



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

ALTA/NSPS Land Title Survey

COOK COUNTY SURVEYS

FOX RIVER COMMONS
704-944 ILLINOIS ROUTE 59
NAPERVILLE, IL 60563
COUNTY OF DUPAGE

Surveyor's Certification

TO: AMERICAN NATIONAL INSURANCE COMPANY, A TEXAS INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR OR FOX RIVER, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; CRT CHICAGO PORTFOLIO ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 2, 3, 4, 8, 9, 11a, 13, 14, 16, 17, AND 19 OF TABLE A PERTAINING TO THE FIELD WORK WAS COMPLETED ON APRIL 26, 2022.



James L. Murphy, PLS
Illinois Professional Land Surveyor No. 035-4046
Expires: 11-30-2024
Date of Survey: 08/09/2022
Date of Last Revision: 08/18/2022
Network Reference #20220300-4

SURVEYED BY:
JULY LAND SURVEYING, INC.
910 GENOVA STREET
SHOREWOOD, IL 60404
815.729.4500
jls@julyland.com



Sheet 1 of 4

Legal Description

PARCEL 1:
LOT 1 IN FOX RIVER COMMONS ASSESSMENT PLAT NO. TWO, BEING AN ASSESSMENT PLAT IN PART OF THE SOUTHWEST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF SECTION 27, ALL IN TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED DECEMBER 11, 1996 AS DOCUMENT R96-198444, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENT(S) FOR THE BENEFIT OF PARCEL 1 FOR ROADWAYS, WALKWAYS, INGRESS AND EGRESS, PARKING OF MOTOR VEHICLES, AND LOADING AND UNLOADING OF COMMERCIAL AND OTHER VEHICLES AS SET FORTH IN EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED MAY 16, 1989 AS DOCUMENT R89-057392.

PARCEL 3:
NON-EXCLUSIVE EASEMENT(S) FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH AND DEFINED IN EASEMENT AGREEMENT DATED AUGUST 30, 1990 AND RECORDED NOVEMBER 14, 1990 AS DOCUMENT R90-155704.

ABOVE LEGAL DESCRIPTION IS THE PROPERTY DESCRIPTION IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1114082-CH2, BEARING AN EFFECTIVE DATE OF JULY 28, 2022.

Legend of Symbols & Abbreviations

- UTILITY POLE
- LIGHT POLE
- TRANSFORMER
- UTILITY STRUCTURE
- TRAFFIC SIGNAL
- SOAK VAULT
- SEA VAULT
- WATER VAULT
- ELECTRIC METER
- GAS METER
- LINE MAST
- AUTO SPRINKLER
- WATERING WELL
- GROUND LIGHT
- BOLLARD
- B-B BOX
- BOX
- FLARE POLE
- MANHOLE
- SEWERY MANHOLE
- STORM STRUCTURE (CLOSED)
- STORM STRUCTURE (OPEN)
- CONCRETE INLET
- VALVE VAULT
- FLARED END SECTION
- NEW LINE
- TELEPHONE/CATV LINE
- OLD LINE
- SEWER LINE
- CHIMNEY-OVERHEAD WIRE
- STIM-TOWER CENTER
- CHAIN LINK FENCE
- WOOD FENCE
- WOOD PILE
- CONCRETE SURFACE
- P.O.C. POINT OF COMMENCEMENT
- P.S.B. POINT OF BEGINNING
- SEWER
- WATER METER
- WALKWAY/DECKING
- S.F. SQUARE FEET
- REC'D RECORD NUMBER/DISTANCE
- TOP OF FINISHED
- FINISHED FLOOR
- TOP OF PIPE
- RAIL PUBLIC UTILITY CASHEMENT
- P.A.G. PUBLIC UTILITY CASHEMENT
- D.E. DRAINAGE EASEMENT
- LINE CENTER
- ARC CENTER
- RADIUS LENGTH
- GROUND LENGTH
- CHORD BEARING
- CHORD BEARING
- COMPOSITE METAL PIPE

Zoning Notes

ZONING INFORMATION	DATE	STATUS
...

