, 2007 AS DOCUMENT R2007033448. TERMS OF TEMPORARY EASEMENT HAS EXPIRED
21. AN ORDINANCE APPROVING A MINOR CHANGE TO THE CONDITIONAL USE FOR PUBLIC UTILITIES FOR THE PROPERTY LOCATED 3712 PLAINFIELD-NAPERVILLE ROAD, ORDINANCE NO. 08-166, DATED SEPTEMBER 16, 2008 AND RECORDED MARCH 16, 2009 AS DOCUMENT R2009030814 REFERS TO PARENT TRACT - NOTHING TO PLOT
22. EASEMENT AGREEMENT DATED MARCH 4, 2020 AND RECORDED APRIL 3, 2020 AS DOCUMENT R2020025168, MADE BY AND BETWEEN THE CITY OF NAPERVILLE, A MUNICIPAL CORPORATION AND THE ILLINOIS MUNICIPAL ELECTRIC AGENCY, A BODY POLITIC AND CORPORATE, MUNICIPAL CORPORATION. LIES ON PARENT TRACT - AS SHOWN
23. MEMORANDUM OF LICENSE AGREEMENT DATED MAY 8, 2020 AND RECORDED MAY 13, 2020 AS DOCUMENT R2020036329, BY AND BETWEEN ILLINOIS MUNICIPAL ELECTRIC AGENCY, A MUNICIPAL CORPORATION AND SCS PLAINFIELD 011755 NAPERVILLE, LLC, A NEW YORK LIMITED LIABILITY COMPANY. LIES ON PARENT TRACT - AS SHOWN
24. AN ORDINANCE ANNEXING CERTAIN PROPERTY LOCATED TO THE NORTHEAST OF SPRINGBROOK WATER RECLAMATION CENTER (SPRINGBROOK SOLAR), ORDINANCE NO. 20-021, DATED MARCH 4, 2020 AND RECORDED JUNE 12, 2020 AS DOCUMENT R2020045480. REFERS TO PARENT TRACT - NOTHING TO PLOT
25. PLAT OF ANNEXATION RECORDED JUNE 12, 2020 AS DOCUMENT R2020045481. REFERS TO PARENT TRACT - NOTHING TO PLOT
26. AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED TO THE NORTHEAST OF SPRINGBROOK WATER RECLAMATION CENTER (SPRINGBROOK SOLAR) TO R1 (LOW DENSITY SINGLE-FAMILY RESIDENCE DISTRICT), ORDINANCE NO. 20-022, DATED MARCH 4, 2020 AND RECORDED JUNE 12, 2020 AS DOCUMENT R2020045482. REFERS TO PARENT TRACT - NOTHING TO PLOT
27. AN ORDINANCE APPROVING THE PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR THE PROPERTY LOCATED AT 3712 PLAINFIELD-NAPERVILLE (SPRINGBROOK SOLAR), ORDINANCE NO. 20-023, DATED MARCH 4, 2020 AND RECORDED JUNE 12, 2020 AS DOCUMENT R2020045483. REFERS TO PARENT TRACT - NOTHING TO PLOT
28. MATTERS OF RECORD, INCLUDING:
A) COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE;
B) EASEMENTS, AND THE EASEMENT PROVISIONS AND GRANTEE AS SHOWN OF RECORD AND ON PLAT OF SUBDIVISION FOR SPRINGBROOK WATER RECLAMATION FACILITY RECORDED JUNE 12, 2020 AS DOCUMENT R2020045484; AND
C) BUILDING LINES AS SET FORTH ON PLAT OF SUBDIVISION FOR SPRINGBROOK WATER RECLAMATION FACILITY RECORDED JUNE 12, 2020 AS DOCUMENT R2020045484. REFERS TO PARENT TRACT - NOTHING TO PLOT
29. AN ORDINANCE APPROVING A MAJOR CHANGE TO A CONDITIONAL USE FOR A PUBLIC UTILITY IN THE R1 DISTRICT, A CONDITIONAL USE FOR GROUND-MOUNTED PHOTOVOLTAIC SYSTEM IN THE R1 DISTRICT, AND FENCE VARIANCES FOR THE PROPERTY LOCATED AT 3712 PLAINFIELD-NAPERVILLE ROAD (SPRINGBROOK SOLAR), ORDINANCE NO. 20-024, DATED MARCH 4, 2020 AND RECORDED JUNE 12, 2020 AS DOCUMENT R2020045485. REFERS TO PARENT TRACT - NOTHING TO PLOT
30. NOTICE TO AFFECTED PARTIES OF PENDING ANNEXATION DATED MARCH 3, 2020 AND RECORDED JUNE 12, 2020 AS DOCUMENT R2020045486. REFERS TO PARENT TRACT - NOTHING TO PLOT
31. ANNEXATION TO NAPERVILLE PARK DISTRICT, ORDINANCE #977, DATED MARCH 12, 2020 AND RECORDED JUNE 22, 2020 AS DOCUMENT R2020048190. REFERS TO PARENT TRACT - NOTHING TO PLOT

