

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

PROPERTY DESCRIPTION: (PER TITLE COMMITMENT)

LOT 3 OF THE RESUBDIVISION OF LOTS 2 AND 3 OF CITYGATE CENTRE SUBDIVISION, BEING A RESUBDIVISION OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE RECORD JANUARY 20, 2021, AS DOCUMENT NO. R2021-010163, IN DUPAGE COUNTY, ILLINOIS

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO./ORDER NO. 26007908W, WITH AN EFFECTIVE DATE: AUGUST 22, 2025 AND LAST PRINTED ON SEPTEMBER 10, 2025.

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATES OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED, BEFORE DURING CALL JULULIE, AT 1-800-895-0123.

BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE 12011 ADJUSTMENT AND NAVD88 (GEOID 12b) UTILIZING GNSS EQUIPMENT AND REAL-TIME CORRS RTK NETWORK.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

NO CEMETERIES, GRAVESITE OR BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. ADDITIONALLY, THIS SURVEYOR HAS NO PRIOR KNOWLEDGE OF CEMETERIES, GRAVESITE OR BURIAL GROUNDS BEING LOCATED ON THE SURVEYED PROPERTY.

SPACECO, INC. IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 1047-00157.

TAX P.L.N.S. (PER TITLE COMMITMENT):

PART OF: 01-03-103-027

MONUMENTS WERE FOUND/SET AT THE PARCEL CORNERS AS SHOWN. (TABLE A ITEM 1)

ADDRESS: 1800 FERRY RD

NAPERVILLE, IL 60540 (PER DUPAGE COUNTY PARCEL VIEWER)

NO ADDRESS WAS OBSERVED WHILE CONDUCTING THE SURVEY.

(TABLE A ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 110400157J MAP WITH AN MAP REVISED OF AUGUST 2018 IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (NO SCREEN AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.L.I.M.A. MAP).

(TABLE A ITEM 3)

PROPERTY SURVEYED CONTAINS 216,052 SQUARE FEET, OR 4,960 ACRES, MORE OR LESS. (TABLE A ITEM 4)

THE PROPERTY IS CURRENTLY ZONED OFFICE/COMMERCIAL/INSTITUTIONAL PUD (OC1 PUD) PER CITY OF NAPERVILLE GIS WEBSITE. A ZONING REPORT WAS NOT PROVIDED AT TIME OF THIS SURVEY.

(TABLE A ITEM 6A & 6B)

SUBSTANTIAL FEATURES ARE SHOWN HEREON.

(TABLE A ITEM 9)

THERE ARE 91 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY, 9 OF WHICH ARE MARKED HANDCAPPED AND 36 OF WHICH ARE RESERVED FOR VISITOR PARKING PER DOCUMENT R2021-010160 AND AMENDED/RESTATED PER DOCUMENT R2023-010631.

(TABLE A ITEM 9)

UTILITIES SHOWN HEREON WERE LOCATED AS PART OF THE SURVEY FOR THE SUBJECT PARCEL. (TABLE A ITEM 11A)

NOTES FROM TITLE COMMITMENT:

M 18. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO RACE, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, SURVIVORSHIP, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN THE INSTRUMENT, SHALL BE DEEMED TO HAVE BEEN MADE A PART OF THE COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RELATIVE IN PART TO ASSOCIATION, ASSESSMENT, LIEN THEREOF, AND DRAINAGE EASEMENT ALONG THE COMMON BOUNDARY LINE EAST 10 FEET OF LOT 1 AND THE WEST 10 FEET AND SOUTHERLY 20 FEET OF THE EASTERLY 162.16 FEET OF LOT 2, CONTAINED IN THE DOCUMENT RECORDED AUGUST 8, 2000 AS DOCUMENT NO. R2000-102044, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE AND FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010160, (AFFECTS LOT 2 AND 3 CITYGATE CENTRE) (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND THE REMAINING COMMON AREA DRAINAGE EASEMENT IS BEYOND THE LIMITS OF THE SURVEYED PROPERTY, THE ENTRANCE AREA THEREOF IS SHOWN.)

