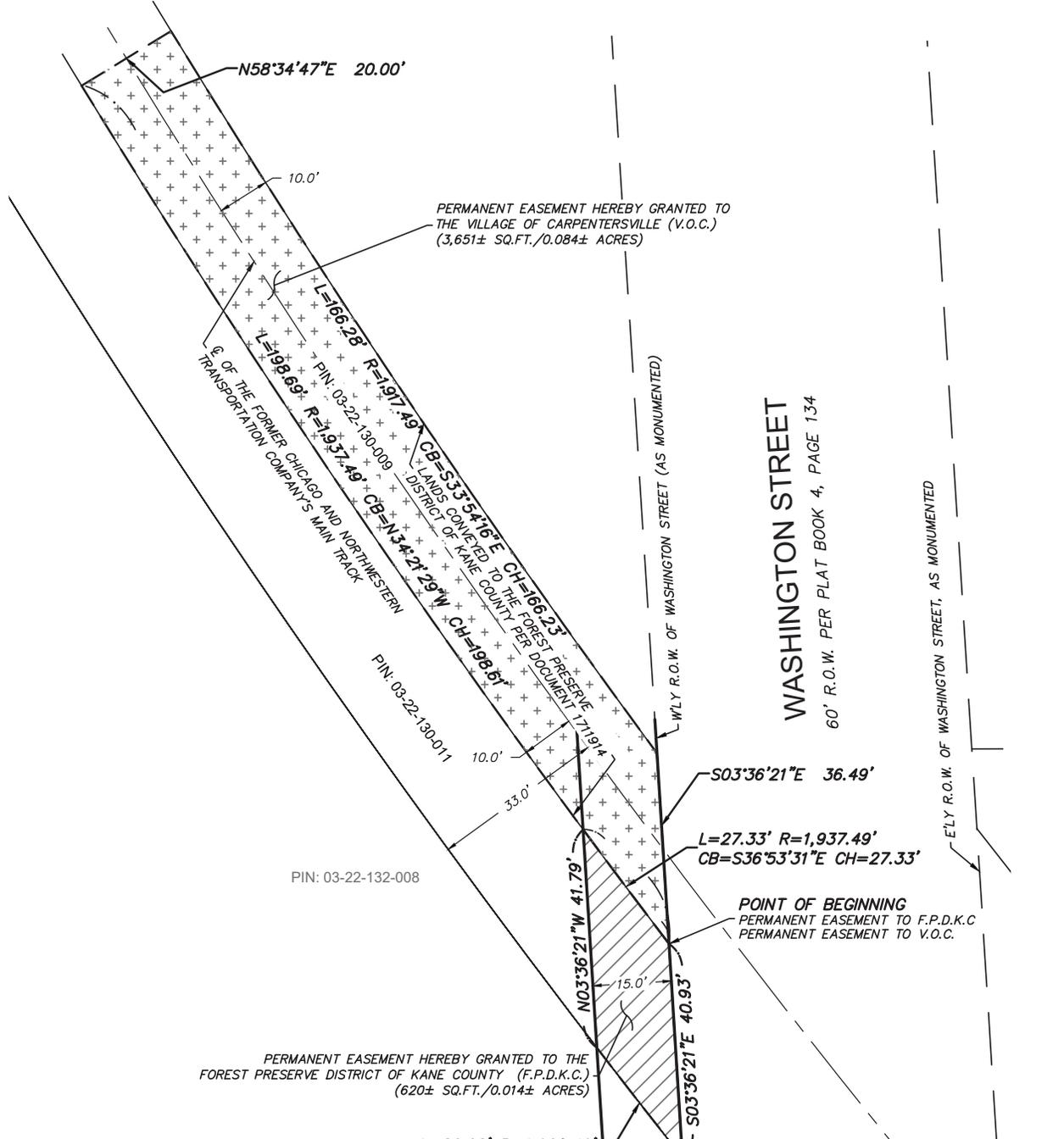


**EXHIBIT A-1.1**

**EASEMENT EXHIBIT**

PINS: 03-22-130-011  
 03-22-130-009



**NOTES:**

- BEARINGS AND DISTANCES BASED ON IL SPC EAST ZONE (NAD83-2011).
- PARCEL AND RIGHT-OF-WAY LINES SHOWN HEREON PER PLAT OF SURVEY PREPARED BY HR GREEN (JOB# 2202656.01), DATED JULY 29, 2025

**NOTES:**

- \* This map was created for use as an Easement Exhibit.
- \* This map is not to be used for any construction or staking purposes without consent from a proper agent of HR Green, Inc.
- \* This IS NOT a Plat of Survey. No assumptions or agreements as to ownership, use, or possession can be conveyed from this document.
- \* No underground improvements have been located unless shown and noted.
- \* No distance should be assumed by scaling.
- \* This map is void without seal and signature affixed.