PARENT PARCEL:

LOT 1 IN SPRINGBROOK WATER RECLAMATION FACILITY, BEING PART OF THE SOUTH HALF OF SECTION 12 AND THE NORTH HALF OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

EXISTING LANDLORD LEASE AREA (TOWER NORTH):

A PART OF LOT 1 IN SPRINGBROOK WATER RECLAMATION FACILITY, BEING PART OF THE SOUTH HALF OF SECTION 12 AND THE NORTH HALF OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID SECTION 12; THENCE N01'43'45"W, ALONG THE WEST LINE OF SAID SECTION 12, 207.86 FEET; THENCE N90'00'00"E, 364.32 FEET TO THE POINT OF BEGINNING OF THE LEASE AREA HEREIN INTENDED TO BE DESCRIBED; THENCE S84'17'01"E, 24.57 FEET; THENCE S49'37'12"E, 59.79 FEET; THENCE S40'22'48"W, 50.00 FEET; THENCE N49'37'12"W, 80.00 FEET; THENCE N40'22'48"E, 36.02 FEET TO THE POINT OF BEGINNING, CONTAINING 3,859 SQUARE FEET.

EXISTING LANDLORD ACCESS/UTILITY EASEMENT (TOWERNORTH):

A PART OF LOT 1 IN SPRINGBROOK WATER RECLAMATION FACILITY, BEING PART OF THE SOUTH HALF OF SECTION 12 AND THE NORTH HALF OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID SECTION 12; THENCE N01'43'45"W, ALONG THE WEST LINE OF SAID SECTION 12, 207.86 FEET; THENCE N90'00'00"E, 364.32 FEET; THENCE S84'17'01"E, 24.57 FEET; THENCE S49'37'12"E, 59.79 FEET; THENCE S40'22'48"W, 50.00 FEET; THENCE N49'37'12"W, 20.83 FEET TO THE POINT OF BEGINNING OF THE EASEMENT AREA HEREIN INTENDED TO BE DESCRIBED; THENCE S05'36'16"W, 83.88 FEET; THENCE S39'42'39"W, 333.47 FEET; THENCE S00'29'56"E, 368.56 FEET; THENCE S39'34'21"W, 64.15 FEET; THENCE S88'16'15"W, 52.24 FEET TO THE EAST LINE OF NAPERVILLE/PLAINFIELD ROAD; THENCE N01'43'45"W, ALONG THE SAID EAST LINE OF ROAD, 20.00 FEET; THENCE N88'16'15"E, 43.19 FEET; THENCE N39'34'21"E, 47.80 FEET; THENCE N00'29'56"W, 368.59 FEET; THENCE N39'42'39"E, 334.65 FEET; THENCE N05'36'16"E, 91.63 FEET TO THE SOUTHERLY LINE OF LEASE AREA; THENCE S49'37'12"E, ALONG THE SAID SOUTHERLY LEASE LINE, 24.35 FEET TO THE POINT OF BEGINNING, CONTAINING 17,882 SQUARE FEET.

EXISTING LANDLORD UTILITY EASEMENT #1 (TOWERNORTH):

A PART OF LOT 1 IN SPRINGBROOK WATER RECLAMATION FACILITY, BEING PART OF THE SOUTH HALF OF SECTION 12 AND THE NORTH HALF OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID SECTION 12; THENCE N01'43'45"W, ALONG THE WEST LINE OF SAID SECTION 12, 207.86 FEET; THENCE N90'00'00"E, 364.32 FEET; THENCE S40'22'48"W, 27.73 FEET TO THE POINT OF BEGINNING OF THE EASEMENT AREA HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING, S40'22'48"W, 8.29 FEET; THENCE S49'37'12"E, 6.27 FEET; THENCE S88'08'22"W, 294.65 FEET TO THE EAST LINE OF NAPERVILLE/PLAINFIELD ROAD; THENCE N01'43'45"W, ALONG THE SAID EAST LINE OF ROAD, 10.00 FEET; THENCE N88'04'16"E, 295.56 FEET TO THE POINT OF BEGINNING, CONTAINING SQUARE FEET.