N 19. GRANT TO THE ILLINOIS TOLL HIGHWAY COMMISSION RECORDED MAY 1, 1957 AS DOCUMENT NO. 840858 OF A PERPETUAL EASEMENT FOR HIGHWAY PURPOSES, INCLUDING THE CITYGATE CENTRE (LOCATION, OPERATION, REGULATION AND MAINTENANCE OF AN ACCESS OR BY-PASS ROAD OVER THE PREMISES DESCRIBED AND RELEASING THE GRANTEE FROM ALL CLAIMS FOR DAMAGES AND INDEMNITIES, INCLUDING THE SAID PREMISES BELONGING TO SAID GRANTORS WHICH MAY BE SUSTAINED BY SAID GRANTORS BY REASON OF THE TAKING AND NOTED BY QUIT CLAIM DEED RECORDED AUGUST 8, 1958 AS DOCUMENT NO. 918364, THE ILLINOIS STATE TOLL HIGHWAY COMMISSION QUIT CLAIMED TO THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS ALL RIGHT, TITLE AND INTEREST OF THE GRANTEE IN THE PERMANENT SLOPE EASEMENT OVER THE ABOVE DESCRIBED PREMISES AFFECTS THE WEST LINE OF UNDERLYING LOT 1 (AFFECTS LOT 2 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND) (SURVEYOR'S NOTE: THIS EXCEPTION IS BEYOND THE LIMITS OF THIS SURVEY.)

O 20. EASEMENT AGREEMENTS RECORDED JANUARY 24, 1980 AS DOCUMENT NO. R80-5870 AND FEBRUARY 15, 1980 AS DOCUMENT NO. R80-7598 TO THE CITY OF NAPERVILLE TO OPERATE, MAINTAIN, ALTER, REPAIR, REPLACE AND REMOVE A SANITARY SEWER LINE IN, UNDER, UPON AND ACROSS SAID STRIP OF LAND, AND 10.00 FEET WIDE, SAID EASEMENT ALSO SHOWN ON THE RECORDED PLAT AFORESAID.

AFFECTS A 10.00 FOOT STRIP OF LAND FALLING WITHIN THE NORTHERLY 30.00 FEET OF UNDERLYING LOT 1 AND 10.00 FOOT STRIP OF LAND FALLING WITHIN THE NORTHERLY 30.00 FEET OF UNDERLYING LOT 2. (AFFECTS LOT 1 AND 2 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND) (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

P 21. PLAT OF EASEMENT GRANT RECORDED MARCH 22, 1984 AS DOCUMENT NO. R84-21225 TO THE CITY OF NAPERVILLE TO SURVEY AND LAY OUT, INSTALL, CONSTRUCT, RECONSTRUCT, MAINTAIN, ALTER, REPAIR, REPLACE AND REMOVE AN ARTIFICIAL WATER MAIN, WATER MAIN SYSTEM AND APPURTENANCES, IN, UNDER, OVER, UPON AND ACROSS PROPERTY MORE PARTICULARLY DESCRIBED HEREIN, SAID EASEMENT ALSO BEING SHOWN ON THE RECORDED PLAT OF SUBDIVISION AFORESAID AND DEPICED ON THAT CERTAIN PLAT OF SURVEY DATED AUGUST 4, 2000 REVISED JUNE 16, 2004 MADE BY SPACECO, INC., PROJECT NUMBER 2716, AFFECTS THE NORTHERLY PORTION OF UNDERLYING LOTS 1 AND 2, (AFFECTS LOT 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND) (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

Q 22. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR SUCCESSORS AND OTHERS AS REFERENCED IN THE FINAL PLAT OF RESUBDIVISION OF LOTS 2 AND 3 OF CITYGATE CENTRE SUBDIVISION RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010163, (FOR FURTHER PARTICULARS, SEE DOCUMENT) (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND THE REMAINING PORTION OF THE EASEMENT IS SHOWN.)

R 23. AGREEMENT FOR PERMANENT GENERATOR EASEMENT BY AND BETWEEN NORTHERN ILLINOIS GAS COMPANY AND THE CITY OF NAPERVILLE RECORDED DECEMBER 1, 1997 AS DOCUMENT NO. R97-184094, SAID EASEMENTS ALSO BEING SHOWN ON THE RECORDED PLAT OF SUBDIVISION AFORESAID AND ON THAT CERTAIN PLAT OF SURVEY DATED AUGUST 4, 2000 REVISED JUNE 16, 2004 MADE BY SPACECO, INC., PROJECT NUMBER 2716, AFFECTS THE NORTHERLY PORTION OF UNDERLYING LOTS 1 AND 2, (AFFECTS LOT 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND) (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND THE REMAINING PORTION OF THE EASEMENT IS SHOWN.)

