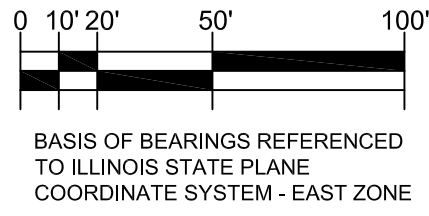


FINAL PLANNED UNIT DEVELOPMENT PLAT RIVER WOODS OFFICE CAMPUS

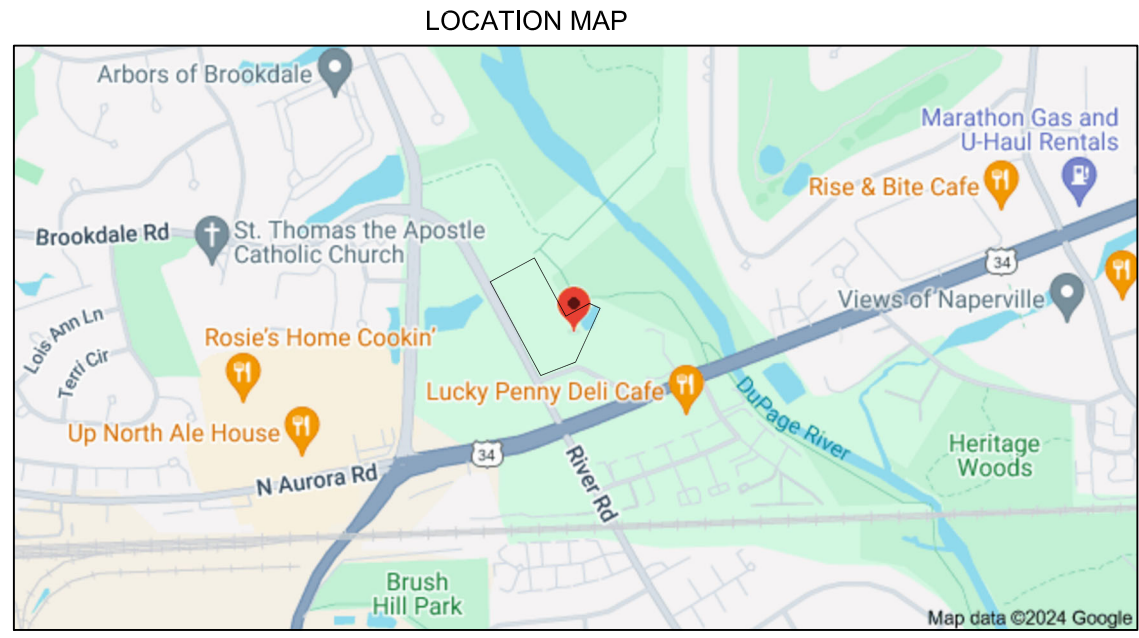
BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 14, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



BASIS OF BEARINGS REFERENCED TO ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE

OWNER/DEVELOPER
BHC CONSTRUCTION LLC,
640 N. RIVER ROAD, SUITE 106
NAPERVILLE, ILLINOIS 60563
+1(630)548-8185

ENGINEER
BONO CONSULTING, INC.
A SEVEE & MAHER ENGINEERS
COMPANY,
4234 MERIDIAN PKWY, SUITE 116,
AURORA, IL 60504
331-229-3512 OFFICE
331-803-4304 DIRECT
630-234-8497 CELL
WWW.BONOCONSULTING.COM



LEGAL DESCRIPTION:
LOT 1 IN RIVERWOODS OFFICE CAMPUS, BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 14, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 2008, AS DOCUMENT R2008-156727, IN DUPAGE COUNTY, ILLINOIS.

