PLAT OF SURVEY

OF

PART OF THE NORTHEAST QUARTER OF SECTION 27, LOT 5, OUTLOT "A" AND OUTLOT "B" OF THE REPLAT OF OAK GROVE CROSSING - PHASE 2 IN THE SOUTHEAST QUARTER OF SECTION 22, ALL IN TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN MCHENRY COUNTY, ILLINOIS

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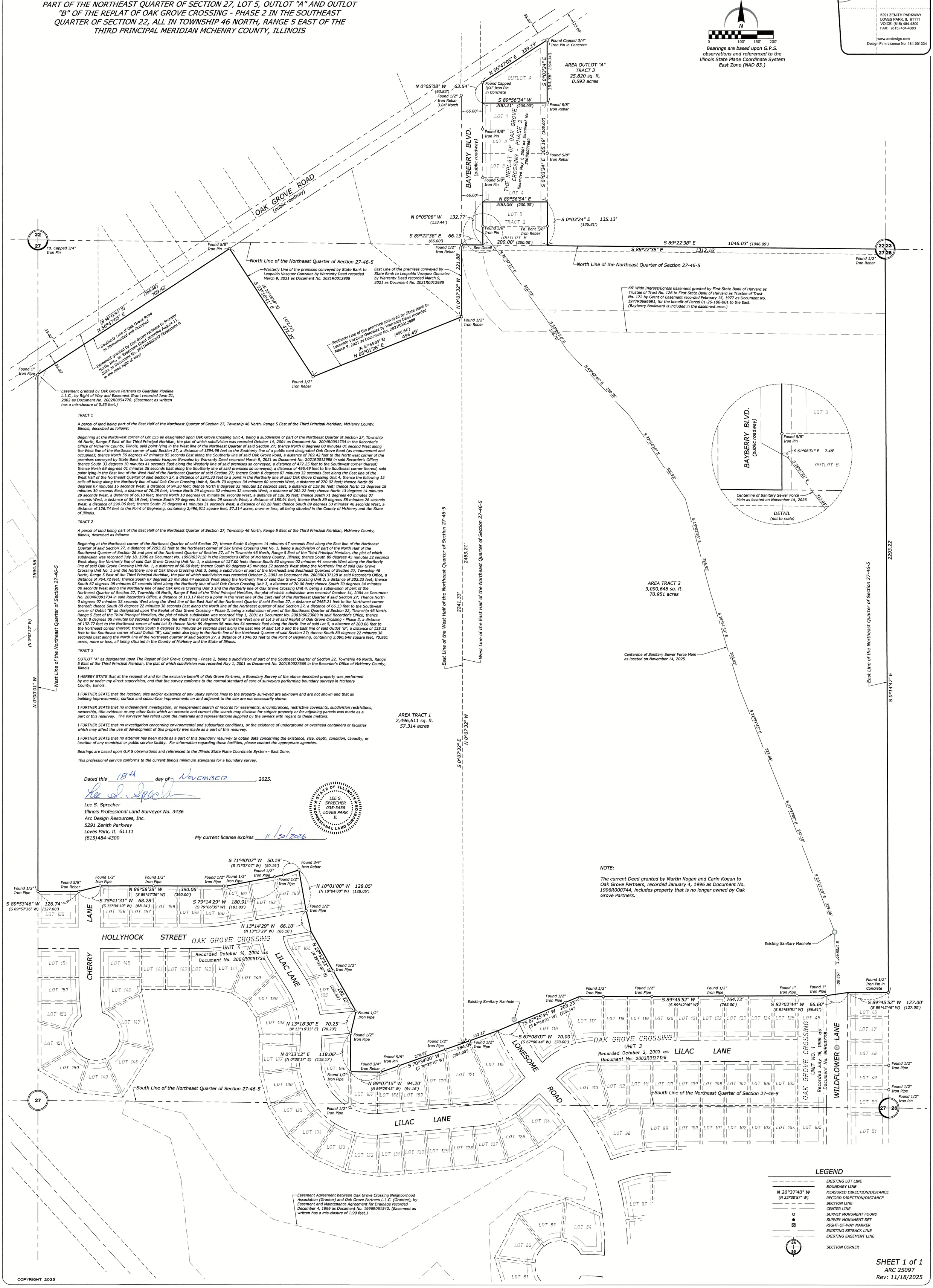
Bearings are based upon G.P.S. observations and referenced to the Illinois State Plane Coordinate System East Zone (NAD 83.)



