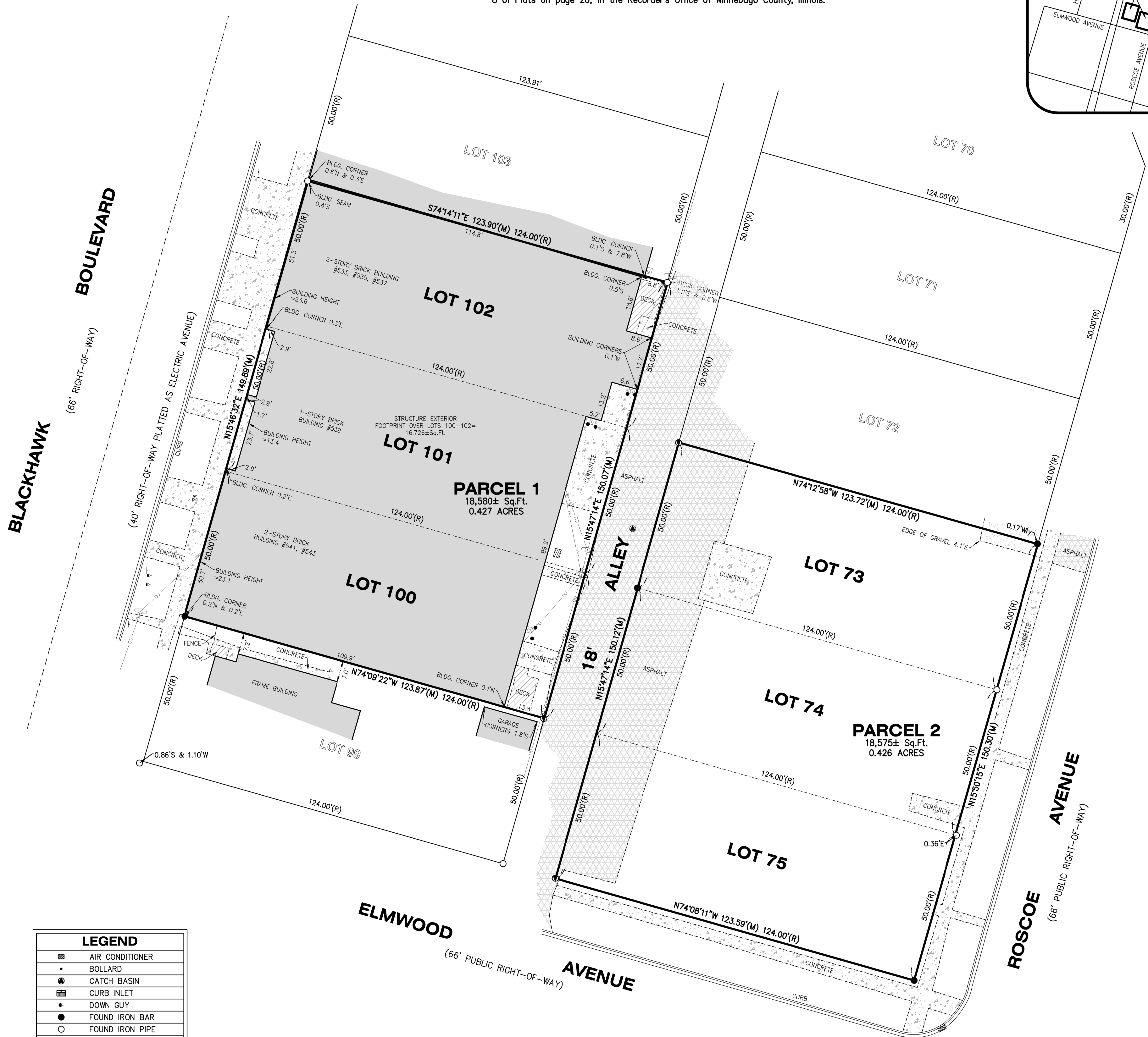
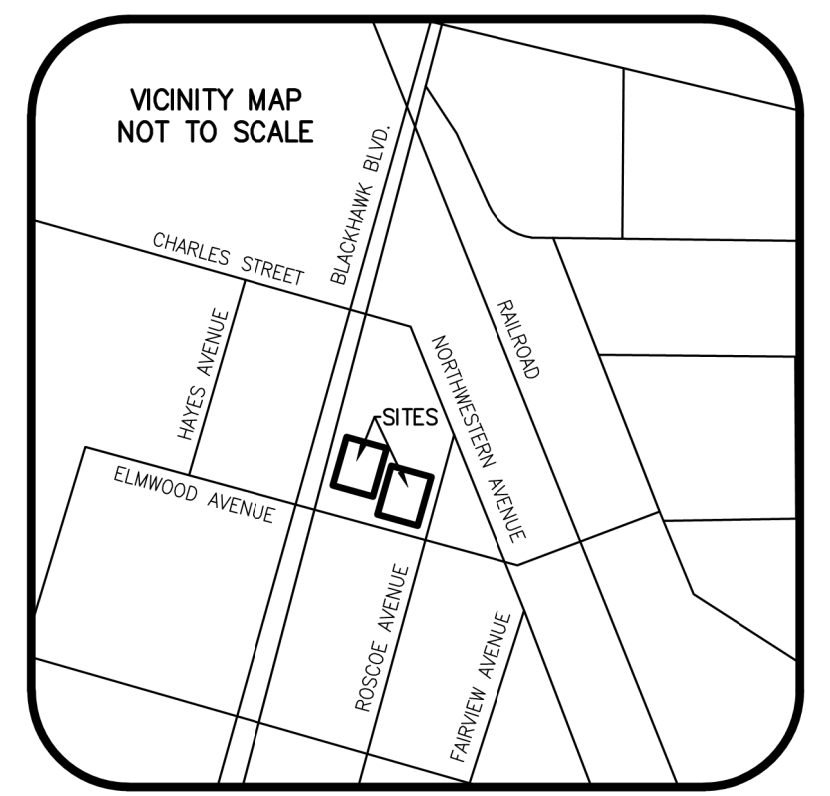


