

ALTA/NSPS Land Title Survey

Legal Description per Commitment for Title Insurance, Commitment Number: 5615-2500562 Revision A, Effective Date: September 17, 2025

PARCEL 1: THAT PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE PUBLIC HIGHWAY BETWEEN OTTAWA AND MARSELLES WHICH CROSSES THE SAID EAST 1/2 OF THE NORTHEAST 1/4 AFORESAID ON THE NORTHEAST PORTION THEREOF;

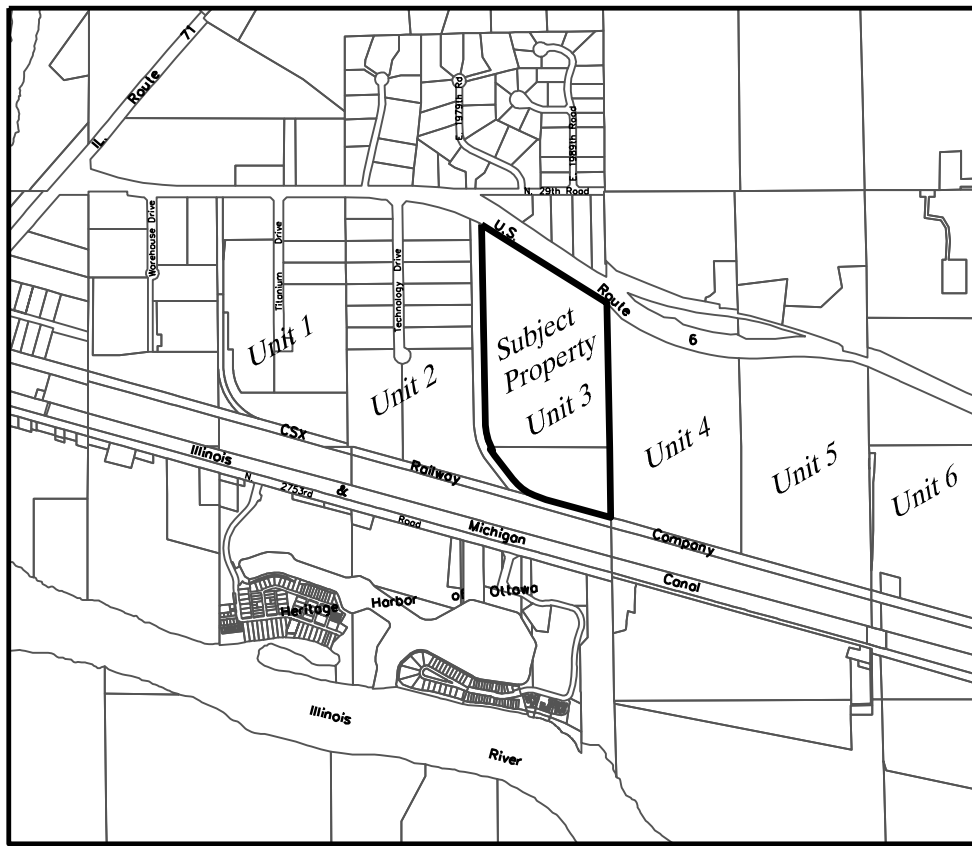
EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY DEED RECORDED AS DOCUMENT 558356.

ALSO EXCEPTING THEREFROM THOSE PARTS CONVEYED TO THE CITY OF OTTAWA FOR PUBLIC USE BY DEEDS RECORDED AS DOCUMENTS 2012-10822 AND 2014-12098.

SITUATED IN LASALLE COUNTY, ILLINOIS.