S 24. EASEMENT IN FAVOR OF NICOR, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, INCLUDING BUT NOT LIMITED TO, ACCESS, AND OTHERS AS REFERENCED IN THE FINAL PLAT OF RESUBDIVISION OF LOTS 2 AND 3 OF CITYGATE CENTRE SUBDIVISION RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010163, (FOR FURTHER PARTICULARS, SEE DOCUMENT) (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

T 25. BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JULY 21, 2000 AS DOCUMENT NO. R2000-10800 AND ON THAT CERTAIN PLAT OF SURVEY DATED AUGUST 4, 2000 REVISED JUNE 16, 2004 MADE BY SPACECO, INC., PROJECT NUMBER 2716, AS FOLLOWS: 50.00 FEET ALONG THE NORTH AND SOUTHERLY LINES, 20.00 FEET ALONG THE EAST LINE AND 25.00 FEET ALONG THE WEST LINE OF UNDERLYING LOT 1; AND 30.00 FEET ALONG THE UNDERLYING LOT 1; AND 10.00 FEET ALONG THE WEST AND NORTHERLY LINES OF UNDERLYING LOT 2. (AFFECTS LOT 2 AND 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND) (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

U 26. TERMS, CONDITIONS, RESTRICTIONS, SETBACKS, EASEMENTS, UTILITIES, DRAINAGE, ACCESS, AND OTHERS AS REFERENCED IN THE FINAL PLAT OF RESUBDIVISION OF LOTS 2 & 3 OF CITYGATE CENTRE SUBDIVISION RECORDED JANUARY 20, 2021 AS DOCUMENT NO. R2021-010163, (FOR FURTHER PARTICULARS, SEE DOCUMENT) (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND THE EASEMENTS GRANTED BY THIS DOCUMENT ARE SHOWN.)

V 27. PUBLIC UTILITY AND DRAINAGE EASEMENT AS DEPICTED ON THE PLAT OF SUBDIVISION RECORDED JULY 21, 2000 AS DOCUMENT NO. R2000-10800 AND ON THAT CERTAIN PLAT OF SURVEY DATED AUGUST 4, 2000 REVISED JUNE 16, 2004 MADE BY SPACECO, INC., PROJECT NUMBER 2716, AS FOLLOWS: 10.00 FEET ALONG THE EAST AND NORTHERLY LINES, 20.00 FEET ALONG PART OF THE SOUTHERLY LINE AND THE EASTERLY 10.00 FEET OF THE WESTERLY 35.00 FEET OF UNDERLYING LOT 1; AND 10.00 FEET ALONG THE WEST AND NORTHERLY LINES OF UNDERLYING LOT 2. (AFFECTS LOT 2 AND 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND) (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

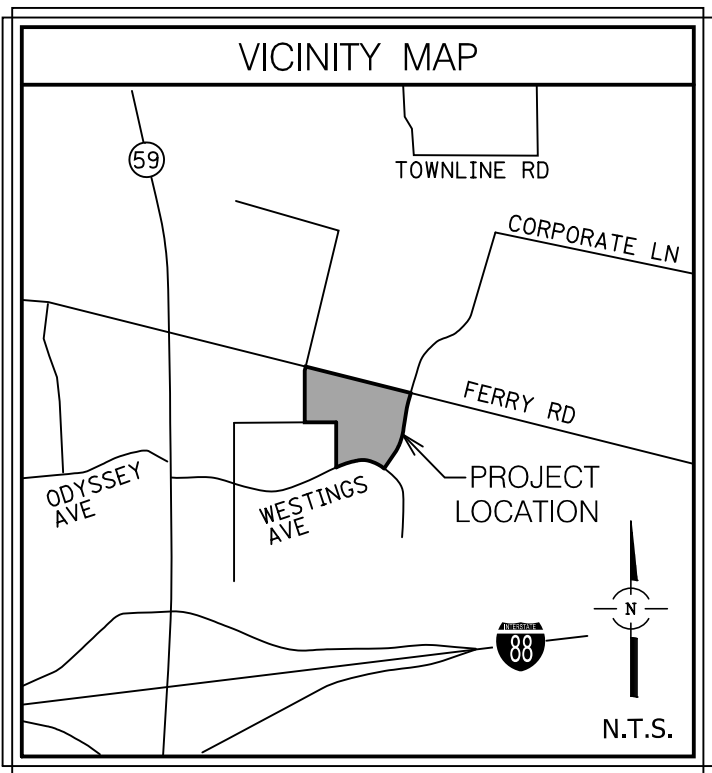
W 28. ILLINOIS DEPARTMENT OF TRANSPORTATION RESTRICTION CONTAINED ON THE PLAT OF SUBDIVISION RECORDED JULY 21, 2000 AS DOCUMENT NO. R2000-10800 AS FOLLOWS: "NO NEW PRIVATE ACCESS TO ILLINOIS ROUTE 59 FROM LOTS 1 AND 4" (AFFECTS LOTS 2 AND 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND) (SURVEYOR'S NOTE: THIS EXCEPTION DOES NOT AFFECT THE SURVEYED PROPERTY; IT IS BEYOND THE LIMITS OF THIS SURVEY.)