Significant Observations

THERE ARE NONE

Vicinity Map



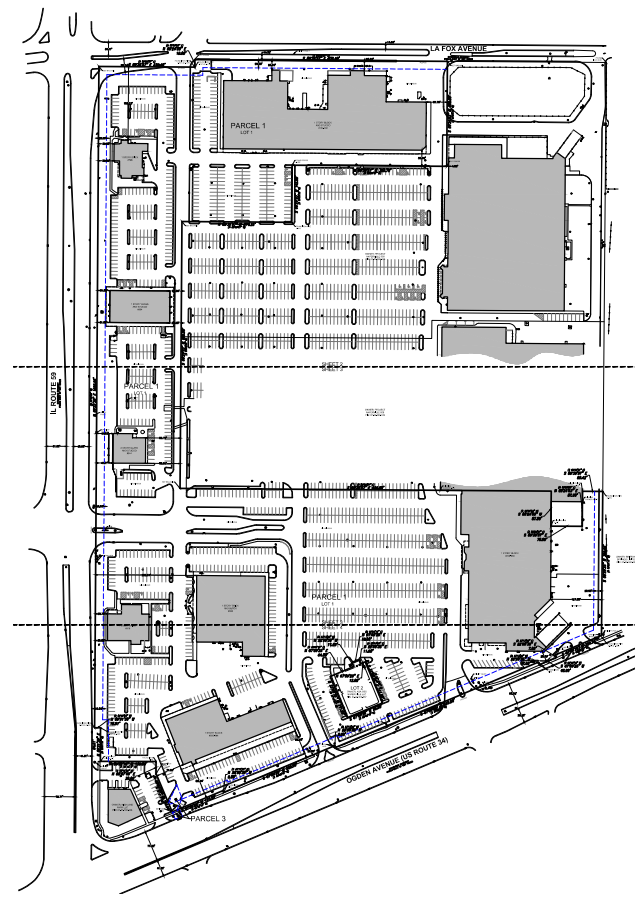
(NOT TO SCALE)