TRACT 1

A parcel of land being part of the East Half of the Northeast Quarter of Section 27, Township 46 North, Range 5 East of the Third Principal Meridian, McHenry County, Illinois, described as follows:

Beginning at the Northwest corner of Lot 155 as designated upon Oak Grove Crossing Unit 4, being a subdivision of part of the Northeast Quarter of Section 27, Township 46 North, Range 5 East of the Third Principal Meridian, the plat of which subdivision was recorded October 14, 2004 as Document No. 2004R0091734 in the Recorder's Office of McHenry County, Illinois, said point lying in the West line of the Northeast Quarter of said Section 27; thence North 0 degrees 00 minutes 01 second West along the West line of the Northeast corner of said Section 27, a distance of 1594.98 feet to the Southerly line of a public road designated Oak Grove Road (as monumented and occupied); thence North 56 degrees 47 minutes 05 seconds East along the Southerly line of said Oak Grove Road, a distance of 709.42 feet to the Northwest corner of the premises conveyed by State Bank to Leopoldo Vazquez Gonzalez by Warranty Deed recorded March 9, 2021 as Document No. 2021R0012988 in said Recorder's Office; thence South 33 degrees 10 minutes 41 seconds East along the Westerly line of said premises so conveyed, a distance of 472.25 feet to the Southwest corner thereof; thence North 68 degrees 01 minutes 28 seconds East along the Southerly line of said premises so conveyed, a distance of 496.49 feet to the Southeast corner thereof, said point lying in the East line of the West Half of the Northeast Quarter of said Section 27; thence South 0 degrees 07 minutes 32 seconds East along the East line of the West Half of the Northeast Quarter of said Section 27, a distance of 2241.33 feet to a point in the Northerly line of said Oak Grove Crossing Unit 4, thence the following 12 calls all being along the Northerly line of said Oak Grove Crossing Unit 4, South 70 degrees 34 minutes 00 seconds West, a distance of 270.92 feet; thence North 89 degrees 07 minutes 15 seconds West, a distance of 94.20 feet; thence North 0 degrees 33 minutes 12 seconds East, a distance of 118.06 feet; thence North 13 degrees 18 minutes 30 seconds East, a distance of 70.25 feet; thence North 29 degrees 32 minutes 32 seconds West, a distance of 282.22 feet; thence North 13 degrees 14 minutes 29 seconds West, a distance of 66.10 feet; thence North 10 degrees 01 minute 00 seconds West, a distance of 128.05 feet; thence South 71 degrees 40 minutes 07 seconds West, a distance of 50.19 feet; thence South 79 degrees 14 minutes 29 seconds West, a distance of 180.91 feet; thence North 89 degrees 58 minutes 28 seconds West, a distance of 390.06 feet; thence South 75 degrees 41 minutes 31 seconds West, a distance of 68.28 feet; thence South 89 degrees 53 minutes 46 seconds West, a distance of 126.74 feet to the Point of Beginning, containing 2,496,611 square feet, 57.314 acres, more or less, all being situated in the County of McHenry and the State of Illinois.