Z 29. NON-EXCLUSIVE PERPETUAL EASEMENT AGREEMENT BY AND BETWEEN NICOR GAS COMPANY AND THE COUNTY OF DUPAGE RECORDED AUGUST 28, 1998 AS DOCUMENT NO. R88-176761 FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, OPERATION, ALTERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF DRAINAGE STRUCTURES AND STORM SEWERS, SAID EASEMENT ALSO BEING SHOWN ON THE RECORDED PLAT OF SUBDIVISION AFORESAID AND ON THAT CERTAIN PLAT OF SURVEY DATED AUGUST 4, 2000 REVISED JUNE 16, 2004 MADE BY SPACECO, INC., PROJECT NUMBER 2716, AFFECTS THE NORTHERLY LINE OF UNDERLYING LOT 2 (AFFECTS LOT 3 CITYGATE CENTRE) (AFFECTS THE UNDERLYING LAND) (SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

NOTES FROM TITLE COMMITMENT CONT.

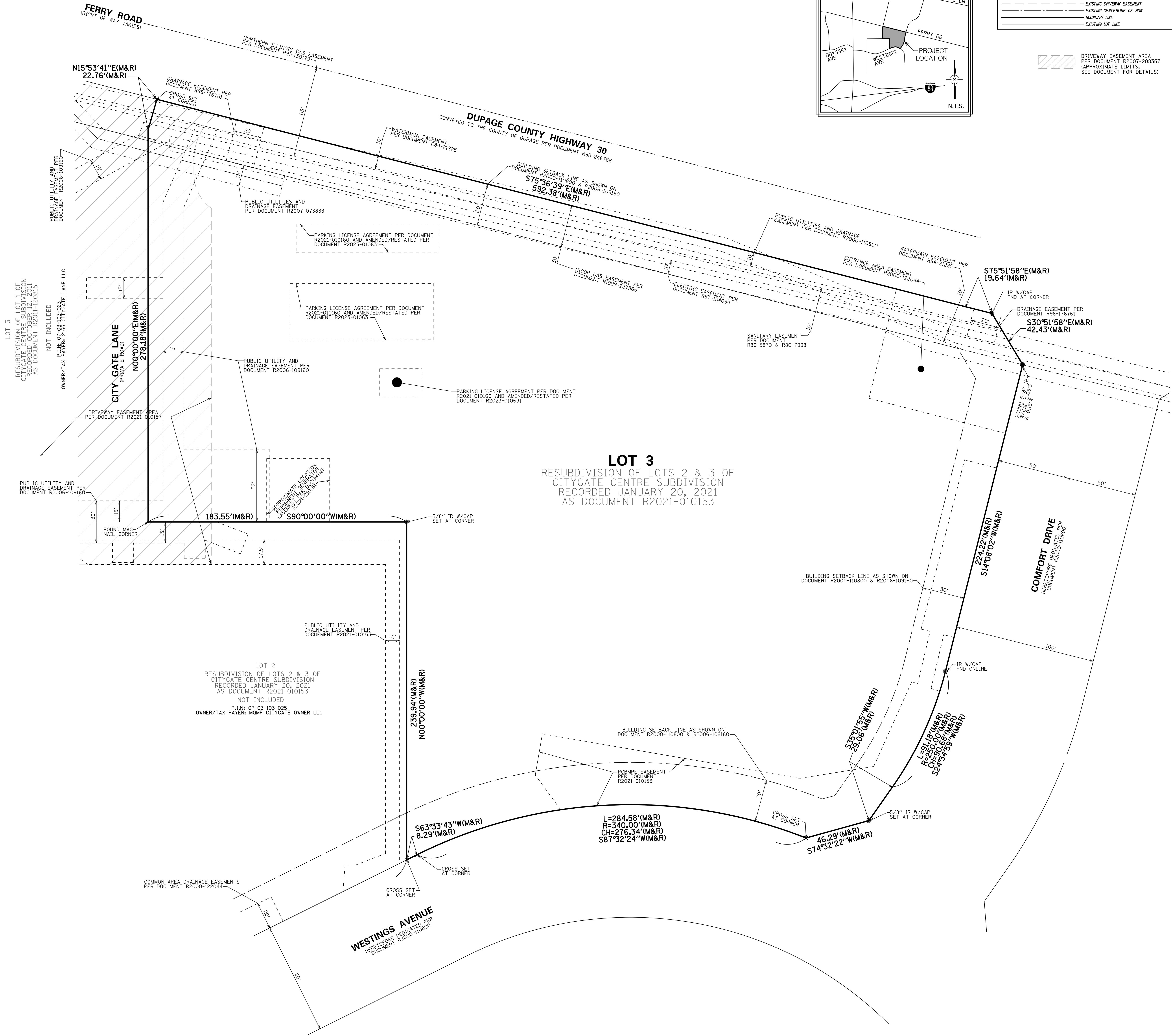
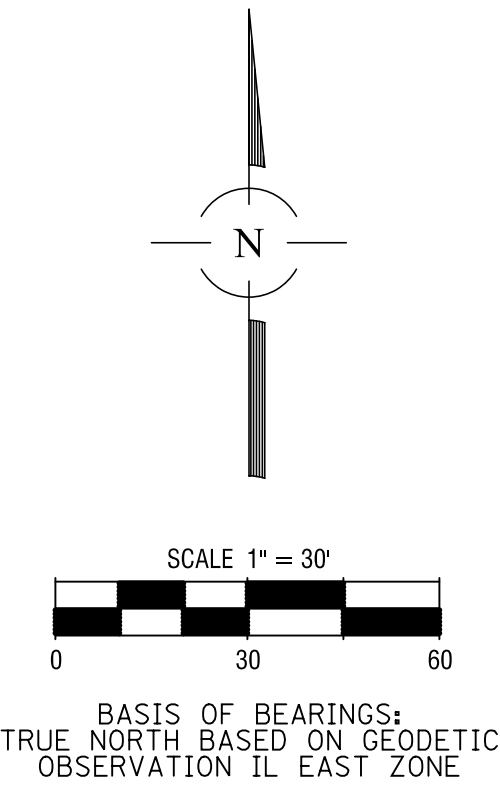
AC 31. NOTE ON FINAL PLAT OF SUBDIVISION OF CITYGATE CENTRE RECORDED AS DOCUMENT NO. R2006-109160 THAT ALL PROPOSED STREETS WITHIN CITYGATE CENTRE SHALL BE PRIVATE. 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A.L.T.A./N.S.P.S. LAND TITLE SURVEY
BOUNDARY INFORMATION



LEGEND	
	PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT
	PROPOSED PCORPE EASEMENT
	EXISTING EASEMENTS
	EXISTING DRIVEWAY EASEMENT
	EXISTING CENTERLINE OF ROW
	BOUNDARY LINE
	EXISTING LOT LINE

DRIVEWAY EASEMENT AREA
PER DOCUMENT R2007-208357
(APPROXIMATE LIMITS,
SEE DOCUMENT FOR DETAILS)