PREPARED ON FEBRUARY 23, 2026  
 PREPARED BY:

*B. Bauer*

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)  
 ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799  
 LICENSE EXPIRES: 11/30/2026

HORIZ. SCALE: 1" = 20' VERT. SCALE: SUBMITTAL DWN. BY: DSN. BY: CHK. BY: BJB MD PROJECT NO. 2202656.01 SHEET NO. 1 OF 1	<p>SHEET ORIENTATION</p>
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**EASEMENT EXHIBIT A-1.1**  
 OF  
**EASEMENTS GRANTED TO THE FOREST PRESERVE DISTRICT OF KANE COUNTY AND VILLAGE OF CARPENTERSVILLE, ILLINOIS**



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REVISIONS	
#	DESCRIPTION
1	2/20/26 BJB ADDED V.O.C. ESMT
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# EXHIBIT A-1.2

## **LEGAL DESCRIPTION OF PERMANENT EASEMENT GRANTED TO THE FOREST PRESERVE DISTRICT OF KANE COUNTY (F.P.D.K.C.)**

AN EASEMENT OVER PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF WASHINGTON STREET AND A CURVE 10.00 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH THE CENTERLINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY (NOW VACATED), SAID CURVE ALSO BEING THE SOUTHWESTERLY LINE OF THE LANDS CONVEYED TO THE FOREST PRESERVE DISTRICT OF KANE COUNTY, PER QUIT CLAIM DEED RECORDED FEBRUARY 19, 1984 AS DOCUMENT 1711914; THENCE SOUTH 03 DEGREES 36 MINUTES 21 SECONDS EAST, ALONG SAID WESTERLY LINE, 40.93 FEET TO A CURVE 33.00 FEET SOUTHWESTERLY AND CONCENTRIC WITH SAID CENTERLINE; THENCE NORTHWESTERLY 26.62 FEET, ALONG SAID CONCENTRIC CURVE, BEING A NON-TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,960.49 FEET, A CHORD THAT BEARS NORTH 37 DEGREES 54 MINUTES 08 SECONDS WEST AND A CHORD OF 26.62 FEET TO A LINE 15.00 FEET WESTERLY OF SAID WESTERLY LINE; THENCE NORTH 03 DEGREES 36 MINUTES 21 SECONDS WEST, ALONG SAID PARALLEL LINE, 41.79 FEET TO SAID LINE 10.00 FEET SOUTHWESTERLY CONCENTRIC LINE; THENCE SOUTHEASTERLY 27.31 FEET, ALONG SAID CONCENTRIC LINE, BEING A NON-TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS 1,937.49 FEET, A CHORD THAT BEARS SOUTH 36 DEGREES 53 MINUTES 32 SECONDS EAST AND A CHORD OF 27.31 FEET TO SAID POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

## **LEGAL DESCRIPTION OF PERMANENT EASEMENT GRANTED TO THE VILLAGE OF CARPENTERSVILLE (V.O.C.)**

AN EASEMENT OVER PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF WASHINGTON STREET AND A CURVE 10.00 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH THE CENTERLINE OF THE MAIN TRACK OF SAID CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY (NOW VACATED), SAID CURVE ALSO BEING THE SOUTHWESTERLY LINE OF THE LANDS CONVEYED TO THE FOREST PRESERVE DISTRICT OF KANE COUNTY, PER QUIT CLAIM DEED RECORDED FEBRUARY 19, 1984 AS DOCUMENT 1711914; THENCE NORTHWESTERLY, 198.69 FEET, ALONG SAID CONCENTRIC CURVE, BEING A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,937.49 FEET, A CHORD THAT BEARS NORTH 34 DEGREES 21 MINUTES 29 SECONDS WEST AND A CHORD OF 198.61 FEET TO THE SOUTHWESTERLY ABUTMENT OF A PEDESTRIAN BRIDGE OVER CARPENTER CREEK; THENCE NORTH 58 DEGREES 34 MINUTES 47 SECONDS EAST, ALONG SAID ABUTMENT, 20.00 FEET TO A CURVE 10.00 FEET NORTHEASTERLY OF AND CONCENTRIC WITH SAID CENTERLINE, SAID CURVE BEING THE NORTHEASTERLY LINE OF SAID CONVEYED LANDS; THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC CURVE, 166.28 FEET, BEING A NON-TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,1917.49 FEET, A CHORD THAT BEARS SOUTH 33 DEGREES 54 MINUTES 16 SECONDS EAST AND A CHORD OF 166.23 FEET TO SAID WESTERLY LINE OF WASHINGTON STREET; THENCE SOUTH 03 DEGREES 36 MINUTES 21 SECONDS EAST, ALONG SAID WESTERLY LINE, 36.49 FEET TO SAID POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

