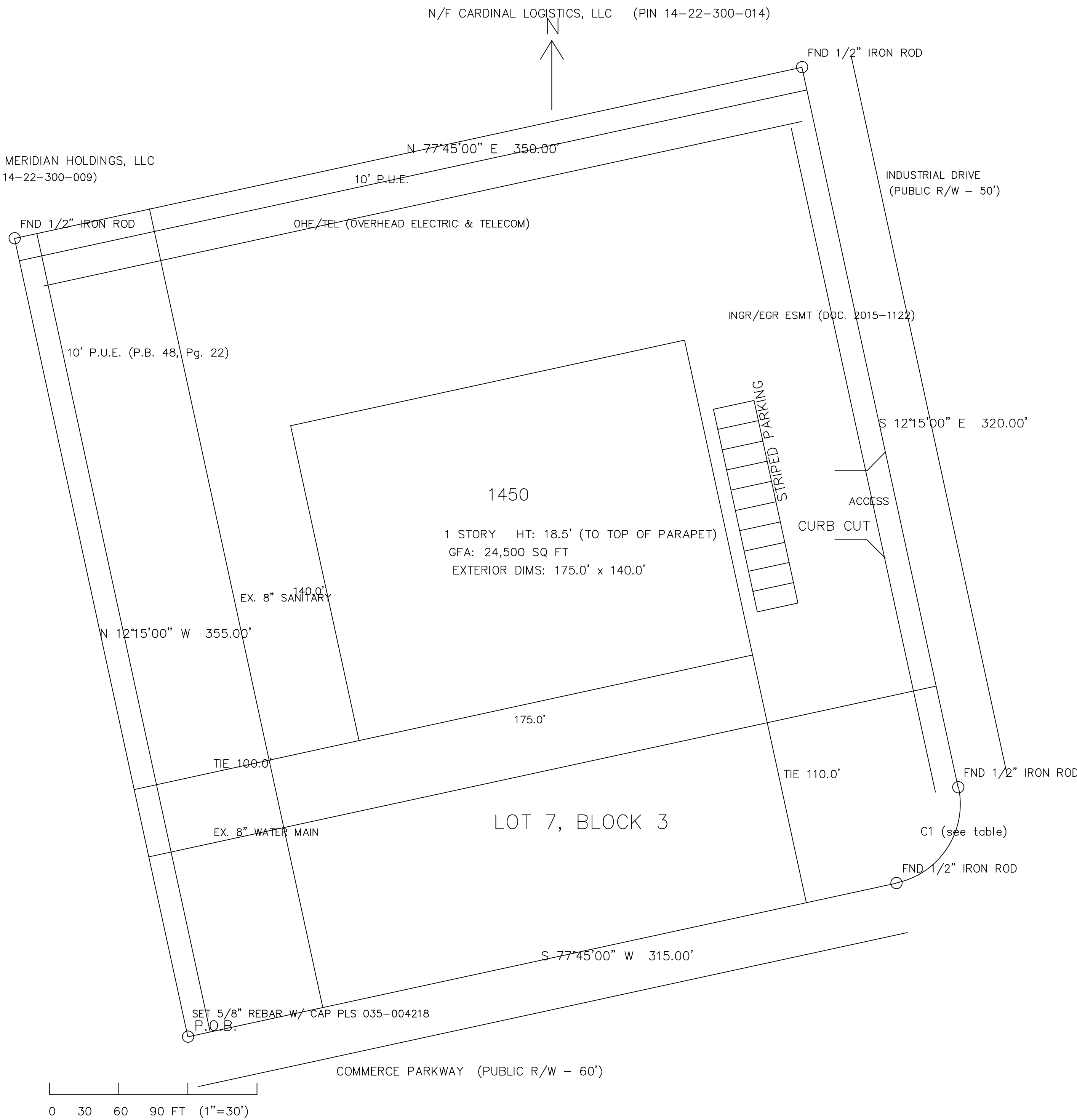




CURVE & LINE TABLE

C1: R=35.00' D=90°00'00" L=54.98' CH=49.50' CB=S 32°45'00" W
L1: N 12°15'00" W 355.00' L2: N 77°45'00" E 350.00'
L3: S 12°15'00" E 320.00' L4: S 77°45'00" W 315.00'

LEGEND

FND = FOUND MONUMENT
SET = SET 5/8" REBAR W/ CAP
R/W = RIGHT-OF-WAY
P.U.E. = PUBLIC UTILITY EASEMENT
N/F = NOW OR FORMERLY
PIN = PARCEL ID NUMBER
WATER LINE = W SANITARY = S

LEGAL DESCRIPTION

Lot 7, Block 3, CARDINAL BUSINESS PARK, according to the plat thereof recorded in Plat Book 48, Page 22, of the Public Records of Sangamon County, Illinois.

SURVEYOR'S CERTIFICATION

This is to certify to 1450 Commerce Owner, LLC and Stonepath Bank, N.A., its successors and/or assigns as their interests may appear, in connection with Cardinal Business Park, Project No. 2026-0007, 1450 Commerce Parkway, Springfield, Illinois 62704:

This survey was 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 Table A Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 11(a), 13, 14, 16, 17, and 20.

NOTES CORRESPONDING TO SCHEDULE B

ASSURANCE: This survey was performed in connection with Keelstone Title Insurance Company Commitment No. KT-2026-44817, effective March 10, 2026.

- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable (not a survey matter).
- Subject to a 10' public utility easement along the West and North lot lines per the recorded plat (P.B. 48, Pg. 22). PLOTTED hereon.
- Subject to an ingress/egress easement per Doc. No. 2015-1122, recorded in the Public Records of Sangamon County, Illinois. PLOTTED hereon, affecting the East drive aisle.

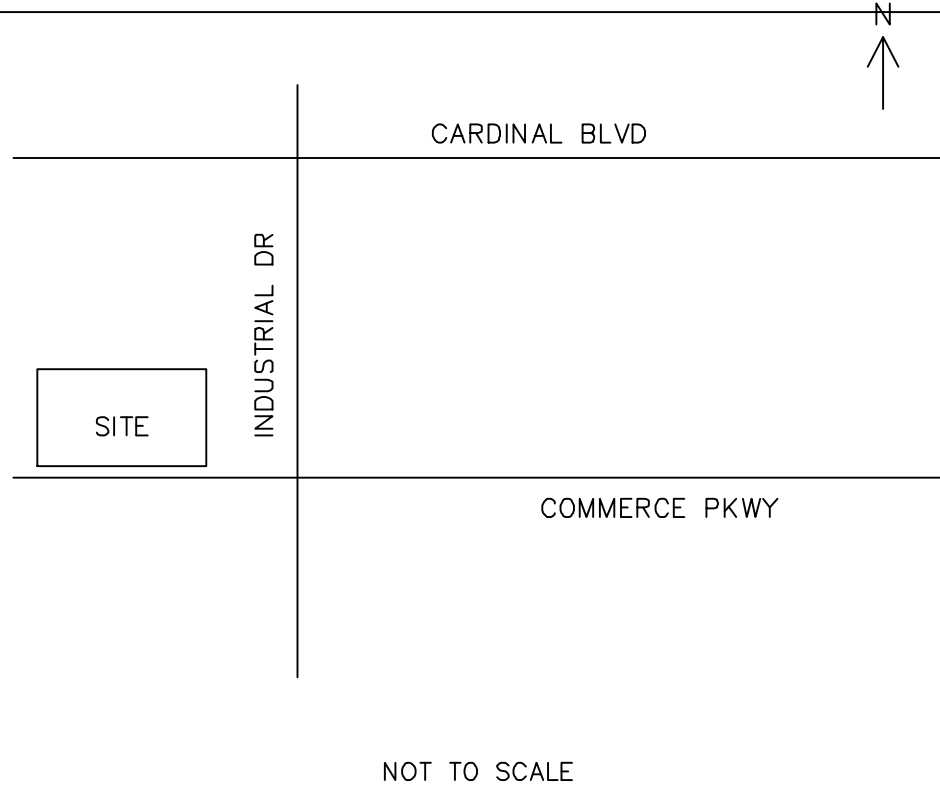
GENERAL NOTES

- No cemeteries or burial grounds were observed on the subject property.
 - BASIS OF BEARINGS: Illinois State Plane Coordinate System, West Zone (NAD83). North arrow shown hereon.
 - Scale: 1"=30'. Graphic scale shown hereon.
 - GROSS AREA: Total area = 2.85 acres (123,987 sq. ft.), more or less.
 - The site abuts Commerce Parkway and Industrial Drive.
 - No observed evidence of recent earth-moving work, building construction, building additions, or dumping.
 - UTILITIES SERVING THE PROPERTY (TA Item 11): public water (8" main in Commerce Parkway), sanitary sewer (8" line to the East), and overhead electric/telecom along the North line - all shown hereon; underground locations from observed evidence + utility-locate records, approximate.
 - FLOOD: By graphic plotting only, the property lies in Zone X (minimal flood hazard) per FEMA FIRM Panel 17167C0234D, Comm. No. 170604, eff. 01/06/2021
 - ZONING: Zoning report not provided with this 1st-draft submittal; classification and setbacks not addressed hereon.
 - All distances shown are ground distances in U.S. Survey Feet.
 - This plat is not valid without the surveyor's original signature and embossed seal.
 - This survey was prepared for the exclusive use of the parties named in the certification hereon.
- MONUMENTATION: All boundary corners are monumented as shown hereon. Found monuments are 1/2" iron rods; the set monument is a 5/8" rebar with cap, PLS 035-004218. All monuments are flush with grade unless otherwise noted.

SIGNIFICANT OBSERVATIONS

- No buildings under construction observed.
- No evidence of recent street or sidewalk repair within the parcel.
- Striped parking and a loading area are present along the East drive aisle.
- One single-story commercial building observed.

VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY - 1ST DRAFT

PRAIRIE STATE LAND SURVEYING, LLC
200 Capitol Avenue, Suite 4, Springfield, IL 62701 dcarter@prairiestatesurvey.example (217) 555-0142
Daniel R. Carter, Illinois PLS No. 035-004218 SCALE: 1"=30' DATE: 04/09/2026

PROJNUM: 2026-0007

PROJNAME: Cardinal Business Park

ADDRESS: 1450 Commerce Parkway, Springfield, IL

STATE: IL

COUNTY: Sangamon

PARCEL: 14-22-300-015

ACREAGE: 2.85

TABLEA: 1, 2, 3, 4, 7a, 7b1, 7c, 8, 11a, 13, 14, 16, 17, 20

NOTES: See General Notes hereon.