Notes Corresponding to Schedule B

1. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") DATED MAY 11, 1989, BETWEEN WALK-MART PROPERTIES, INC., AND FIRST UNITED TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 10093, RECORDED MAY 16, 1989 AS DOCUMENT R89-057392, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN, FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND DATED SEPTEMBER 8, 1994 AND RECORDED SEPTEMBER 22, 1994 AS DOCUMENT R94-198982, SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND DATED MAY 6, 2002 AND RECORDED MAY 30, 2002 AS DOCUMENT R2002-142271, ITEM IS BLANKET AND NOT SHOWN.
2. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY FIRST CHICAGO TRUST COMPANY OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 1988 AND KNOWN AS TRUST NUMBER 10093, DATED JULY 26, 1990 RECORDED SEPTEMBER 4, 1990 AS DOCUMENT R90-150315, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, ITEM IS BLANKET AND NOT SHOWN.
3. EASEMENTS, RESTRICTIONS, BUILDING LINES) AND OTHER MATTERS AS SHOWN ON PLAT OF SUBDIVISION RECORDED JANUARY 29, 1990 AS DOCUMENT R90-012324, AND TOGETHER WITH ANY PROVISIONS RELATING THERETO, ITEM CONTAINS NO EASEMENTS OR BUILDING LINES AND IS NOT SHOWN.
4. UTILITY PARKINGS AND ACCESS EASEMENTS AS SET FORTH AND DEFINED IN EASEMENT AGREEMENT DATED AUGUST 30, 1990 BY FIRST CHICAGO TRUST COMPANY OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 1988 AND KNOWN AS TRUST NO. 10093, AND MOBIL OIL CORPORATION RECORDED NOVEMBER 14, 1990 AS DOCUMENT R90-155704, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN, ITEM IS PARTIALLY WITHIN THE DEDICATED RIGHT OF WAY AND IS SHOWN.
5. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE IN FAVOR OF THE CITY OF NAPERVILLE, ILLINOIS BELL TELEPHONE, NORTHERN ILLINOIS GAS, JONES INTERCABLE, THEIR SUCCESSORS AND ASSIGNS AS SET FORTH IN GRANT OF EASEMENT DATED SEPTEMBER 17, 1990 AND RECORDED JANUARY 29, 1991 AS DOCUMENT R91-008901, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN, PUBLIC ROADWAY AND SIDEWALK EASEMENT LIES IN THE EXISTING RIGHT OF WAY AND IS NOT SHOWN.
6. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE IN FAVOR OF THE CITY OF NAPERVILLE, ILLINOIS BELL TELEPHONE, NORTHERN ILLINOIS GAS, JONES INTERCABLE, THEIR SUCCESSORS AND ASSIGNS AS SET FORTH IN GRANT OF EASEMENT DATED SEPTEMBER 17, 1990 AND RECORDED JANUARY 29, 1991 AS DOCUMENT R91-008902, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN, ITEM IS BLANKET AND NOT SHOWN.
7. TERMS, PROVISIONS AND CONDITIONS OF FOX RIVER COMMONS ASSESSMENT PLAT NO. ONE RECORDED SEPTEMBER 21, 1993 AS DOCUMENT R93-212458, ITEM IS BLANKET AND NOT SHOWN.
8. PERPETUAL NON-EXCLUSIVE EASEMENTS FAVOR OF OUTBACK STEAKHOUSE OF FLORIDA, INC., FOR INGRESS AND EGRESS, PARKING OF MOTOR VEHICLES, ROADWAYS AND WALKWAYS, LOADING AND UNLOADING, AS SET FORTH AND DEFINED IN ACCESS AND PARKING EASEMENT AGREEMENT DATED SEPTEMBER 8, 1994 AND RECORDED SEPTEMBER 22, 1994 AS DOCUMENT R94-198987, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN, ITEM IS BLANKET AND NOT SHOWN.
9. TERMS, PROVISIONS AND CONDITIONS OF FOX RIVER COMMONS ASSESSMENT PLAT NO. TWO RECORDED DECEMBER 11, 1996 AS DOCUMENT R96-198444, ITEM IS BLANKET AND NOT SHOWN.
10. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE IN FAVOR OF THE CITY OF NAPERVILLE AND PUBLIC UTILITY COMPANIES AS SET FORTH IN GRANT OF EASEMENT DATED APRIL 14, 1997 AND RECORDED AUGUST 4, 1997 AS DOCUMENT R97-112728, AND RE-RECORDED SEPTEMBER 7, 2000 AS DOCUMENT R2000-139053, AND RECORDED APRIL 5, 2004 AS DOCUMENT R2004-08609, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN, ITEM IS SHOWN.

ABOVE SCHEDULE B ITEMS PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1114082-CH2, BEARING AN EFFECTIVE DATE OF JULY 28, 2022.
ALL SURVEY RELATED ITEMS ARE LISTED ABOVE.

NOT TO SCALE



AREA: 1,187,563.61 SF ± OR 27.26 ACRES ±

General Notes

- (MIN1) ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- (MIN2) THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- (MIN3) ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- (MIN4) ASSUMED BEARINGS: THE EAST RIGHT OF WAY LINE OF IL ROUTE 59 TO BE NORTH 00 DEGREES 22 MINUTES 38 SECONDS EAST.
- (MIN5) AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- (MIN6) AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 704-944 IL ROUTE 59.
- (MIN7) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM IL ROUTE 59, US ROUTE 34 (OGDEN AVENUE) AND LA FOX AVENUE WHICH ARE PUBLIC DEDICATED RIGHT OF WAYS.
- (MIN8) IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS.
- (MIN9) IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- (MIN10) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. ILLINOIS UTILITIES A ONE-CALL UTILITY LOCATOR J.U.L.I.E. AT 800-823-0123.
- (MIN11) CLIENT REQUESTED NOTES:
 1. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 2. AT THE TIME OF THIS SURVEY, NO WETLAND MARKERS WERE OBSERVED.
 3. THE PROPERTY DESCRIPTION CLOSURES MATHEMATICALLY.
 4. WE FIND NO GAPS OR OVERLAPS.