EXISTING LANDLORD UTILITY EASEMENT #2 (TOWERNORTH):

A PART OF LOT 1 IN SPRINGBROOK WATER RECLAMATION FACILITY, BEING PART OF THE SOUTH HALF OF SECTION 12 AND THE NORTH HALF OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID SECTION 12; THENCE N01'43'45"W, ALONG THE WEST LINE OF SAID SECTION 12, 207.86 FEET; THENCE N90'00'00"E, 364.32 FEET; THENCE S84'17'01"E, 24.57 FEET; THENCE S49'37'12"E, 59.79 FEET; THENCE S40'22'48"W, 50.00 FEET; THENCE N49'37'12"W, 20.83 FEET; THENCE S05'36'16"W, 83.88 FEET; THENCE S39'42'39"W, 78.93 FEET TO THE POINT OF BEGINNING OF THE EASEMENT AREA HEREIN INTENDED TO BE DESCRIBED; THENCE S00'00'00"E, 51.05 FEET; THENCE N90'00'00"W, 10.00 FEET; THENCE N00'00'00"E, 39.01 FEET; THENCE N39'42'39"E, 15.65 FEET TO THE POINT OF BEGINNING, CONTAINING 454 SQUARE FEET.

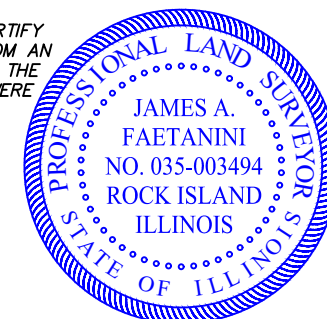
PROPOSED 15.0'x24.0' LESSEE AREA:

A PART OF LOT 1 IN SPRINGBROOK WATER RECLAMATION FACILITY, BEING PART OF THE SOUTH HALF OF SECTION 12 AND THE NORTH HALF OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID SECTION 12; THENCE N01'43'45"W, ALONG THE WEST LINE OF SAID SECTION 12, 207.86 FEET; THENCE N90'00'00"E, 364.32 FEET; THENCE S22'46'55"E, 4.48 FEET TO THE POINT OF BEGINNING OF THE LEASEE LEASE AREA HEREIN INTENDED TO BE DESCRIBED; THENCE S49'37'12"E, 15.00 FEET; THENCE S40'22'48"W, 24.00 FEET; THENCE N49'37'12"W, 15.00 FEET; THENCE N40'22'48"E, 24.00 FEET TO THE POINT OF BEGINNING, CONTAINING 360 SQUARE FEET.

TO: CHICAGO TITLE INSURANCE COMPANY; VERIZON; TOWERNORTH; TERRA CONSULTING GROUP, LTD.

I, JAMES A. FAETANINI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS OF PRACTICE. THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2025

James A. Faetanini MARCH 23, 2026
JAMES A. FAETANINI
LICENSE NUMBER 035-003494
MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2026
SHEETS COVERED BY THIS SEAL B-1, B-2, B-3, AND B-4



600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

SURVEYED BY:



XCEL PROJECT NUMBER: 255922

SURVEY

Table with 3 columns: REV., DATE, DESCRIPTION. Row 1: 1, 3/23/26, ISSUED AS FINAL

SITE NAME:
NAPERVILLE KNOLLS

SITE NUMBER: 17426234

3712 PLAINFIELD ROAD
NAPERVILLE, IL 60540

OWNER: CITY OF NAPERVILLE
PARCEL #: 0701123010010010
400 S EAGLE STREET
PO BOX 3020
NAPERVILLE, IL 60566
WARRANTY DEED R93-0003769

WILL COUNTY
ILLINOIS

DRAWN BY: KJM
CHECKED BY: BCH
SURVEY DATE: 8/21/2025
PLAT DATE: 3/23/2026

SHEET TITLE:

SURVEY

THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

SHEET NUMBER:

B-4