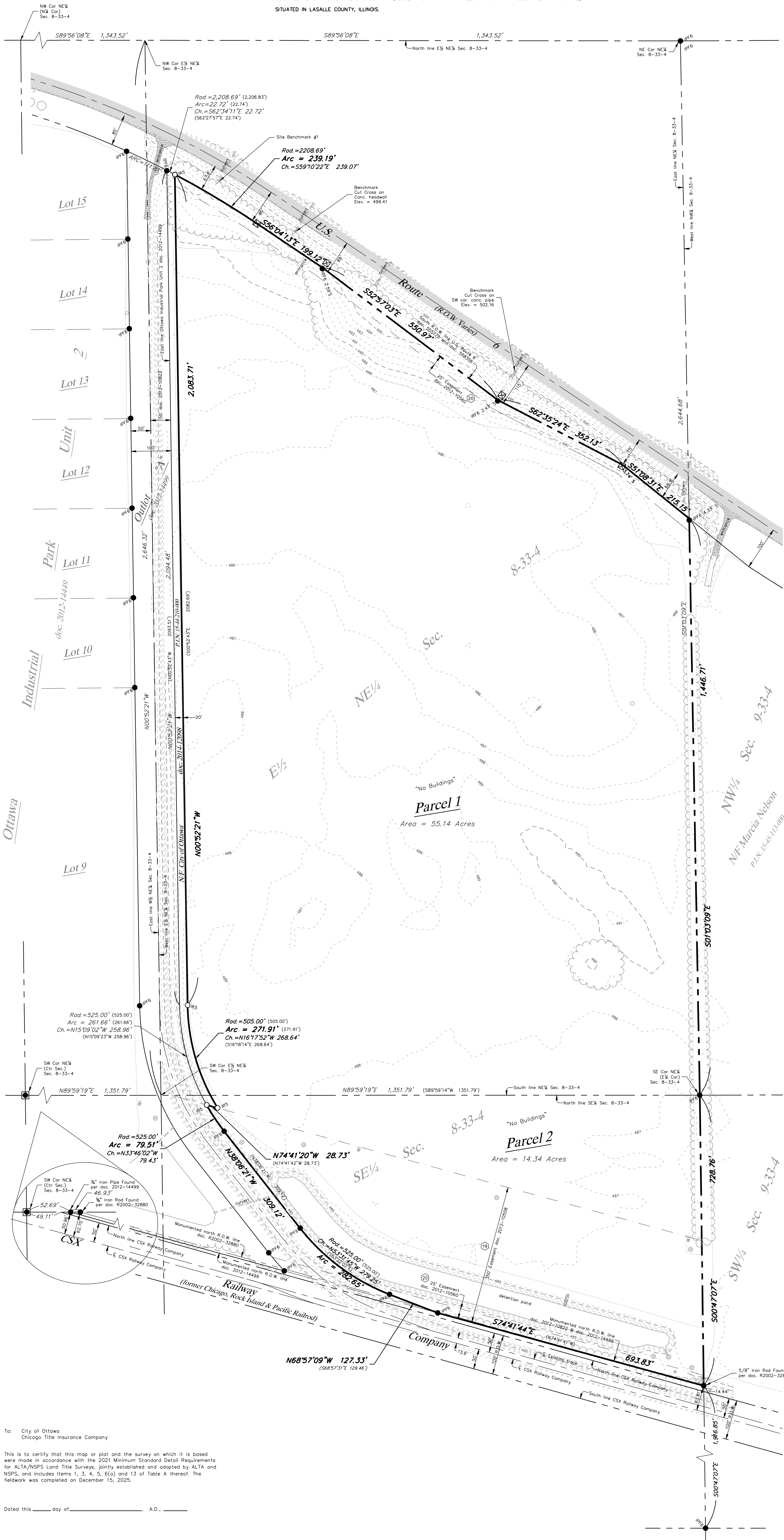
PARCEL 2: ALSO THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD COMPANY, EXCEPTING THAT PART FALLING IN OTTAWA INDUSTRIAL PARK UNIT 2;

SITUATED IN LASALLE COUNTY, ILLINOIS.



Vicinity Map
No Scale

NORTH



GENERAL SURVEY NOTES:

- This plat is a correct representation of the subject property as surveyed in accordance with the standards of practice for Land Surveying in Illinois pursuant to Section 1270.56 in Title 68 of the Illinois Administrative Code.
- Field work completed December 15, 2025.
- Title examination not performed by Etscheid, Duttlinger & Associates, Inc. Public and/or private records have not been searched for additional information.
- An Illinois attorney-at-law should be consulted regarding questions of ownership and purpose of easements, rights-of-way and other encumbrances or questions of title as may be revealed or discovered by a thorough title examination.
- Distances shown hereon are relative to field measurements taken on the ground.
- Record bearing basis is relative to record documents 2012-10822 and 2014-12098. Measured bearing basis is relative to Illinois State Plane Coordinate System, East Zone NAD83 (2011).
- No plans or reports were provided and no markings were observed. The location of utility appurtenances as shown hereon are observed evidence of appurtenances visible at the ground surface at time of survey. The location of subsurface utility lines as shown hereon are observed evidence of utility designation markings, as placed by others, visible at the ground surface at time of survey. All subsurface utility lines shall be verified prior to use for design and/or construction purposes by controlled underground exploratory effort together with contacting the Illinois One-Call System, "J.U.I.E." at 811 or 1-800-892-0123. Public and/or private records have not been searched, nor has any subsurface investigation or offset observations been made to determine the extent of the utilities serving or existing on the subject property or to verify their actual use or existence. The labeling of utilities as shown hereon is based solely on the stamped markings on the appurtenances and/or utility designation markings, as placed by others, in as much as the utility designation markings were performed or provided by others, the Surveyor makes no claim as to the accuracy of utility locations or designations other than the accurate location of appurtenances and markings visible at the ground surface at time of survey. The Surveyor warrants only the completeness of located evidence and cannot warrant that no other utilities exist on the subject property.

