

TAX PIN:
09-15-100-006

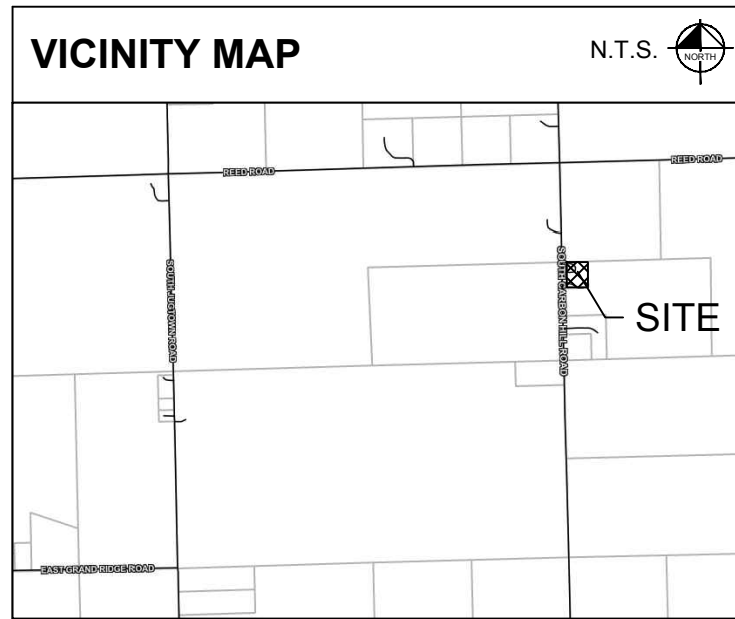


TABLE A SITE ADDRESS:

ITEM #2 2280 SOUTH CARBON HILL ROAD, COAL CITY, IL 60407

AREA SUMMARY

ITEM #4 125,294 SQ.FT. 2.876 AC.

ZONING NOTES:

ITEM #6 ZONING "A", AGRICULTURAL DISTRICT. ALL ZONING INFORMATION WAS ACQUIRED FROM THE GRUNDY COUNTY WEBSITE "HTTPS://MAPS.GRUNDYCO.ORG/WEBAPPBUILDER/PROPERTYVIEWER/" "HTTPS://CODELIBRARY.AMLEGAL.COM/CODES/GRUNDYCOUNTY/IL/LATEST/OVERVIEW" FOR DETAIL SEE THE GRUNDY COUNTY CODE OF ORDINANCES.

ZONING REPORT NOT PROVIDED TO SURVEYOR AT TIME OF SURVEY.

TABLE 8-3-4-1. NONRESIDENTIAL BULK REQUIREMENTS

MINIMUM LOT AREA: 5 ACRES
MINIMUM LOT WIDTH (1): N/A
MINIMUM YARD STANDARDS
FRONT YARD (1,2): 50 FT.
SIDE YARD: 25 FT.
REAR YARD (1): 50 FT.
MINIMUM AREA OF PROPOSED LAND DEVELOPMENT (1): 5 ACRES
MAXIMUM BUILDING HEIGHT: 35 FT.

NOTES:

1. ALONG ROUTE 47, FRONTAGES AND YARD REQUIREMENTS IN EXCESS OF THE MINIMUM REQUIREMENTS SPECIFIED HERE MAY BE REQUIRED. SEE CHAPTER 10, "OVERLAY DISTRICT", OF THIS TITLE.
2. FRONT YARD REFERS TO THE FRONT YARD OF A LOT. A TYPICAL CORNER LOT WOULD HAVE 2 FRONT YARDS.
(ORD. 10-001, 1-12-2010)

SURVEY PREPARED FOR:

ALIGNED DATA CENTERS PROPCO, LLC
2800 SUMMIT AVENUE
PLANO, TX 75074

FLOOD STATEMENT:

ITEM #3 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 17063C0145F FOR GRUNDY COUNTY, ILLINOIS AND INCORPORATED AREAS, DATED AUGUST 02, 2012, AND LETTER OF MAP REVISION EFFECTIVE OCTOBER 18, 2019 AS CASE NO. 18-05-6349P THIS PROPERTY IS LOCATED WITHIN

ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

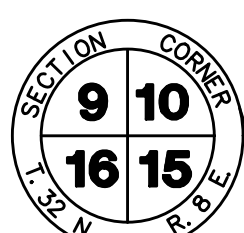
IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER, 975.56 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH, 350.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 39 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 355.01 FEET; THENCE SOUTH PARALLEL WITH THE SAID WEST LINE, 352.10 FEET; THENCE WEST 355.0 FEET TO THE POINT OF BEGINNING, ALL IN GRUNDY COUNTY, ILLINOIS.



FOUND 5/8" IRON REBAR
AT CORNER
FLUSH WITH GROUND

09-16-100-001
REED 1021 LLC ET AL.

09-15-100-001
REED 1021 LLC ET AL.

FOUND 3/4" IRON PIPE
2.19' E. & ON LINE
FLUSH WITH GROUND

FOUND 3/4" IRON PIPE
AT CORNER, FLUSH WITH GROUND

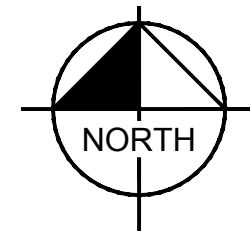
MAIL BOX (TYP.)