PREPARED ON FEBRUARY 23, 2026

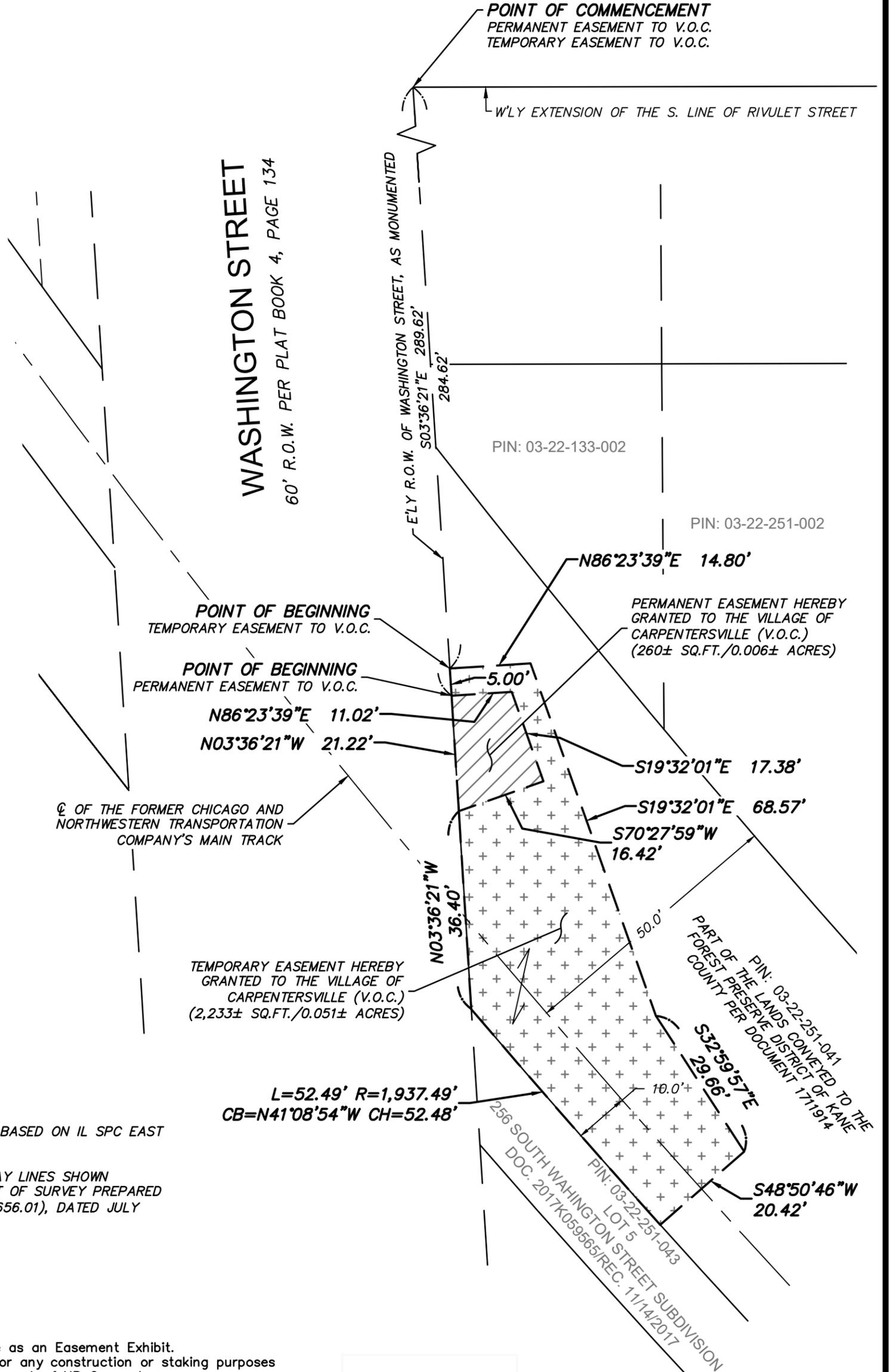
PREPARED BY:

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BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)  
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799  
LICENSE EXPIRES: 11/30/2026

**EXHIBIT A-2.1**

**EASEMENT EXHIBIT**



**NOTES:**

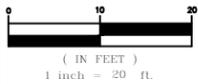
- BEARINGS AND DISTANCES BASED ON IL SPC EAST ZONE (NAD83-2011).
- PARCEL AND RIGHT-OF-WAY LINES SHOWN HEREON BASED UPON PLAT OF SURVEY PREPARED BY HR GREEN (JOB# 2202656.01), DATED JULY 29, 2025

**NOTES:**

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- \* This map is not to be used for any construction or staking purposes without consent from a proper agent of HR Green, Inc.
- \* This IS NOT a Plat of Survey. No assumptions or agreements as to ownership, use, or possession can be conveyed from this document.
- \* No underground improvements have been located unless shown and noted.
- \* No distance should be assumed by scaling.
- \* This map is void without seal and signature affixed.