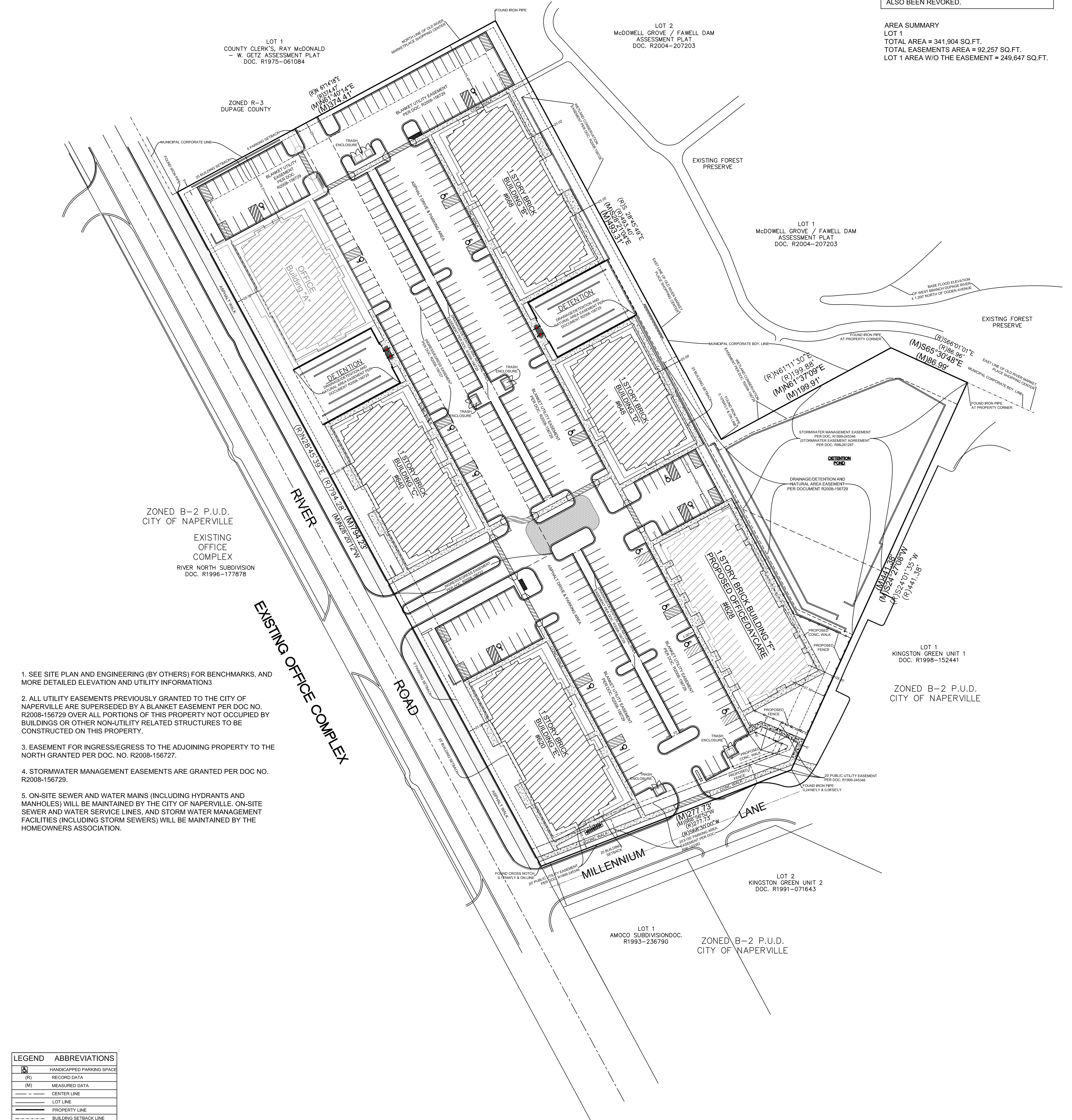
PERMANENT INDEX NUMBERS
07 - 14 - 101 - 017 07 - 14 - 117 - 007
07 - 14 - 117 - 001 07 - 14 - 117 - 008
07 - 14 - 117 - 002 07 - 14 - 117 - 009
07 - 14 - 117 - 003 07 - 14 - 117 - 010
07 - 14 - 117 - 004 07 - 14 - 117 - 011
07 - 14 - 117 - 005 07 - 14 - 117 - 012
07 - 14 - 117 - 006

| SETBACK TABLE | |
|-----------------------------|-----|
| MINIMUM BUILDING SETBACKS | |
| WEST LINE (RIVER ROAD) | 25' |
| EAST LINE (FOREST PRESERVE) | 25' |
| NORTH LINE | 75' |
| SOUTH LINE | 25' |
| MINIMUM PARKING SETBACKS | |
| WEST LINE | 5' |
| EAST LINE | 5' |
| NORTH LINE | 5' |
| SOUTH LINE | 5' |

PER CITY OF NAPERVILLE ORDINANCE NO. 05-166 RECORDED NOVEMBER 8, 2005 AS DOCUMENT R2005-249742 THE CONDITIONAL USE PERMIT AND RELATED EXHIBITS ASSOCIATED WITH THE KINGSTON GREEN UNIT 2 FINAL SUBDIVISION PLAT HAVE BEEN REVOKED. ANY EASEMENTS AND / OR BUILDING RESTRICTIONS GRANTED BY OR IMPOSED BY THE SUBDIVISION PLAT HAVE ALSO BEEN REVOKED.

| LAND USE | BUILDING HEIGHT | MINIMUM SETBACK | | | | PARCEL AREA | LOT WIDTH AT BLDG. LINE | BUILDING COVERAGE | OFF STREET COVERAGE | OFF STREET PARKING |
|----------------|-----------------|-----------------|------|------|--------|-------------------------------|-------------------------|-------------------|---------------------|--------------------|
| | | FRONT | REAR | SIDE | CORNER | | | | | |
| OFFICE COMPLEX | 1 STORY | 25' | 25' | 25' | N/A | 341,904 S.F. 7.849 ACRES ± | 767.46' | 72,588 S.F. | 142,198 S.F. | 321 SPACES |

AREA SUMMARY
LOT 1
TOTAL AREA = 341,904 SQ.FT.
TOTAL EASEMENTS AREA = 92,257 SQ.FT.
LOT 1 AREA W/O THE EASEMENT = 249,647 SQ.FT.