09-16-200-001
REED 1021 LLC ET AL.

FOUND 3/4" IRON PIPE
1.75' E. & ONLINE
FLUSH WITH GROUND

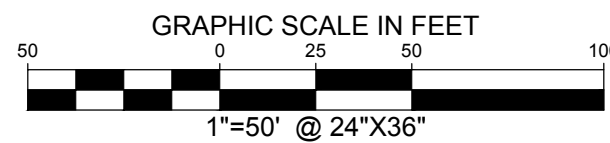
FOUND 3/4" IRON PIPE
AT CORNER
FLUSH WITH GROUND

ALTA / NSPS LAND TITLE SURVEY
OF
PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 32 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.



BASIS OF BEARINGS

North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)



SURVEY NOTES:

TABLE A THE SURVEYED LEGAL DESCRIPTION SHOWN HEREON IS THE SAME AS THE RECORD LEGAL DESCRIPTION AS LISTED IN THE BELOW REFERENCED TITLE COMMITMENTS AND THE SURVEYOR STATES THERE THE RECORD DESCRIPTION IS CONTIGUOUS AND THERE ARE NO GAPS OF GORES.

UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD DRAWINGS OBTAINED FROM THE GRUNDY COUNTY AND THE ENGINEER OF RECORD AND THE SURVEYOR CANNOT GUARANTEE THE LOCATIONS OF SAID UTILITIES, EXCEPT THOSE THAT ARE OBSERVED ON THE SURFACE AT THE TIME OF THIS SURVEY.

NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED AT THE TIME OF SURVEY.

MEASUREMENTS ARE MADE IN FEET AND DECIMAL FEET, MEASUREMENTS SHOWN IN PARENTHESES EX.(100.00') ARE RECORD DIMENSIONS.

THIS SERVICE MEETS THE ILLINOIS MINIMUM REQUIREMENTS FOR A BOUNDARY SURVEY.

FIELD WORK WAS COMPLETED ON SEPTEMBER 22, 2026.

IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE DENOTED.

ITEM #14 SURVEY PARCEL IS LOCATED APPROXIMATELY 1,332 FEET SOUTH FROM THE INTERSECTION OF CARBON HILL ROAD AND COUNTY ROAD 2000 S. (REED ROAD).

ITEM #16 NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF SURVEY.

ITEM #17 PROPOSED RIGHT-OF-WAY DEDICATION OF CARBON-HILL ROAD TO THE VILLAGE OF COAL CITY IS SHOWN HEREON.

ITEM #18 NO ADDITIONAL PARCELS BENEFITING SURVEY PARCELS LISTED.

PROPERTY HAS VEHICULAR AND PEDESTRIAN ACCESS TO CARBON HILL ROAD A PUBLIC RIGHT OF WAY.

PARKING SUMMARY:

ITEM #9 THERE WERE NO PARKING SPACES OBSERVED ON THE SUBJECT PARCEL AT TIME OF FIELD SURVEY.

TITLE NOTES:

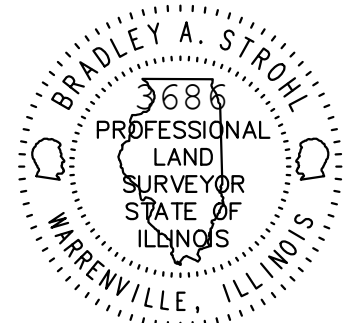
COMMITMENT FOR TITLE INSURANCE NOT PROVIDED TO SURVEYOR AT TIME OF SURVEY.

SURVEYORS CERTIFICATION:

TO: ALIGNED DATA CENTERS (COAL CITY) PROPCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS SUBSIDIARY OF ALIGNED DATA CENTERS (ACQUISITION) PROPCO, LLC
TBD

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A)(B), 8, 9, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 22, 2026.

BRADLEY A. STROHL DATED:
PROFESSIONAL LAND SURVEYOR NO. 3686
MY LICENSE EXPIRES 11/30/28
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
DESIGN FIRM PROFESSIONAL
REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2027
PH. 331-209-0476
BRAD.STROHL@KIMLEY-HORN.COM



LEGEND

○	FOUND IRON PIPE
○	FOUND IRON REBAR
⊠	STORM CULVERT END
⊠	STORM FLARED END
⊠	WATER WELL
⊠	SIGN POST
⊠	POWER POLE
⊠	POWER POLE W/TRANFMR
⊠	ELECTRIC METER
⊠	WATER SPIGOT
⊠	DOWN SPOUT
⊠	WATER BOX
⊠	AC UNIT
⊠	TELEPHONE PEDESTAL
⊠	MAILBOX
⊠	ELECTRIC MARKER
⊠	GAS METER
⊠	ELECTRIC BOX

LINE TYPE LEGEND

---	FENCE
---	R.O.W. CENTERLINE
---	R.O.W. LINE
---	BUILDING OUTLINE
---	SECTION LINE
---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	SETBACK LINE
---	UNDERGROUND STORM LINE
---	OVERHEAD POWER LINE
---	UNDERGROUND COMM. LINE

HATCH LEGEND

▨	BUILDING OUTLINE AREA
▨	CONCRETE AREA
▨	ASPHALT PAVEMENT AREA
▨	GRAVEL AREA