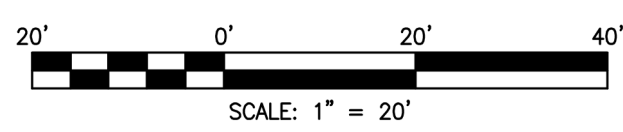
ALTA/NSPS LAND TITLE SURVEY

PARCEL 1:
Lots 100, 101, and 102 as designated upon the Plat of Clark's Addition to South Beloit, a Subdivision of part of Section 5, in Township 46 North, Range 2 East of the Third Principal Meridian, the Plat of which Subdivision is recorded in Book 8 of Plats on page 26, in the Recorder's Office of Winnebago County, Illinois.

PARCEL 2:
Lots 73, 74, and 75 as designated upon the Plat of Clark's Addition to South Beloit, a Subdivision of part of Section 5, in Township 46 North, Range 2 East of the Third Principal Meridian, the Plat of which Subdivision is recorded in Book 8 of Plats on page 26, in the Recorder's Office of Winnebago County, Illinois.



LEGEND	
☐	AIR CONDITIONER
•	BOLLARD
⊙	CATCH BASIN
⊕	CURB INLET
⊖	DOWN GUY
⊙	FOUND IRON BAR
○	FOUND IRON PIPE
⊙	FOUND RR SPIKE
⊕	GAS METER
⊕	SIGN
⊕	UTILITY POLE
⊕	WATER VALVE
(M)	MEASURED
(R)	RECORD



SURVEYOR'S NOTES

- The legal description and utility easements shown hereon have been provided by Attorneys' Title Guaranty Fund, Inc., Commitment policy #220504400014 dated January 14, 2022. 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.
- No zoning map for property could be located. No zoning report provided to surveyor. (Pertains to Table A, item 6).
- There are no striped parking spaces. (Pertains to Table A, item 9).
- Parcel 1 is 50' Northeast of the intersection of Blackhawk Boulevard with Elmwood Avenue. Parcel 2 is at the Northwest intersection of Elmwood Avenue with Roscoe Avenue. (Pertains to Table A, item 14).
- There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, item 16).
- PART II, EXCEPTIONS: (Standard)
- Exceptions: 1, 4, and 5 are not survey related.
- Exceptions: 2 and 3 are blanket in nature.
- PART II, EXCEPTIONS: (Special)
- Exceptions: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27 are not survey related.
- Exception: 12 is blanket in nature.

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

Certified to: 1) Attorneys' Title Guaranty Fund, Inc.
2) SmithAmundsen, LLC
3) MK/GEO Ventures LLC - Blackhawk Blvd
4) Lincolnway Community Bank
5) Roth Real Estate LLC

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, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 14, 16, & 18 of Table A thereof. The field work was completed on February 24th, 2022.

Dated this 2nd day of March, A.D., 2022.

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

Arthur P. Gritmacker (seal)
ARTHUR P. GRITMACKER, 035-003857
PROFESSIONAL LAND SURVEYOR



CLIENT: ROTH REAL ESTATE
DRAWN BY: JPS CHECKED BY: APG
SCALE: 1"=20' SEC. 05 T. 46 R. 02 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: *
JOB NO.: 220133 I.D. ALT
FIELDWORK COMP.: 02/24/22 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

*P.I.N.:
04-05-304-009
04-05-304-010
04-05-304-011
04-05-304-015
04-05-304-016
04-05-304-017