FLOOD NOTE:
BY GRANTEE NOTING ONLY, THIS PROPERTY IS IN ZONING... X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1704-001394, WHICH BEARS AN EFFECTIVE DATE OF 08/01/2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 06/09/2022 TO THE NATIONAL FLOOD INSURANCE PROGRAM HAS BEEN DETERMINED THAT THIS PROPERTY DOES NOT CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



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Sheet 2 of 4

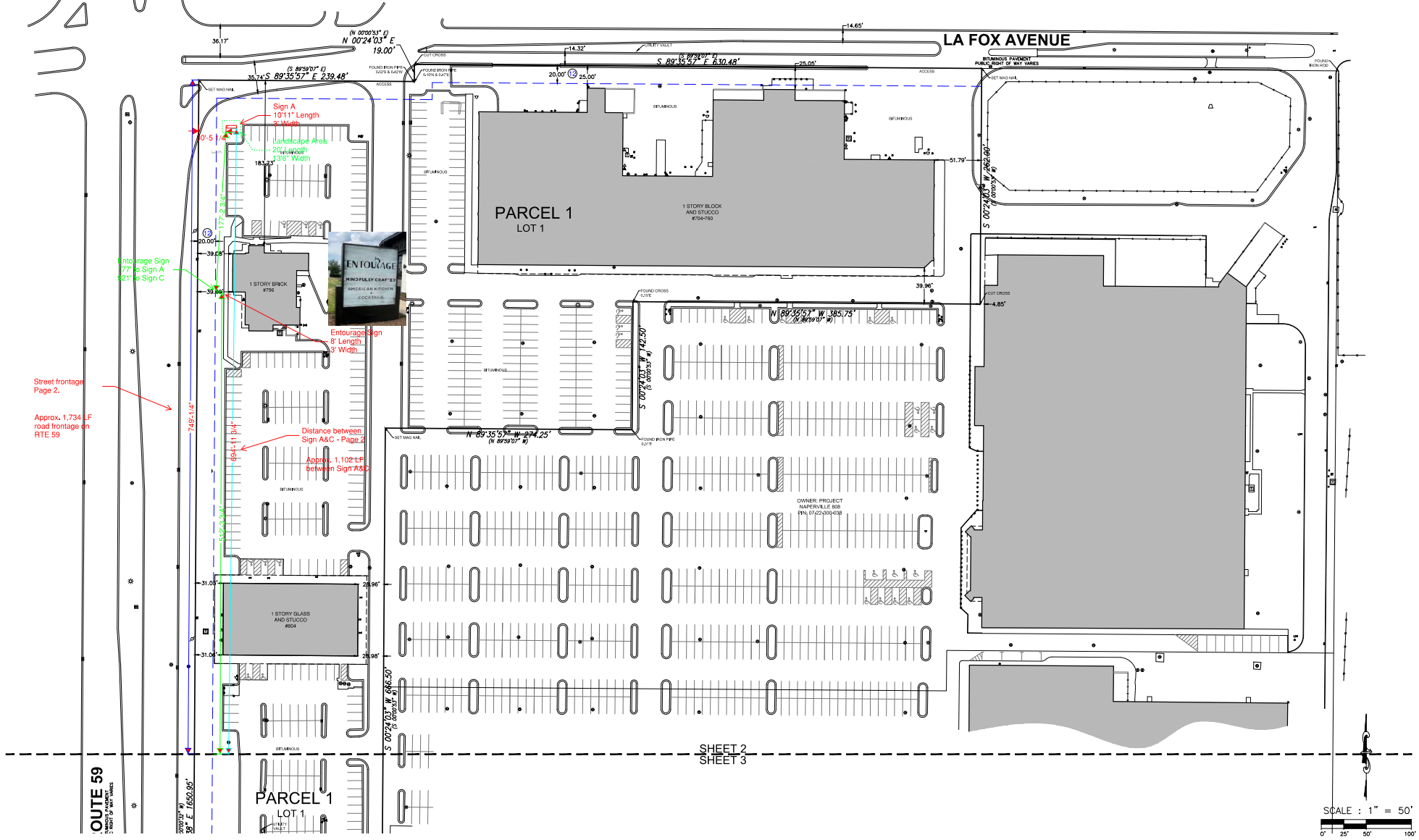


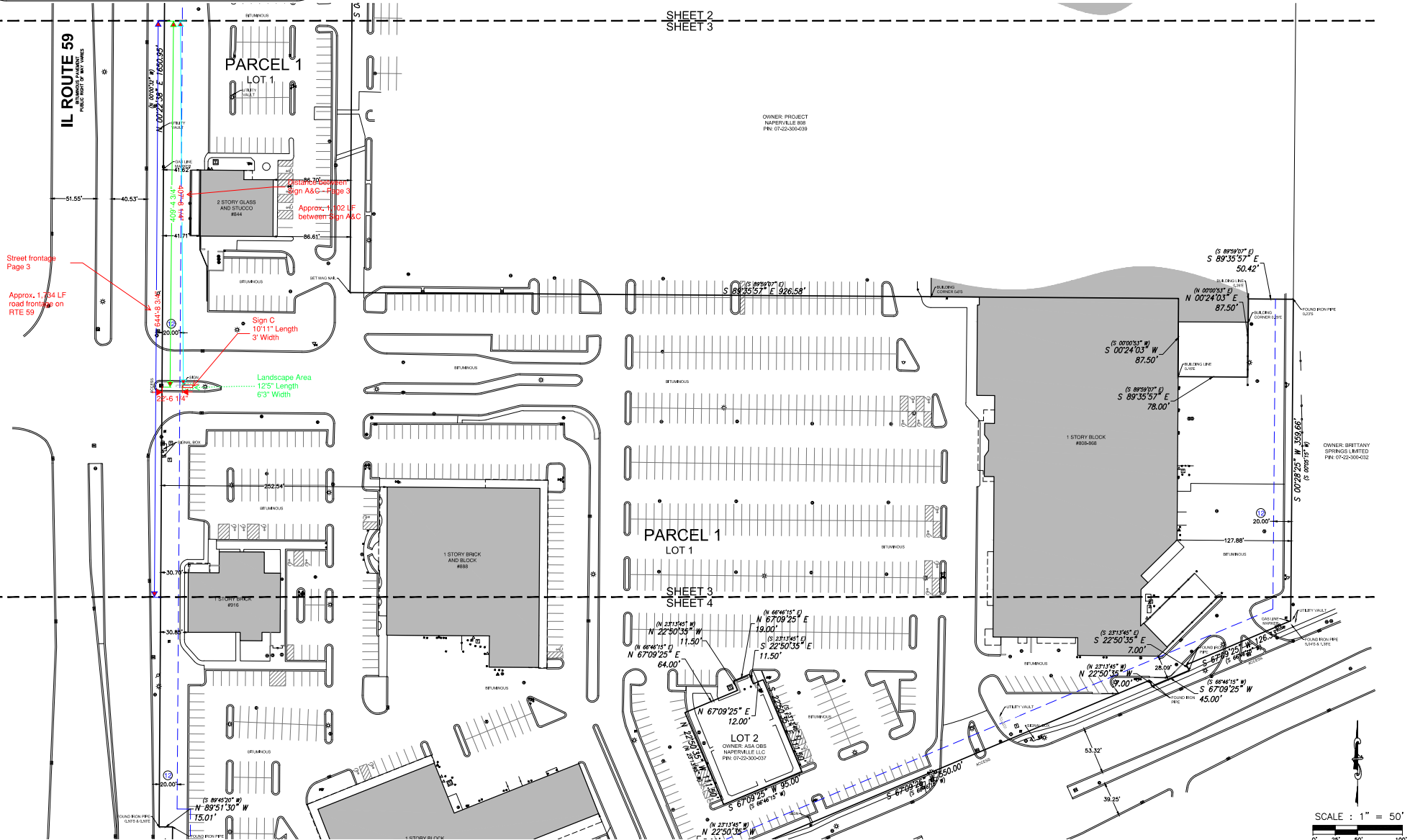
EXHIBIT D



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Sheet 3 of 4

SHEET 2
SHEET 3



Street frontage
Page 3

Approx. 1,734 LF
road frontage on
RTE 59

2 STORY GLASS
AND STUCCO
#844
Approx. 1,102 LF
between sign ASC

Sign C
10'11" Length
3' Width

Landscape Area
125' Length
63' Width

OWNER PROJECT
NAPEVILLE B08
PIN: 07-22-300-039

OWNER BRITANNY
SPRING LIMITED
PIN: 07-22-300-032

PARCEL 1
LOT 1

SHEET 3
SHEET 4

LOT 2
OWNER: ASA DBS
NAPEVILLE LLC
PIN: 07-20-0000001

SCALE: 1" = 50'
0' 25' 50' 100'