ALTA SURVEY NOTES: (CORRESPONDING NUMBERS CONCODE WITH TABLE A ITEMS)

- Monuments have been set at those boundary corners of the subject property not found. The location, size and type of monuments, set or found, are as indicated hereon.
- The parcel described and depicted hereon lies within Zone "C" of "Other Areas" as identified for the County of LaSalle by the Federal Emergency Management Agency (FEMA) on the Flood Insurance Rate Map (FIRM) Number 17099C0355E revised July 18, 2011. This does not guarantee that the surveyed property will or will not flood.
- The gross land area of 69.48 acres is based upon measurements from an upon the ground survey of the subject property.
- Elevations were obtained relative to the North American Vertical Datum of 1988 (NAVD88).
 - Site Benchmark:
 - Cut cross found on the southerly top of culvert wing wall crossing under U.S. Route 6. Elevation = 499.08
 - Contour interval is one-foot.
 - Contour index is five-feet.
- No zoning report or letter provided. Online City of Ottawa Zoning Map as of December 2025 indicates "E" Industrial district for the subject property.
- Names of adjoining owners were obtained from tax records.

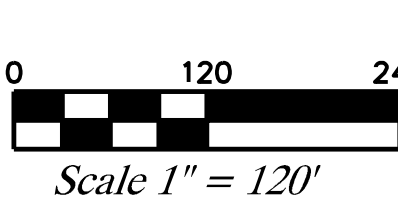
ALTA COMMITMENT FOR TITLE INSURANCE POLICY NOTES:

Exceptions in Schedule B, Part II under the Commitment for Title Insurance, issued by Chicago Title Insurance Company, as Commitment No. 5615-2500562 Revision A, with a Commitment Date: September 17, 2025, are as follows:

- Exception 13 - Right to connect to tile recorded as Document 70265 in Book 440, Page 452 may lie within, but there was no observed evidence at the time of fieldwork and is blanket coverage affecting Parcel 1 of the subject property.
- Exception 14 - Matters shown on Plat of Survey recorded as Document R2002-32880 do lie within and are blanket coverage affecting Parcel 1 and Parcel 2 of the subject property.
- Exception 15 - Terms and provisions recorded as Document R2004-30437 do not lie within but are blanket coverage affecting Parcel 1 and Parcel 2 of the subject property.
- Exception 16 - Resolution recorded as Document 2011-19745 do not lie within but are blanket coverage affecting Parcel 1 and Parcel 2 of the subject property.
- Exception 17 - Terms, provisions and conditions recorded as Document 2012-05797 do not lie within but are blanket coverage affecting Parcel 1 and Parcel 2 of the subject property.
- Exception 18 - Terms, provisions and conditions recorded as Document 2012-10559 and amended by Document 2013-08106 do not lie within but are blanket coverage affecting Parcel 1 and Parcel 2 of the subject property.
- Exception 19 - Easement recorded as Document 2012-10558 does lie within and is shown hereon affecting Parcel 2 of the subject property.
- Exception 20 - Easement recorded as Document 2012-10560 does lie within and is shown hereon affecting Parcel 1 and Parcel 2 of the subject property.

LEGEND & ABBREVIATIONS

---	BOUNDARY OF PROPERTY SURVEYED
---	U.S. GOVERNMENT SUBDIVISION LINE
---	LOT OR PROPERTY LINE
---	CENTERLINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	CONTOUR LINE
---	CROPLINE
---	TREE LINE
● PFB	1/2" IRON PIPE FOUND
● PFS	3/4" IRON PIPE FOUND
● PFS	5/8" IRON ROD FOUND
⊗	RIGHT-OF-WAY MARKER FOUND
○ PFS	5/8" IRON ROD SET
⊙	FIRE HYDRANT
⊙	SANITARY MANHOLE
⊙	STORM MANHOLE
⊙	WATER VALVE
⊙	TITLE POLICY SCHEDULE B EXCEPTION
N/F	NOW OR FORMERLY
P.I.N.	PROPERTY IDENTIFICATION NUMBER
R.O.W.	RIGHT-OF-WAY
589°59'19"E 1,351.79'	FIELD MEASURED DIMENSION
(589°59'14"W 1,351.79')	RECORD DIMENSION
---	AGGREGATE SURFACE
---	BITUMINOUS SURFACE
---	RIP RAP



NORTH



To: City of Ottawa
Chicago Title Insurance Company

This is to certify that this map or plot 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, 3, 4, 5, 6(c) and 13 of Table A thereof. The fieldwork was completed on December 15, 2025.

Dated this _____ day of _____, A.D., _____

Jeffery S. Etscheid
Professional Land Surveyor No. 35-3508
Expires November 30, 2026

ALTA/NSPS Land Title Survey

EDTA ETSCHIED, DUTTLINGER
& ASSOCIATES, INC.
Professional Engineers & Land Surveyors

PROFESSIONAL DESIGN FIRM # 184-000711
DRAWN BY: L.D.C. CHECKED BY: PROJECT #: 3484.44
DATE PLOTTED: January 9, 2026 FILENAME: J348444_unit3.dwg

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SHEET NO.
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