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 PREPARED BY:

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 LICENSE EXPIRES: 11/30/2026



HORIZ. SCALE:	DATE:	
1" = 20'	08/15/25	
VERT. SCALE:	SUBMITTAL:	
DWN. BY:	DSN. BY:	CHK. BY:
BJB		MD
PROJECT NO. 2202656.01		
SHEET NO. 1 OF 1		



**EASEMENT EXHIBIT A-2.1**  
 OF  
**EASEMENTS GRANTED TO THE VILLAGE OF CARPENTERSVILLE, ILLINOIS**



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Illinois Professional Design Firm # 184-001322

REVISIONS		
#	DATE	DESCRIPTION
1		
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# EXHIBIT A-2.2

## **LEGAL DESCRIPTION OF PERMANENT EASEMENT GRANTED TO THE VILLAGE OF CARPENTERSVILLE (V.O.C.)**

AN EASEMENT OVER THAT PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE EAST LINE OF WASHINGTON STREET AND WESTERLY EXTENSION OF THE SOUTH LINE OF RIVULET STREET; THENCE SOUTH 03 DEGREES 36 MINUTES 21 SECONDS EAST, ALONG SAID EAST LINE, 289.62 FEET FOR A POINT OF BEGINNING; THENCE NORTH 86 DEGREES 23 MINUTES 39 SECONDS EAST, 11.02; THENCE SOUTH 19 DEGREES 32 MINUTES 01 SECONDS EAST, 17.38 FEET; THENCE SOUTH 70 DEGREES 27 MINUTES 59 SECONDS WEST, 16.42 FEET TO SAID EAST LINE; THENCE NORTH 03 DEGREES 36 MINUTES 21 SECONDS WEST, ALONG SAID EAST LINE, 21.22 FEET TO SAID POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

## **LEGAL DESCRIPTION OF TEMPORARY EASEMENT GRANTED TO THE VILLAGE OF CARPENTERSVILLE (V.O.C.)**

A TEMPORARY EASEMENT OVER THAT PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE EAST LINE OF WASHINGTON STREET AND WESTERLY EXTENSION OF THE SOUTH LINE OF RIVULET STREET; THENCE SOUTH 03 DEGREES 36 MINUTES 21 SECONDS EAST, ALONG SAID EAST LINE, 284.62 FEET FOR A POINT OF BEGINNING; THENCE NORTH 86 DEGREES 23 MINUTES 39 SECONDS EAST, 14.80 FEET; THENCE SOUTH 19 DEGREES 32 MINUTES 01 SECONDS EAST, 68.57 FEET; THENCE SOUTH 32 DEGREES 59 MINUTES 57 SECONDS EAST, 29.66 FEET; THENCE SOUTH 48 DEGREES 50 MINUTES 46 SECONDS WEST, 20.42 FEET TO A CURVE 10.00 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH THE CENTERLINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY (NOW VACATED), SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF THE LANDS CONVEYED TO THE FOREST PRESERVE DISTRICT OF KANE COUNTY, PER QUIT CLAIM DEED RECORDED FEBRUARY 19, 1984 AS DOCUMENT 1711914; THENCE NORTHWESTERLY ALONG SAID CONCENTRIC LINE, 52.49 FEET, BEING A NON-TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,937.49 FEET, A CHORD THAT BEARS NORTH 41 DEGREES 08 MINUTES 54 SECONDS WEST AND A CHORD OF 52.48 FEET TO SAID EAST LINE; THENCE NORTH 03 DEGREES 36 MINUTES 21 SECONDS WEST, ALONG SAID WEST LINE, 36.40 FEET; THENCE NORTH 70 DEGREES 27 MINUTES 59 SECONDS EAST, 16.42 FEET; THENCE NORTH 19 DEGREES 32 MINUTES 01 SECONDS WEST, 17.38 FEET; THENCE SOUTH 86 DEGREES 23 MINUTES 39 SECONDS WEST, 11.02 FEET TO SAID EAST LINE; THENCE NORTH 03 DEGREES 36 MINUTES 21 SECONDS WEST, ALONG SAID EAST LINE, 5.00 FEET TO SAID POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

PREPARED ON FEBRUARY 23, 2026

PREPARED BY:

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