EXHIBIT D



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Sheet 4 of 4

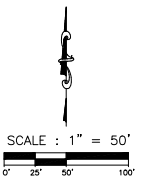
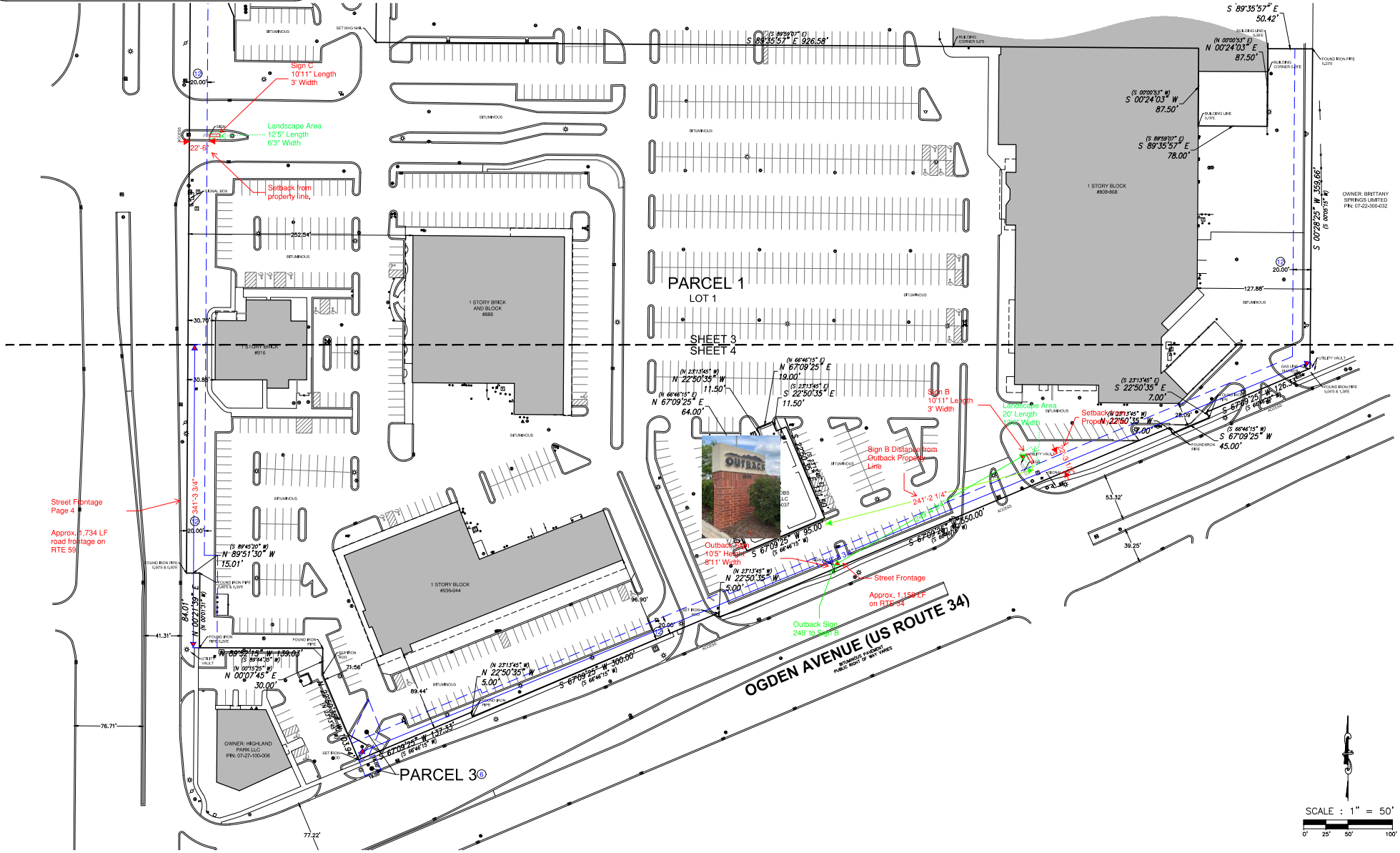


EXHIBIT D