TRACT 2

A parcel of land being part of the East Half of the Northeast Quarter of Section 27, Township 46 North, Range 5 East of the Third Principal Meridian, McHenry County, Illinois, described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 27; thence South 0 degrees 14 minutes 47 seconds East along the East line of the Northeast Quarter of said Section 27, a distance of 2293.22 feet to the Northeast corner of Oak Grove Crossing Unit No. 1, being a subdivision of part of the North Half of the Southwest Quarter of Section 26 and part of the Northeast Quarter of Section 27, all in Township 46 North, Range 5 East of the Third Principal Meridian, the plat of which subdivision was recorded July 18, 1996 as Document No. 1996R037118 in the Recorder's Office of McHenry County, Illinois; thence South 89 degrees 45 minutes 52 seconds West along the Northerly line of said Oak Grove Crossing Unit No. 1, a distance of 127.00 feet; thence South 82 degrees 02 minutes 44 seconds West along the Northerly line of said Oak Grove Crossing Unit No. 1, a distance of 66.60 feet; thence South 89 degrees 45 minutes 52 seconds West along the Northerly line of said Oak Grove Crossing Unit No. 1 and the Northerly line of Oak Grove Crossing Unit 3, being a subdivision of part of the Northeast and Southeast Quarters of Section 27, Township 46 North, Range 5 East of the Third Principal Meridian, the plat of which subdivision was recorded October 2, 2003 as Document No. 2003R0137128 in said Recorder's Office, a distance of 764.72 feet; thence South 67 degrees 25 minutes 44 seconds West along the Northerly line of said Oak Grove Crossing Unit 3, a distance of 203.23 feet; thence South 67 degrees 08 minutes 07 seconds West along the Northerly line of said Oak Grove Crossing Unit 3, a distance of 70.00 feet; thence South 70 degrees 34 minutes 00 seconds West along the Northerly line of said Oak Grove Crossing Unit 3 and the Northerly line of Oak Grove Crossing Unit 4, being a subdivision of part of the Northeast Quarter of Section 27, Township 46 North, Range 5 East of the Third Principal Meridian, the plat of which subdivision was recorded October 14, 2004 as Document No. 2004R0091734 in said Recorder's Office, a distance of 113.17 feet to a point in the West line of the East Half of the Northeast Quarter if said Section 27; Thence North 0 degrees 07 minutes 32 seconds West along the West line of the East Half of the Northeast Quarter if said Section 27, a distance of 2463.21 feet to the Northwest corner thereof; thence South 89 degrees 22 minutes 38 seconds East along the North line of the Northeast quarter of said Section 27, a distance of 66.13 feet to the Southwest corner of Outlot "B" as designated upon The Replat of Oak Grove Crossing - Phase 2, being a subdivision of part of the Southeast Quarter of Section 22, Township 46 North, Range 5 East of the Third Principal Meridian, the plat of which subdivision was recorded May 1, 2001 as Document No. 2001R0023669 in said Recorder's Office; thence North 0 degrees 05 minutes 08 seconds West along the West line of said Outlot "B" and the West line of Lot 5 of said Replat of Oak Grove Crossing - Phase 2, a distance of 132.77 feet to the Northwest corner of said Lot 5; thence North 89 degrees 56 minutes 54 seconds East along the North line of said Lot 5, a distance of 200.06 feet to the Northeast corner thereof; thence South 0 degrees 03 minutes 24 seconds East along the East line of said Lot 5 and the East line of said Outlot "B", a distance of 135.13 feet to the Southeast corner of said Outlot "B", said point also lying in the North line of the Northeast Quarter of said Section 27; thence South 89 degrees 22 minutes 38 seconds East along the North line of the Northeast quarter of said Section 27, a distance of 1046.03 feet to the Point of Beginning, containing 3,090,648 square feet, 70.951 acres, more or less, all being situated in the County of McHenry and the State of Illinois.

TRACT 3

OUTLOT "A" as designated upon The Replat of Oak Grove Crossing - Phase 2, being a subdivision of part of the Southeast Quarter of Section 22, Township 46 North, Range 5 East of the Third Principal Meridian, the plat of which subdivision was recorded May 1, 2001 as Document No. 2001R0027669 in the Recorder's Office of McHenry County, Illinois.

I HEREBY STATE that at the request of and for the exclusive benefit of Oak Grove Partners, a Boundary Survey of the above described property was performed by me or under my direct supervision, and that the survey conforms to the normal standard of care of surveyors performing boundary surveys in McHenry County, Illinois.

I FURTHER STATE that the location, size and/or existence of any utility service lines to the property surveyed are unknown and are not shown and that all building improvements, surface and subsurface improvements on and adjacent to the site are not necessarily shown.

I FURTHER STATE that no independent investigation, or independent search of records for easements, encumbrances, restrictive covenants, subdivision restrictions, ownership, title evidence or any other facts which an accurate and current title search may disclose for subject property or for adjoining parcels was made as a part of this resurvey. The surveyor has relied upon the materials and representations supplied by the owners with regard to these matters.

I FURTHER STATE that no investigation concerning environmental and subsurface conditions, or the existence of underground or overhead containers or facilities which may affect the use of development of this property was made as a part of this resurvey.

I FURTHER STATE that no attempt has been made as a part of this boundary resurvey to obtain data concerning the existence, size, depth, condition, capacity, or location of any municipal or public service facility. For information regarding these facilities, please contact the appropriate agencies.

Bearings are based upon G.P.S observations and referenced to the Illinois State Plane Coordinate System - East Zone.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated this 18th day of NOVEMBER, 2025.

Lee S. Sprecher
Illinois Professional Land Surveyor No. 3436
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815)484-4300

STATE OF ILLINOIS — LEE S. SPRECHER 035-3436 LOVES PARK IL — PROFESSIONAL LAND SURVEYOR

My current license expires 11/30/2026.

NOTE:

The current Deed granted by Martin Kogan and Carin Kogan to Oak Grove Partners, recorded January 4, 1996 as Document No. 1996R000744, includes property that is no longer owned by Oak Grove Partners.

SHEET 1 of 1
ARC 25097
Rev: 11/18/2025

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