- SEE SITE PLAN AND ENGINEERING (BY OTHERS) FOR BENCHMARKS, AND MORE DETAILED ELEVATION AND UTILITY INFORMATION
- ALL UTILITY EASEMENTS PREVIOUSLY GRANTED TO THE CITY OF NAPERVILLE ARE SUPERSEDED BY A BLANKET EASEMENT PER DOC NO. R2008-156729 OVER ALL PORTIONS OF THIS PROPERTY NOT OCCUPIED BY BUILDINGS OR OTHER NON-UTILITY RELATED STRUCTURES TO BE CONSTRUCTED ON THIS PROPERTY.
- EASEMENT FOR INGRESS/EGRESS TO THE ADJOINING PROPERTY TO THE NORTH GRANTED PER DOC. NO. R2008-156727.
- STORMWATER MANAGEMENT EASEMENTS ARE GRANTED PER DOC NO. R2008-156729.
- ON-SITE SEWER AND WATER MAINS (INCLUDING HYDRANTS AND MANHOLES) WILL BE MAINTAINED BY THE CITY OF NAPERVILLE. ON-SITE SEWER AND WATER SERVICE LINES, AND STORM WATER MANAGEMENT FACILITIES (INCLUDING STORM SEWERS) WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

| LEGEND | ABBREVIATIONS |
|--------|------------------------------|
| | HANDICAPPED PARKING SPACE |
| | RECORD DATA |
| | MEASURED DATA |
| | CENTER LINE |
| | LOT LINE |
| | PROPERTY LINE |
| | BUILDING SETBACK LINE |
| | EASEMENT LINE |
| | MUNICIPAL CORPORATE BOUNDARY |
| | PROPOSED FENCE LINE |

ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

PROJECT No.:
2024-31503-1
ISSUE DATE:
6-25-24
SCALE: 1"=50'
SHEET NUMBER
1 OF 2

PLAT PREPARED FOR:
FINAL PLANNED UNIT
DEVELOPMENT PLAT FOR
BONO CONSULTING, INC.
A SEVEE & MAHER
ENGINEERS COMPANY

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

| NO. | REVISIONS | DATE |
|-----|----------------------|---------|
| 1 | REVISED PER COMMENTS | 9/12/24 |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

FINAL PLANNED UNIT DEVELOPMENT PLAT RIVER WOODS OFFICE CAMPUS

BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 14, TOWNSHIP 38 NORTH, RANGE 9 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID CORPORATIONS, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS
THIS _____ DAY OF _____, A.D. 20____.

BY: BHC CONSTRUCTION LLC. _____
OWNER SIGNATURE

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT _____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE _____ DAY OF _____, A.D., 20____, BY:

CHAIRMAN

ATTEST: _____
SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT THE MEETING HELD

THIS _____ DAY OF _____, A.D. 20____

BY: _____

MAYOR

ATTEST: _____

CITY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS _____ DAY OF _____, A.D., AT _____ O'CLOCK. (A.M./P.M.)

BY: _____
RECORDER OF DEEDS

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT, GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

COUNTY CLERK

MORTGAGE CERTIFICATE:

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON _____ IN _____ COUNTY IN THE STATE OF _____ AS DOCUMENT _____, HEREBY CERTIFY THAT _____ IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE, AFFIXED HEREON.

DATED THIS _____ DAY OF _____, 20____.

SIGNATURE
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE CORPORATION/COMPANY NAME, AND ADDRESS:

AFFIX CORPORATE SEAL IF APPROPRIATE

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF DuPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (JOB TITLE) OF _____ (LENDING INSTITUTION NAME), AND _____ (JOB TITLE) OF _____ (LENDING INSTITUTION NAME), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH _____ (JOB TITLE) AND _____ (JOB TITLE), RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED OF SAID _____ (LENDING INSTITUTION NAME), AS MORTGAGEE FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

BY: _____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN RIVERWOODS OFFICE CAMPUS, BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 14, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 2008, AS DOCUMENT R2008-156727, IN DUPAGE COUNTY, ILLINOIS.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17043C0141J, WITH A DATE OF IDENTIFICATION OF AUGUST 1, 2019, FOR COMMUNITY NUMBER 170213 IN DUPAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF SEPTEMBER, 2024 AT RIVER FOREST, ILLINOIS.

BY: _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025



| | | | | | |
|--|---|---|-----------------------------------|--------------------------------------|-----------------|
| PROJECT No.: 2024-31503-1 ISSUE DATE: 6-25-24 SCALE: 1"=50 SHEET NUMBER 2 OF 2 | PLAT PREPARED FOR: FINAL PLANNED UNIT DEVELOPMENT PLAT FOR BONO CONSULTING, INC. A SEVEE & MAHER ENGINEERS COMPANY | PLAT PREPARED BY: UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305 TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887 E-MAIL: USURVEY@USANDCS.COM | NO. 1 2 3 4 5 6 | REVISIONS REVISED PER COMMENTS | DATE 9/12/24 |
|--|---|---|-----------------------------------|--------------------------------------|-----------------|