PREPARED FOR:
WILLOW BRIDGE
110 JORIE BOULEVARD, SUITE 300
OAK BROOK, ILLINOIS 60523

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
CITY GATE CAMPUS - PHASE II
NAPERVILLE, ILLINOIS

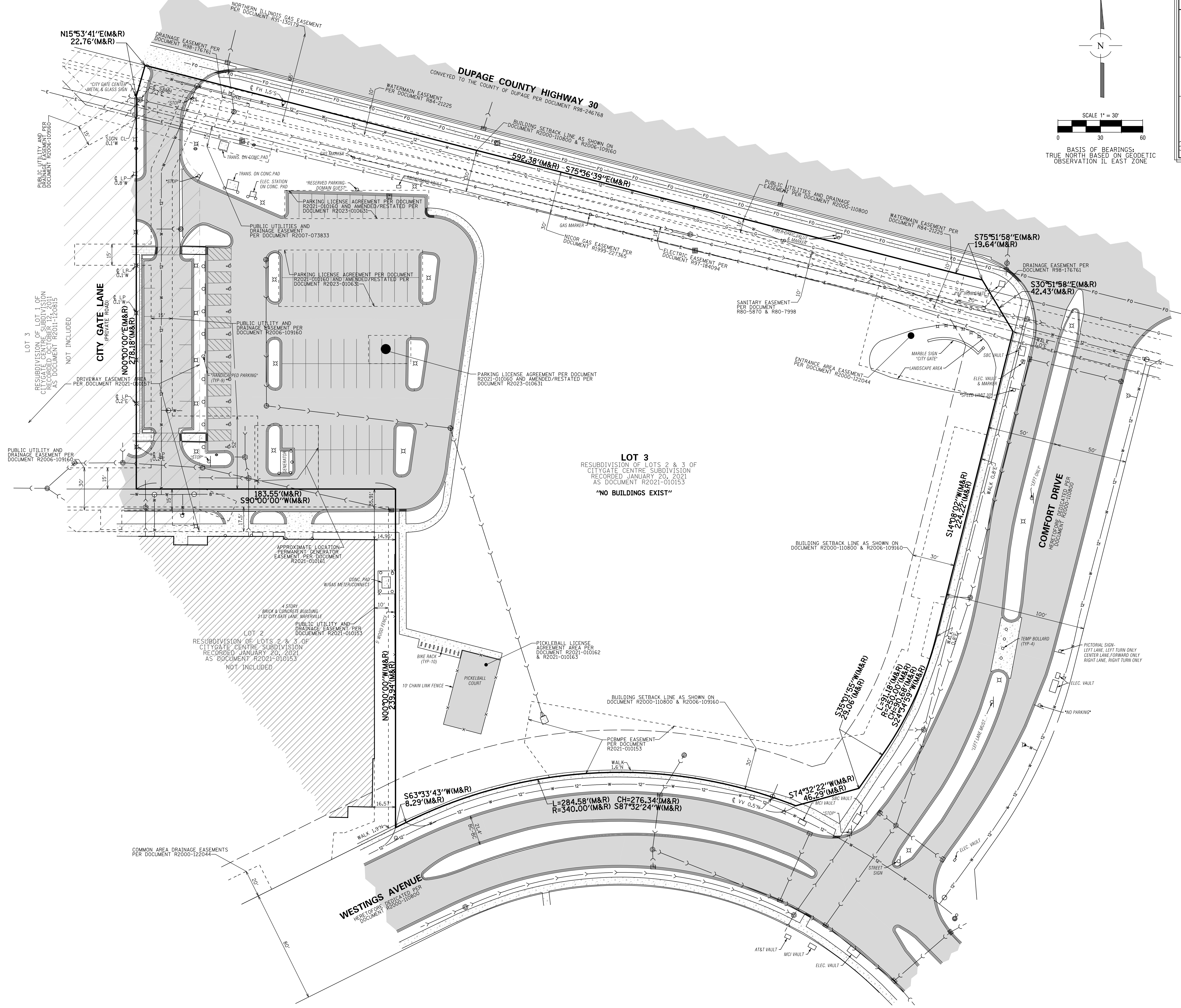


FILENAME:
4246.13ALTA-01
DATE:
11/17/2025
JOB NO.
4246.13
SHEET

EXHIBIT B

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
EXISTING IMPROVEMENT INFORMATION

FERRY ROAD
(RIGHT OF WAY VARIES)



LOT 3
RESUBDIVISION OF LOTS 2 & 3 OF
CITYGATE CENTRE SUBDIVISION
RECORDED JANUARY 20, 2021
AS DOCUMENT R2021-010153
"NO BUILDINGS EXIST"

PREPARED FOR:
WILLOW BRIDGE
1110 JORIE BOULEVARD, SUITE 300
OAK BROOK, ILLINOIS 60523

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A.L.T.A./N.S.P.S. LAND TITLE SURVEY
CITY GATE CAMPUS - PHASE II
NAPERVILLE, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
424613ALTA-01
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11/17/2025
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